Fountaingrove II Open Space Maintenance Association 2022 Annual Report to the City of Santa Rosa Planning and Economic Development Depatment

On the cover: Pileated Woodpecker, Mountain Iris, California Quail, Gray Fox, Elephant Ear Mushroom and Rincon Ceanothus. All observed in the Fountaingrove II Area.

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FOUNTAINGROVE II
OPEN SPACE MAINTENANCE ASSOCIATION

Planning and Economic Development Department
City of Santa Rosa
100 Santa Rosa Avenue
Santa Rosa, CA 95404
Attn: Monet Sheikhali

January 30, 2023

Dear Monet,

Following is the Annual Report (REPORT) due February 1, 2023 by the Fountaingrove II (FGII) Open Space Maintenance Association (OSMA) that is prepared per the requirements of Section 10 of the Open Space Management Plan of the Fountaingrove II Design Program as amended July 7, 2011 (PLAN). This PLAN is herein incorporated as Exhibit B. Accompanying this report is a check in the amount of $819.00, which covers the annual tree permit fee. This REPORT will be made available to the 591 OSMA members and general public on its website www.FountaingroveII.com.

The REPORT details OSMA's management efforts and issues encountered during 2022 with regards to meeting its obligations for managing Open Space as outlined in Elements (Sections) 1 – 10 of the PLAN noted below, and the supplemental Elements 11 - 13 that provide additional disclosures.

Section #	PLAN Element Description
1.	Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas
2.	Tree Preservation and Visual Screening from Valley Floor
3.	Woodland Management (Includes Compliance Summary for Annual Tree Permit)
4.	Grassland Management
5.	Chaparral Management
6.	Exotic and Noxious Vegetation
7.	Wildlife Management
8.	Fire and Fuel Management
9.	Erosion and Sedimentation Control
10.	Annual Reporting and Communication to its Association Members and the Extended Community
11.	Discussion of "Lessons Learned" and New Procedures
12.	Maintenance of Fountaingrove II Wildland Parks
13.	Summary of OSMA Plans

The REPORT discusses OSMA's achievements and issues it encountered while managing the PLAN Elements towards the Objectives stipulated in the PLAN as listed below:

1. To retain a maximum of the natural values embodied in the site's existing vegetation and associated wildlife.
2. To preserve existing resource features of concern and restore or enhance selected communities and habitats.
3. To preserve visual quality of the natural landscape in Open Space considering views from offsite as well as onsite.
4. To minimize the potential fire hazard associated with the Open Space/development interface.
5. To control erosion in areas where it occurs currently and to minimize the potential for future erosion.
6. To provide for certain recreational uses, such as hiking, consistent with the other natural resource protection and management objectives.

OSMA Certification of REPORT

This REPORT is accompanied by a certification, under penalty of perjury, by an authorized Director of OSMA, that the REPORT represents a complete and accurate report of all major issues required to be disclosed for the year, and it includes attachments of all reports with the required certifications from Qualified Authorities regarding the cutting, removal or alteration of any standing trees (Exhibit A).

Scope of OSMA Management for Year 2022 REPORT

OSMA manages the following acreage in Fountaingrove II:

- Wildlands owned by OSMA 201.7
- Wildland Parks owned by CITY 13.5 (Wildlands total is 215.2 acres for City Parks and OSMA)
- Landscape areas owned by OSMA 18.3
- **Total Acres under management** **233.5**

On December 4, 2012, the OSMA and City of Santa Rosa (CITY) executed an Agreement for OSMA to maintain the Wildlands of the City Parks in FGII into perpetuity, in return for a Conservation Preservation Easement to protect the conservation and habitat values of the property. Element 12 discusses OSMA's 2020 accomplishments in the maintenance of the City Wildland Parks in FGII. OSMA manages trees under the Use Permit granted by the CITY. The required compliance and reporting for 2022 are included in Element 3 of this REPORT.

Highlights of 2022 REPORT

The OSMA continued to focus its efforts on clean up or repairing damage to its Open Space created by the Tubbs Fire on October 9, 2017. Major efforts included:

Continuing fire cleanup of approximately 8 additional acres of the most inaccessible area within OSMA Wildland Open Space that contained dead/dying Douglas Fir, Oaks, California Bay and Madrone trees and various shrubs (mostly invasive species), plus removing additional trees that subsequently died within areas that had already been treated for fuel reduction in prior years. Additional fire cleanup and chapparal thinning in some areas beyond the 100' fuel breaks as far as funds permitted is included in the additional acreage. Cutting of trees was limited to trees destroyed in the Tubbs Firestorm, rather than cutting any live trees for reasons of spacing and crown-to-crown separation.

Additional accomplishments completed in 2022 are:

- Renewed the Firewise USA annual certification for 2023.
- Planted 190 oak trees (150 Coast Live Oak & 40 Blue Oak) funded by Peanuts Worldwide Inc. These were planted in a 13-acre area described as OSMA FB-14, which is located adjacent to Parker Hill Rd. Since the Tubbs Fire, there have been approximately 866 indigenous native trees or shrubs planted in the OSMA Landscape, Wildland areas and the Rincon Ridge Wildland Park Area. Currently, over 95% of these plantings have survived two years or more.
- On an as needed basis, reviewed areas of the OSMA Open Space with foresters, arborists, and civil engineers to identify issues for reasons of safety, erosion and water quality; and requesting these professional consultants to provide advice regarding corrective action, if necessary.
- Weed abated approximately 145 acres in the spring of 2022, comprised of: (a) 112 acres – OSMA Wildlands, (b) 15 acres – City Park Wildlands, and (c) 18 acres – Landscape Parcels; totaling 62% of OSMA's managed Open Space.
- Monitoring the Open Space to prevent damages from owners and/or contractors who are/were rebuilding without regard to harming the Open Space maintained by the OSMA.
- Rebuilding or repairing rock swales.
- Continuing to remove some of the thousands of feet of decaying straw wattles that had been placed along OSMA properties post-fire.
- Discussions and decisions on how to replace the significant historical volunteer assistance in management of projects and administration of the OSMA that has dropped to lows not seen since prior to the Tubbs Fire.
- Adopted a 2023 Budget that includes funding to continue the final phase of Tubbs Fire burned tree and shrub removal from the OSMA Open Space.

REPORT DETAILING COMPLIANCE WITH PLAN ELEMENTS 1 – 13

Management of Plan Element 1 – Sensitive Plants and Landscape Revegetation

Use of Native Plants on Wildland and Landscape Open Space Parcels: OSMA maintained the required compliance with its PLAN (Exhibit B), and during 2022 it only installed new or replacement plants as specified in Appendix A of the PLAN.

Management of Plan Element 1 – Sensitive Plants and Landscape Revegetation (continued)

During the seven-year span from 2010 – 2016, the OSMA planted 727 of these indigenous and sensitive plants - 554 Rincon Manzanita (Arctostaphylos stanfordiana ssp. decumbens) and 173 Rincon Ridge Ceanothus (Ceanothus confusus). No new plantings of the Rincon Manzanita or Rincon Ridge Ceanothus were installed in 2022. Since 2018, the OSMA has focused its efforts to assist the recovery of sensitive plants that burned in the Rincon Ridge Wildland Park by carefully weed abating around them and trying to protect them from damages from people or construction activities. During some of the post-fire cleanup, a bark path through the area was laid as dead trees were chipped. The path enables equipment to traverse through the native areas without disturbing plants and discourages any walkers from trampling through the sensitive plants. Since the 2017 fire, many areas previously absent of Rincon Ridge Ceanothus are being populated by these small plants. And other natives that had not been noted prior to the fire in many areas are seemingly reemerging from many years' absence. On several visits during 2022 to the OSMA and Rincon Ridge Park Wildland areas, numerous native plant species continue to repopulate the various Tubbs Fire burn areas, especially Rincon and Wavy Leaf Ceanothus and Sticky Monkey Flower.

Management of Plan Element 2 – Tree Preservation and Protection of Views from Valley Floor

OSMA's policies for managing trees are controlled by a Use Permit issued by the CITY, and the PLAN as adopted by the CITY on April 17, 1992, and amended by OSMA and the CITY on July 7, 2011. OSMA monitors its Open Space. If it discovers instances of illegal pruning of plants or trees, it investigates the issue. This investigation includes a review by a qualified authority, such as Registered Consulting Arborists and SAF Certified Foresters, who document their findings in a report with recommendations. Based upon such reports and findings, OSMA conducts an investigation to discover additional facts. If sufficient facts are uncovered, OSMA seeks recovery of damages or fines that can be enforced by the authority it has under its governing documents, or existing laws or ordinances. Fines or settlements for Open Space violations with illegal pruning or dumping have ranged from a few hundred dollars to in excess of $50,000, depending upon the magnitude of the damage. Money OSMA recovers from illegal action is used to perform reconstructive pruning and planting, and to cover the cost of qualified experts or legal counsel, if required. OSMA's Common Open Space Use Policy and its Enforcement Policy and Schedule of Fines revised November 18, 2015, are published on its website.

Management of Plan Element 3 – Woodland Management

Woodland management is a major responsibility for OSMA. The Open Space contains thousands of trees located on the 233.5 acres of wildlands, firebreaks, and landscaped parcels that it manages. The Open Space is spread out in the FGII development on fifty (50) OSMA parcels and four (4) CITY parcels. The land is not contiguous and often has limited access that makes it impossible to access by vehicles. The Use Permit and PLAN require that woodland management be performed in both an environmental and fire safe manner. The OSMA must also comply with city, state and federal laws regarding fuel management of its WUI, that is located in a designated Very High Fire Hazard Severity Zone (VHFHSZ). It is noteworthy, in 2022 all of the adjacent property to OSMA's Open Space property classified as Very High Severity Zone was reclassified down to High Fire Severity Zone. The OSMA Open Space parcels are within the city limits of Santa Rosa and therefore the Fire Severity Zone classification for OSMA Parcels will be reevaluated during 2023.

The Use Permit (Exhibit C), granted to OSMA by the CITY's Planning and Economic Development Department (PEDD) on July 7, 2011, is the controlling authority for OSMA's management of its Open Space on an ongoing basis. The Use Permit incorporates the PLAN under its governing authority for OSMA to manage its fifty (50) parcels uniformly with regards to the 13 elements of the PLAN noted above. The Use Permit remains in place as long as OSMA complies with its terms, which includes providing a certified annual report to the CITY PEDD by the 1st of each February of the following year, along with a detail of all tree work for the prior year with certifications by a qualified authority that the prescribed work was performed in accordance with the Use Permit and PLAN. The Use Permit requires doing tree work outside of habitat season, unless such work is considered an emergency or has the written opinion of a qualified habitat authority. The filing fee for the REPORT and its tree report statistics is equal or less than the current cost of a multiple tree permit. If OSMA fails to file a report with the fee and required tree documentation, the CITY could cause the Use Permit to lapse. The Use Permit can be amended or renewed, but this requires a public notification process that includes notification and possible input from all landowners within a certain distance from the FGII Open Space Parcels, including landowners who are not homeowners

Management of Plan Element 3 – Woodland Management (continued)

in FGII. The governing authority of the Use Permit and PLAN was extended to management of the Wildland Parks under the terms of the December 2012 Maintenance and Conservation Preservation Easement Agreement executed by the CITY and OSMA.

OSMA obtains professional advice to assist with its management of Open Space for both fire safety and forest health. Since 2010, the OSMA Board has utilized Urban Forestry Associates, Inc. (UFA) as its principal qualified authority on forest management, making recommendations whether trees should be cut, limbed up or left in place with no treatment. If UFA specifies a live native tree that exceeds the authorized diameter at breast height (DBH) be removed for safety reasons, it is reported to the CITY in UFA's Tree Hazard Report.

OSMA continues to refine its forest management practices as it benefits from lessons learned and input from its professional consultants, and changes in circumstances. These management practices are incorporated into the work performed by vendors which are closely monitored by the OSMA Board.

The Use Permit and PLAN require the recommendation of a qualified authority for cutting trees. Native trees can be cut if they are:

1. Dead or diseased.
2. Hazards that are a threat to the safety of people or animals, or can damage nearby residences and property.
3. Live Douglas-firs that represent a fire safety issue, such as serving as a fuel ladder, or are spaced too close together with inadequate crown-to-crown separation from other trees or large shrubs. Douglas-firs up to 24" Diameter at Breast Height (DBH) can be cut, but only 10 cut trees per acre can exceed 12" DBH.
4. Bay laurels that are within 15' of a healthy native oak susceptible to SOD.

The Use Permit and PLAN have restrictions on OSMA's practices and procedures to cut trees. They include:

1. Certifications under penalty of perjury, as indicated above.
2. Except for reasons of emergency, habitat nesting dates (February 15th – August 14th) must be observed.
3. When cutting trees, OSMA will leave two trees per acre as snags for habitat, with at least half of those being 16" DBH or greater, whenever feasible. Snags and Habitat trees are used synonymously in this REPORT.
4. Erosion concerns will be considered when removing trees.
5. Maintaining procedures to ensure no trees will be cut or altered for the sole purpose of enhancing views.
6. A Certified Annual Report will be submitted to the City's PEDD by February 1st of each following year.
7. Cutting of live trees native to the area in excess of 6" is limited to Douglas-firs, and diseased, dying or safety-risk (hazard) trees, except for live bay trees, which a qualified authority recommends removal to protect native oaks from SOD.

OSMA engages UFA on a time and materials basis to perform the following administrative procedures when evaluating trees in FGII, with assistance of OSMA volunteers to help reduce consulting fees/dues:

1. Evaluating trees and making recommendations; documenting the reason for any tree work
2. Identifying trees needing work with a number and color-coding procedure for cutting, limping up or habitat:
    a. Orange or red number and an orange or red dot at the base of a tree, indicates tree is to be removed (In cases of mass destruction of tress in areas incinerated by the Tubbs Dire Disaster the above procedure was suspended.)
    b. Blue number indicates the tree is to remain as a snag (habitat tree)
    c. Green dot is placed at the base of a tree trunk if it is to be limbed up/trimmed
3. Recording locations.
4. Measuring the DBH of the trees
5. Transcribing UFA's prescriptions/notes into reports for:
    a. Exhibits in the REPORT to support the Certification of the qualified authority for tree work.
    b. Vendors to obtain quotes to OSMA for its RFPs for tree work

c. Monitoring the health or disease issues with trees that are not removed

Management of Plan Element 3 – Woodland Management (continued)

Summary of OSMA's Objectives for Tree Removal:

1. Remove trees for safety reasons.
2. Reduce the population of excess live or dead Douglas-fir trees that are too numerous for a fire safe environment.
3. Remove excess Douglas-fir seedlings and saplings.
4. Limb up trees to 10' from the ground, size permitting.
5. Create more biodiversity for the area by enabling the oaks and Madrones to regain their historical representation in the environment.
6. Protect the beauty of the wildlands and create a park-like setting in the area, if possible.
7. Remove invasive and nonnative trees on Open Space that are not on the approved planting list of the PLAN.
8. Ensure the project work does not injure desirable native plants, or create erosion issues.
9. Reduce the likelihood of a fire moving up or down the slope to spread to adjacent properties.
10. Follow the PLAN and Use Permit to maintain two habitat snag trees per acre.
11. Follow the recommendations of its qualified authorities.
12. Communicate openly with its association members; posting its REPORTs and exhibits thereto on OSMA's website within 60 days of filing date for each REPORT.

Map and Fuel Break Abbreviations

The map, which is an Exhibit D of this REPORT, shows the location of OSMA's 15 designated fuel breaks/firebreaks where tree work is generally performed. These fuel breaks are referenced on the map and this REPORT and its exhibits as FB1 – FB15. On October 31, 2016, OSMA updated its Fountaingrove II map, which is incorporated as Exhibit D.

Summary of Tree Work Performed in FGII during 2022 by OSMA

All tree work was recommended and Certified by UFA as qualified authority, and all tree removals were under authority of the existing Use Permit and PLAN for FGII Open Space. The UFA Certification Report for 2022 is attached as Exhibit A to this REPORT along with UFA's detailed tree prescription reports herein attached as Exhibit A1. The UFA reports referenced herein contain the details for the statistical summary compilation for this REPORT shown below.

Following is a 2022 summary of Dead Trees Removed for Fire Safety by DBH and Species:

Dead Trees Cut by Species	
Douglas-fir	301
Native Oaks	87
California Bay Laurel	437
Madrone	14
Maple	1
Total Dead Trees Cut	**840**

Dead Trees Cut by DBH	
6" to 9"	227
9.1" to 11.9"	144
12" to 24"	415
Over 24"	54
	840

The tree work completed in 2022 was from prescription work performed by UFA in 2018 thru 2022. In tabulating the number of trees cut, the height of trees was not estimated due to the severity of burn damage to a majority of the trees cut (90% severe burn damage). the OSMA considered the multiple stems trees to be a single tree based on a supporting trunk. A track-mounted chipper was used to chip tree and brush debris onsite. Trees or limbs in excess of 12" in diameter were imbedded for habit and/or erosion mitigation.

Use Permit Authority: All trees cut in 2022 were destroyed during the Tubbs Firestorm or succumbed due to its effects and were removed under the authority of the Use Permit and Design Program Guidelines for the Fountaingrove II Open Space Maintenance Association. Due to the lack of suitable large standing burned trees to designate as manicured snag (habitat trees), only six large dead trees were left standing to create manicured habitat trees in 2022.

Management of Plan Element 3 – Woodland Management (continued)

Fuel Reduction for Fire Cleanup, Crown to Crown Separation and Diseased Trees

During 2022, OSMA continued to remove trees killed in the 2017 Tubbs Fire. Utilizing funds derived from an emergency special assessment of property owners and monthly dues, OSMA was able to perform a significant amount of fire cleanup work with the help of specialized crews from Redwood Empire Reforestation. Their expertise, as in previous years, allowed penetration into areas previously deemed inaccessible to chipping equipment. This enabled more chipping to be completed and left fewer cut branches and less debris and burn piles. UFA, with assistance of OSMA Board members, inspected hundreds of trees located within two areas of FGII Open Space parcels owned by the OSMA (see UFA report for specifics). Efforts focused on the removal of trees that were damaged or destroyed by the 2017 Tubbs Firestorm. No healthy live trees were removed for crown-to-crown separation in 2022.

Tree work during 2022 was performed by The Tree Man, LLC. and Redwood Empire Reforestation, both of which are licensed and insured tree companies with many years of experience.

Management of Plan Element 4 – Grassland Management

In 2022, OSMA weed abated 145 acres of Wildlands or Landscape Parcels, which included 15 acres located in the FGII Wildland Parks owned by the City of Santa Rosa. Weed abatement started on May 16, 2022, and was completed on June 10, 2022. As in 2021, there were 10 workers in the weed abatement crew for 2022. Employing crews of ten or more individuals during 2020, 2021 and 2022, reduced total number of days and total cost of the Annual OSMA Wildland Weed Abatement Program.

OSMA informs Santa Rosa Fire Department (SRFD) of its annual weed abatement plan and communicates to SRFD personnel any significate changes to the reported completion dates.

Management of Plan Element 5 – Chaparral Management

When removing chaparral, OSMA has an objective to fuel reduce the Open Space by a significant percentage, leaving healthy native plants that are properly spaced for fire safety and pruned if needed. Its objectives include those it also follows for woodland management which is to create shaded fuel breaks to minimize future maintenance, leave less room for invasive plants, remove small bay trees, especially those that are near oaks susceptible to SOD, assure there are areas to provide suitable habitat, leave an attractive, scenic setting, and maintain a healthy environment. Chaparral fuel reduction is integrated with the tree work the OSMA performs on Open Space.

The OSMA cuts excessive chaparral regrowth under ¼" in diameter during its annual weed abatement program. Chaparral regrowth within fuel breaks that cannot be weed abated is targeted for treatment on an as-needed basis.

Management of Plan Element 6 – Exotic and Noxious Vegetation

OSMA has an objective to eliminate invasive non-native plants such as broom, pampas grass, eucalyptus, acacia, Himalayan blackberry, Harding grass, dill, euphorbia, thistle and star thistle. It allocates a portion of its annual budget to remove invasive plants, and volunteer hours are contributed to remove them. When treating common thistles, OSMA uses a broadleaf chemical that is not harmful to grasses. OSMA has strict procedures on chemical usage. It requires all vendors applying chemicals to be licensed, insured, spray when the winds are nil, and to use a color marker in their spray so the vendor and OSMA can monitor the accuracy and extent of their work. Information on broom and other invasive plants, including their pyrophytic tendencies, is disseminated by OSMA's website, E-newsletters and targeted mailings.

Management of Plan Element 7 – Wildlife Management

OSMA respects the habitat of animals in its maintenance of the Open Space, and except for emergency situations, it honors the habitat season (February 15th to August 14th) when doing tree work in Open Space. OSMA contacts the California

Management of Plan Element 7 – Wildlife Management (continued)

Department of Fish and Wildlife (CDFW) when it has questions about issues such as how to manage near waterways, or what type of protected species might be in a project area.

When doing tree work, the OSMA tries to comply with its PLAN and often creates habitat trees by shortening height and limb length on snags or trees prescribed for removal. OSMA reports its creation of habitat trees under Element 3 (Woodland management) of this Report. OSMA targets a minimum of two habitat trees per acre, with one being in excess of 16" DBH. While the firestorm burned some standing snags, it created numerous dead standing trees. The OSMA will thin out the excess dead trees for fire safety on a prioritized basis and as funds can be allocated to this task.

In addition to leaving manicured standing snag, the OSMA embeds logs of trees into the earth that were either cut for safety reasons or had fallen from natural causes. These logs create habitat for animals, reptiles, insects and plants to utilize, plus the decomposition of the logs will add nutrients to the soil. The creation of this habitat source is also reported in Element 3 of this Report. The number of embedded logs will increase as OSMA cuts excess standing dead trees to improve fire safety in its WUI and when equipment cannot handle the log size for chipping.

Management of Plan Element 8 – Fire and Fuel Management

On November 6, 2019, the OSMA Board deemed it necessary to implement an Emergency Special Assessment of $960 per FGII homeowner, with this amount being payable in Year 2020 as either a lump sum or in monthly payments. This decision was reached after the OSMA evaluated the status of its post-fire clean up and the needed work to complete for reasons of safety. In reaching its decision the Board evaluated: (1) Input from association members, (2) the probability of receiving a grant from a state or federal agency, and (3) what funds would be required to complete fire cleanup in the fuel breaks adjacent to lots within its development. As a result of implementing the Emergency Special Assessment, it is anticipated all of the approximately 185 acres containing trees and shrubs burned during Tubbs fire will have been cut and cleared by Nov 1, 2024.

OSMA created a Community Wildfire Protection Plan (CWPP) in October 2009 that it started to update during 2019. Due to COVID, fewer volunteers and other pressing projects, progress has stalled on that update.

To maintain its Firewise USA status, OSMA must resubmit an annual renewal application that verifies it has continued its fire safe practices, including the holding of an Annual Firewise Meeting with its residents about fire safety. OSMA's eleven Annual Firewise Meetings held from 2009 – 2019 included representatives from SRFD, Cal Fire, Sonoma Fire, Fire Safe Sonoma, USDA, and UFA, OSMA's fire safety consultants. During 2020 and 2021, as result of COVID restrictions, meetings were modified and conducted via Zoom. In 2023 OSMA again qualified for its Firewise USA status and received its Firewise USA Certification for 2023. Currently all communications with OSMA Members concerning fire safety are either virtual, newsletters or email. Currently it is anticipated a Firewise event will be held during 2023.

Management of Plan Element 9 – Erosion and Sedimentation Control

Erosion and land slippage is monitored and addressed as deemed necessary with input OSMA receives from consulting engineers. OSMA restricts access to its Open Space to recreational foot traffic as much as possible. It does not allow association members or their vendors any access to Open Space for other uses without permission and a review and approval of any proposed vehicle or non-recreational foot traffic access plan. In addition to limiting vehicle access to Open Space, the OSMA prohibits use of bicycles, skateboards, motorcycles or other devices that can damage the soil and induce erosion.

The Tubbs Firestorm damaged nearly 80% of the infrastructure of the 585 previously built homes on 591 private lots in FGII, including private water, sewer and stormwater drainage lines. In some cases, these lines were constructed through Open Space to exit to public access at streets. The OSMA continues to work with property owners who are rebuilding to provide access to rebuild or repair damaged lines, but ensure the infrastructure is rebuilt to make certain that stormwater

Management of Plan Element 9 – Erosion and Sedimentation Control (continued)

continues to flow through engineered rock swales and concrete V-Ditches in a manner to prevent erosion and safeguard water quality as required by the Regional Water Quality Control Board and City Storm Water & Creeks. The OSMA has installed "no trespassing" signs or caution tape on many of its parcels, but management of wayward contractors has been and continues to be an ongoing problem that has wasted volunteer time and association financial resources.

If the OSMA discovers any unauthorized use of Open Space, it provides proper notice to its Association (HOA) Members or other non-FGII parties, including vendors working for HOA members. The OSMA engages the services of a civil engineering firm to help assess issues it encounters with rebuilding, and it attempts to meet the owners and their contractors in person to review the issues and resolve the matters in a timely and amicable manner. The OSMA requires that the owners pay for any work required to repair Open Space, as well as any consulting fees the OSMA incurs in resolving issues. If the owner is not cooperative, the OSMA Board engages its legal counsel and levies fines and reimbursement assessments to recover its costs that will provide funds to ensure the Open Space is repaired in the proper manner. The Board, with the assistance of civil and geotechnical engineers and OSMA volunteers, are monitoring several erosion issues which it has identified.

Prior to 2016, the OSMA paid for all required seismic monitoring in the FGII West and reports of this testing performed by geotechnical engineers, unaware that some monitoring sites were on City of Santa Rosa property. Since May 2016, the OSMA Board has periodically followed up with the engineering section at the City of Santa Rosa Planning and Economic Development Department suggesting both parties jointly perform the testing and share the expenses and reported results. The OSMA has never received a response from the City PEDD concerning the sharing of costs for seismic monitoring in the FGII West. Therefore, the OSMA engaged RGH Consultants to perform annual seismic monitoring solely on OSMA's parcels, effective April 24, 2017. RGH normally performs its monitoring work in April or May and provides the OSMA Board with an annual report of its findings for readings of the three inclinometers and two monitoring wells located on OSMA's FGII parcels. The RGH Consultants 2022 Interim Inclinometer Monitoring Report reporting the May 23, 2022 test results, concluded all of the OSMA test sites, "do not appear to have experienced measurable movement in this monitoring period and there are no new patterns of movement".

The OSMA manages erosion while it is performing fuel reduction work on its parcels. Logs from cut or fallen trees are embedded into the soil on Open Space in a manner to both help control erosion, and/or to block illegal activities on steep hillsides, such as unauthorized use by motorcycles, ATVs and bicycles. Following the advice of its forest consultants, logs are embedded at either 90 degrees or 180 degrees to the slope fall line on hillsides, so they do not act to channelize runoff water resulting in gully erosion. OSMA attempts to limit Open Space access to rubber-tracked vehicles, such as a track-mounted chipper.

Management of Plan Element 10 – Reporting and Communications

OSMA Recognizes the Importance of Communication to Accomplish its Objectives:
OSMA provides informative and frequent communications to its residents and extended community. This enables OSMA to convey its messages and accomplish its stated objectives. OSMA communicates in the following manner:

1. The OSMA started sending E-Newsletters to HOA members in May 2017, utilizing MailChimp software, and discontinued printed newsletters to save costs. About 70% of its members have provided primary consent to receive communications via e-mail, and 25% of its members have provided secondary e-mails for their shared property ownership.

2. In June 2022 the OSMA updated website became operational. The OSMA website has copies of legal documents, OSMA's Reports, Mission Statement, and links to several agencies and organizations that contain information about forest management and fire safety.

3. The OSMA uses a notice board near the center of its community at the corner of Rincon Ridge West and Fountaingrove Parkway to post disclosure of Board Meetings and other important notices.

Management of Plan Element 10 – Reporting and Communications (continued)

4. The special edition of the Annual Firewise Newsletter is posted on OSMA's website. OSMA's status as a Firewise USA Community qualifies its Association Members for a 5% discount on their homeowners' insurance if their policies are underwritten with USAA.

5. Homeowners are provided annual budgets, forecasts, and annual compiled financial statements by OSMA's CPA firm. This action meets the compliance prescribed for OSMA by its governing documents. Annual Meetings are held where members of the association can review these reports and any other matter with the OSMA Board. New homeowners are also provided a package that introduces them to FGII and the OSMA policies and obligations of both the homeowner and the OSMA.

Element 11- Lessons Learned and New Practices

During 2022, the OSMA continued to encourage HOA members to implement safe practices for fire safety, including home hardening and safer landscaping practices.

The OSMA Board filed a fire claim against PG&E for damages it incurred from the Tubbs Fire. It engaged the legal firm of Bonapart Associates, experts in tree law, and Urban Forestry Associates, Inc., to provide a report to quantify the damages.

New practices or planned improvements begun before the Tubbs Firestorm, but placed on hold include:

- Completing the restatement of its outdated legal documents (Articles of Incorporation, Bylaws and Open Space Maintenance Declaration) that were designed before the Development was built and which contain obsolete or pro forma language that is confusing to the current and future Board and its Members, making it difficult to understand the obligations to manage the Open Space.
- Seeking City approval for a list of indigenous native plants that the OSMA Board wants to add to its currently authorized list included in its PLAN. The Board intends to submit this revised list, along with a revised list of invasive plants, to the City with a request for a minor change to its existing Use Permit when time allows to complete the project.

Element 12 - OSMA Management of CITY Park Wildlands

1. Wildland Park acreage treated for fire cleanup were weed abated during 2022. The remaining untreated 4.27 acres Originally estimated to be cleared in the fall of 2022, is now estimated to be cleared by June 2023, at which time OSMA will resume maintaining the Parker Hill Park Site.
2. In April 2018, Volunteers installed 99 trees or shrubs in the Rincon Ridge Wildland Park, which included 89 one-gallon indigenous native plants installed in "Cocoons" and 10 indigenous native tree species planted from 15-gallon containers which have been watered using refillable water (gator) bags that have been refilled on an as-needed basis by OSMA volunteers.
3. In 2019, approximately 9 acres of the 13.53 acres were treated for fire cleanup. Late in 2019, the City of Santa Rosa informed the OSMA that a FEMA grant was awarded to the city to complete the removal of dead trees and shrubs from the Tubbs Fire, so OSMA discontinued its fire cleanup of trees/shrubs within the park's wildland areas. OSMA will, however, continue to monitor and remove any dead plants/trees once the FEMA funded cleanup is complete.
4. The Agreement approved by the CITY Council on December 4, 2012, provides OSMA with the authority to maintain the 13.53 acres of undeveloped CITY Wildland Parks (CWP) in perpetuity. In exchange for OSMA providing acceptable maintenance to the CWP, it received a perpetual Conservation Preservation Easement over the CWP, except for the CITY's limited right/option to convert up to one acre of CWP for additional CITY park usage.
5. OSMA Volunteers continued to contribute time to annually manage or fuel reduce the CWP.

Element 13 - Summary of OSMA Open Space Plans

Following is a brief summary of OSMA's current Plan for managing its Open Space in FGII. The Plan will be reviewed and modified as the Board obtains input from consultants on priorities and from Vendors bids for projects which OSMA targets for future completion. The Plan is supported by the financial commitment of the Board's operating budget that has been

Element 13 - Summary of OSMA Open Space Plans (continued)

provided to its association members. Year 2023 monthly dues were continued at $77. Money generated from dues will provide funds for OSMA's maintenance of its Open Space that include:

1. **Continued Fire Cleanup Work: Fire Cleanup was the focus for 2022.** Some of the most challenging areas to access for clearing severely fire damaged dead trees and shrubs (see Urban Forestry Report for details) were cleared during 2022. Completing the dead tree removal in these areas, makes it possible that OSMA should complete the remaining fire cleanup of its Wildland Open Space during 2024.

2. **Sensitive Plant Management, including Revegetation of Common Open Space Landscape Areas:** OSMA will continue to protect the regrowth of the plants located in the Rincon Ridge Wildlands Park and the significant number of plants it discovered in other areas of its Open Space. The OSMA has not restarted its propagation of the sensitive plants, since most of the OSMA resources are allocated to fire cleanup and infrastructure repair/replacement. OSMA hopes to resume its propagation program in late 2023

3. **PG&E Fire Claim:** The OSMA submitted a claim in the PG&E lawsuit. Results of that filing are yet to be determined.

4. **Landscape Parcels:** The OSMA has no plans to re-mulch its 18 acres of Landscape Parcels in the same manner as existed before the Tubbs Firestorm. Mulch will be used sparingly, focusing around the bases of new plantings. The use of compost instead of mulch is a practice OSMA may consider in the future. OSMA executed a Year 2023 Landscape Maintenance Contract with a vendor to maintain the landscape parcels.

5. **Woodland and Chaparral Management**: OSMA will continue to manage its Wildland Urban Interface (WUI) located within a Very High Fire Hazard Severity Zone in a responsible manner, balancing its available finances with environmental and fire safety concerns and compliance with governing laws. It will continue to reduce fuel loads of chaparral, regrowth, and excessive Douglas-fir and bay trees that are too dense and where crown-to-crown separation is inadequate. Working with consultants, the OSMA Board continues to review parcels to identify safety issues and establish priorities to manage the Open Space to improve fire safety. OSMA is continually prioritizing the work as conditions change, and as financial resources are available for the projects. The OSMA continues to evaluate the work needed for fire cleanup and treatment of excessive regrowth of invasive or fast-growing species such as the Douglas-fir and California bay laurel. This ongoing evaluation is performed with the assistance of consultants, who help develop and manage the work plans.

Safety and Tree Management: Since the Tubbs Firestorm, the OSMA Board has been operating under an emergency status to perform fire cleanup. The Board's objective was to continue to operate in an emergency status through the end of years 2020 and 2021. However, with the significant amount of cleanup work that was accomplished in 2020, it will not be necessary to perform any planned work during habitat season in 2021or 2022. Significant portions of Open Space beyond the 100' fuel breaks still have hundreds of dead or dying trees due to the fire, and more trees will continue to die from the stress they suffered from the fire and insects, such as beetles, which have continued to take advantage of the trees' weakened health. However, since those trees are outside of residential or public areas, treatment of those areas will not be considered an emergency. In 2018, the OSMA studied whether to drop trees in these fuel breaks and treat the cut debris later. After consulting with Cal Fire and its foresters, the OSMA has left dead trees standing until it has a plan in place to manage the fuel generated by the logs and branches of the trees. Cal Fire has encouraged the OSMA to propose using burn piles to dispose of the brush, versus creating habitat or slash piles, and the consultants who prepared Santa Rosa's Community Wildfire Protection Plan "CWPP" are also make this recommendation. In 2020, 2021and 2022, the OSMA continued to have its vendors utilize the efficiency of a track-mounted chipper while performing fire cleanup work in the Wildlands of the OSMA. During the 2022 fire cleanup occurred in areas inaccessible by a track-mounted chipper. In these areas burn piles were established. The OSMA Board continues to work with consultants to develop plans on managing the fire cleanup, which will include embedding larger logs and creating more brush piles that, upon approval from local agencies, will be burned at a future date.

Element 13 - Summary of OSMA Open Space Plans (continued)

6. Weed Abatement and Grassland Management: OSMA will continue to weed abate over 145 acres of its Wildland Open Space Parcels, and as the fire cleanup progresses, many of those additional acres will be weed abated.

7. OSMA will also continue to weed abate a large portion of its 18 acres of Landscape Parcels along with the acreage within the Wild Land areas of the City Park sites.

8. Erosion Control and Fire Road Maintenance: The OSMA will evaluate these maintenance issues and take steps considered necessary for repairs, including the advice it receives from its consulting civil and geotechnical engineers. During Year 2021, the OSMA removed some of the old wattles that were installed in late 2017 after the Tubbs Firestorm and will continue to do so as part of ongoing maintenance. In October 2021 during the "atmospheric river" storm, a tree was uprooted on a slope located in FB-13 which created an area of erosion. As a precautionary measure a Civil Engineer from Carlile • Macy was requested to make an onsite inspection. Minor repair work has been suggested, that will be completed during the summer of 2023.

9. Exotic and Noxious Vegetation: OSMA will continue to manually remove broom, pampas grass, blackberry, acacia, euphorbia, eucalyptus, star thistle and other invasive plants that are on the "do not plant list" for FGII, plus occasionally treat the common thistle with a chemical that will not harm any grasses. The OSMA will continue to closely monitor any use of chemicals to treat invasive plants. The application will be performed under OSMA's policies, which include the use of a dye marker to track the spraying and ensuring all work is performed in still weather conditions with proper licensing authorization. The OSMA will consider continuing its controlled use of chemicals to eliminate invasive species that are growing rapidly after the Tubbs Firestorm.

10. Control of Excessive Bay Regrowth: In 2023, the OSMA will continue to perform targeted chemical treatment on some of the rapid regrowth of bay to lessen excessive fuel loads and diminish any opportunity for the spread of Sudden Oak Death.

11. Wildlife Management: OSMA will continue to respect the habitat of animals and it will curtail its tree work during the habitat season, except for emergency situations.

12. Fuel Reduction in the Wildlands of FGII Parks: As noted in Plan Element 12 above, OSMA developed a plan to maintain the 13.53 acres of the CWP. The maintenance plan for the Parks is continually monitored and updated for changes in priorities to the necessary responsibilities such as annual weed abatement and management of trees and chaparral. Approximately 9.8 Acres of Park Wildland sites are scheduled to be rehabilitated or receive fire cleanup during 2022 and 2023.

13. Irrigation Repair: OSMA's repairs to its fire damaged irrigation systems was completed during 2020. The ongoing maintenance of 18.3 acres of irrigated landscape area is performed by a landscape contractor, which includes 24/7 emergency response, as needed.

14. Dropbox Database: OSMA has utilized Dropbox for its the legal documents, maps, reports, vendor contracts and other written and digital documentation to ensure it has redundant and secure cloud storage of important documents that can be accessed when needed by the OSMA's Board and association members to manage the property and obligations of its PLAN and Use Permits.

15. Spraying Oaks to prevent the infection of SOD: Prior to the Tubbs Fire, the OSMA sprayed about 900 oaks to prevent infection by the pathogen for SOD. It has deferred spraying post-fire as significant numbers of bay trees and susceptible oak trees were destroyed by the 2017 Tubbs fire. Bay trees host the SOD pathogen that infects certain oak trees. OSMA volunteers continue to participate in the annual Sudden Oak Death Blitz, conducted by the U.C. Berkeley Forest Pathology Laboratory. This program manages the collection of bay tree leaves to be tested for the presence of the SOD pathogen. If/when the SOD pathogen is rediscovered in OSMA or Park Wildland Areas, resumption of the spraying project will be considered.

Element 13 - Summary of OSMA Open Space Plans (continued)

16. Cleaning V-Ditches, Swales and spring-fed well in WUI Open Space: The OSMA will continue to maintain its V-Ditches and swales, assisting with water quality and erosion control by removing leaves, dirt and other debris from them. It also monitors the spring-fed well located in FB12 that it converted to a safe watering hole for any necessary maintenance.

17. Monitoring Wells for Ancient Slide in FGII West: As noted in Plan Element 9 above, the OSMA Board will continue to perform readings of wells and inclinometers located on its Open Space, and will periodically check with the City if it wants to develop a plan where the OSMA and City either: (1) abandon currently required seismic testing of infrastructure located on their adjacent properties, or (2) the two parties share the costs and results of test results to monitor

18. an ancient slide located in the FGII West (tests includes inspection work of slope inclinometers, monitoring wells, horizontal drains, and sub-drains that were installed during development to monitor the ancient slide in the area).

Certification of 2021 Annual Report by Fountaingrove II Open Space Maintenance Association

To the best of our knowledge and understanding, this Annual Report of Fountaingrove II Open Space Maintenance Association is herein certified, under penalty of perjury, to represent a complete and accurate report of all major issues during the year ending December 31, 2022, required to be disclosed under the most recent governing Use Permits and Design Program for its Open Space. To the best of our knowledge and understanding, it includes all supporting reports from qualified authorities that were required to provide a certification regarding the cutting, removal or alteration of any standing trees for work performed during the year ending December 31, 2022.

With authority of the Board of Directors of the Fountaingrove II Open Space Maintenance Association, this Annual Report is signed and certified by:

Bruce McConnell

Bruce McConnell, Board President
Fountaingrove II Open Space Maintenance Association
January 30, 2022

Exhibits to REPORT

A. Urban Forestry Associates, Inc. (UFA) December 31, 2022, Certification as Qualified authority for recommendations to OSMA for work completed by OSMA in 2022 and Safety Tree Report dated 8/22/22.
    - With Exhibit A1 that includes UFA's prescriptions for tree work competed by OSMA in 2022

Exhibits for both OSMA REPORT and UFA Qualified Authority Reports

B. Design Program for Fountaingrove II Open Space Management amended as of July 7, 2011.
C. Use Permit approving July 7, 2011 changes to Design Program for Fountaingrove II.
D. Fountaingrove II Composite Map updated by Carlile Macy on October 31, 2016.

OSMA Mission Statement

OSMA is charged with responsibly managing its Wildland Urban Interface (WUI) as a scenic treasure, balancing preservation of a self-sustainable environment of native vegetation and habitat, with the concerns of fire safety for the Community. It must also protect rare indigenous plants, and promote native plants in the re-vegetation of its landscaped parcels that transition residences to the Open Space Wildlands.

Exhibit A

Urban Forestry Associates, Inc.

Tree Failure, Fire Assessments

and

Mitigation Prescriptions Report

Fountaingrove II
Open Space Maintenance
Assoc.
c/o Focus Real Estate
3936 Mayette Avenue
Santa Rosa, CA 95405

Attn: Board Members

URBAN FORESTRY ASSOCIATES, INC.

Tree Failure and Fire Hazard Assessments and Mitigation Prescriptions for Fountaingrove II Open Space located in Santa Rosa, California and Comprising Work for Fuel Reduction and Fire Cleanup from Tubbs Firestorm in Fuel Breaks, Landscape Parcels and Rincon Ridge and Parker Hill Wildland Parks

PURPOSE AND PROCEDURES

Since 2010, Urban Forestry Associates, Inc. (UFA) has been engaged by the Fountaingrove II Open Space Maintenance Association (OSMA) to prepare Tree Health, Tree Failure and Fire Hazard Assessments and Mitigation Plans for its Open Space parcels located in Fountaingrove II in Santa Rosa, California, and UFA provided the required certifications for OSMA's Annual Reports to the Planning and Economic Development Department of Santa Rosa for years 2010 - 2022.

BACKGROUND, SCOPE OF WORK, AND LIMITATIONS

Information regarding property boundaries, land ownership, tree ownership, and history of the site were supplied to UFA by the Fountaingrove II Open Space Maintenance Association Board. The scope of work is described herein and on the Specification Sheets and Summary of Tree Work attached hereto as Exhibit 1. The scope includes recommendations on: (1) Fire-Hazard Assessment, (2) Treatment Specifications, (3) Tree Inventory, (4) Tree Health and (5) Tree-Hazard Assessment. UFA has no personal or monetary interest in the outcome of this work. Any determinations reflected in this report are objective and to the best of our ability. All judgments regarding the condition of the vegetation were made by UFA, independently, based on our education and professional experience.

Limitations: UFA has only assessed the risk or health of trees specifically directed to assess by OSMA and UFA is not responsible for the health or failure risk of trees we have not been directed to assess. The tree health and risk assessments in our reports are limited by the visual nature of the assessments. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks or other trees. None of the trees assessed were examined using invasive techniques such as increment coring or Resistograph® tests. The probability of tree failure is dependent on a number of factors, including topography, geology, soil characteristics, wind patterns, species characteristics, structural defects (both visually evident and concealed), and the characteristics of a specific weather event. Structurally sound, healthy trees fail during severe storms or other weather events. Consequently, a conclusion by UFA that a tree does not require corrective surgery or removal is not a guarantee of no risk, or good health.

OSMA requested UFA to do similar work during 2022 for both the Open Space parcels it owns, as well as the Fountaingrove II Wildland Parks which it manages for the City of Santa Rosa under the terms of an Agreement executed with the City in December 2012.

Since November 2017, UFA has been engaged by the OSMA to evaluate safety issues with trees damaged by the October 2017 Tubbs Firestorm and recommend how to treat the thousands of trees that were destroyed or damaged by fire on a prioritized basis. This evaluation will continue for the foreseeable future. Due to the number of trees destroyed during the Tubbs Firestorm, OSMA's fire suppression focus turned from forest thinning for crown-to-crown separation to removing dead trees that were safety issues and which were in fuel breaks adjacent to homes or burnt lots. These are areas that OSMA had fuel reduced and performed annual weed abatement on for over a decade.

UFA was engaged on an hourly basis to work on its assessments of trees in several parcels within approximately 220 acres of Open Space owned by the OSMA, and the 13.53 acres of City Wildland Parks that OSMA manages. As per the prior years, UFA summarized its assessments and recommendations on templates which could be incorporated into tree prescription logs combined into: (1) an annual certified UFA report for work completed by OSMA during Year 2022, (2) OSMA's Requests for Proposals (RFPs) which were solicited to vendors, and (3) the Annual Report which OSMA is required to provide to the City of Santa Rosa Planning and Economic Development Department and its Association Members which is due by February 1st of each subsequent year.

This report, and the attached prescriptions, present our observations, and provide OSMA with recommendations to reduce tree-falling hazards and fire hazards for the areas outlined herein.

SETTING

Beginning November 6, 2017 UFA commenced, at the request of the OSMA, a visual inspection of damage to trees and other vegetation from the October 8th, 2017 Tubbs Fire on OSMA's Open Space and to also set priorities for work to be completed. The OSMA requested UFA to continue performing their visual inspections and setting of priorities during Year 2022. UFA performed its damage and risk assessments of trees and other vegetation on all OSMA's Open Space parcels which include fuel breaks, landscape parcels, and wildland parcels owned by the OSMA or managed under an agreement with the City of Santa Rosa. Work recommended by UFA for fire cleanup that was completed in Year 2022 included the following areas and the details of the tree work performed. UFA's prescription for work to complete is summarized on Exhibit 1 to this Report:

Fuel Breaks 3, 4
Landscape Parcels
(Parker Hill and Rincon Ridge Parks were not included, as the City of SR is utilizing a grant for fire damaged tree work at this time.)

The topography, slope, aspect (direction of slope), fuels, other fire hazard factors, evacuation and emergency response access varied from location to location, and the prescription recommendations took these factors into account.

Prescription work was performed in 2022 by UFA, but the tree work was not completed as of December 31, 2022, such prescriptions will be incorporated into future UFA reports provided to OSMA. This approach eliminates duplicate reporting and confusion if UFA makes supplemental recommendations which may be necessary before OSMA completes the work. Forest health and structural condition on Open Space within Fountaingrove II are constantly changing, and management specifications should be reviewed and updated just prior to providing input to vendors solicited to do work on trees. OSMA faces rapidly changing circumstances due to pests and diseases attacking its trees, particularly Douglas fir, California bay laurel, coast live oak and California black oak. Weather extremes (i.e. the recent extended drought) have also created health and hazard issues.

FIRE HAZARD ASSESSMENT

The City of Santa Rosa has designated Fountaingrove II as an Urban Wildland Interface Fire Area and a Very High Fire Hazard Severity Zone. The only effective approach to mitigate fire hazards in these fire-prone areas is to alter the vegetation fuels by changing its loading (reducing the amount of fuel), arrangement (disrupting the vertical and horizontal continuity), and composition (favoring less flammable species). OSMA and UFA require that special status species be preserved. Recommendations to reduce the fire hazard in the reviewed areas are presented below for the surface, ladder fuels (shrub layer), and canopy fuels.

Surface Fuels: Within the subject area, surface vegetation consists primarily of seasonally dry grass and accumulated organic material (leaves and branches) cast from trees and shrubs. Fires in these fine, flashy, surface fuels tend to spread rapidly with relatively low intensity (low thermal output and short flame lengths). Light ground fuels are where ignitions typically occur. Surface fires predispose aerial fuels to ignition and make it difficult to control crown fires. We recommend OSMA continue its annual mowing of grasses and periodically chipping downed limbs (every 5 years) to reduce rates of spread and fire intensity of these surface fuels. Care should be taken to preserve special status species.

Ladder Fuels: Shrubs (broom and toyon) and small trees (acacia, eucalyptus and fir saplings) create an intermediate fuel stratum in the fire ladder between the ground fuels and the tree canopies. These ladder fuels burn with great upward intensity (moderate to severe thermal output and moderate to severe flame lengths depending on fuel load and flammability), preheating and moving fire to the tree canopy. Although madrone trees occupy this layer in the subject areas, they do not constitute problematic ladder fuels owing to a lack of accumulated dead leaves and fine branches. We recommend that ladder fuels including the broom, acacia, eucalyptus and fir saplings (less than 6 inches DBH) be cleared from this area to create greater separation between the surface and aerial fuels. All madrone trees should be retained unless they are a high risk of failure with a target of value. Annual treatment of Douglas fir reproduction, re-sprouting broom, Himalayan blackberry, acacia, and eucalyptus will be needed for long-term control and to prevent these invasive fire-prone plants from moving further into the open space.

Aerial Fuels: Once a fire reaches the forest canopy (eucalyptus, oak, bay, and fir) individual trees begin burning rapidly from bottom to top (torching) and spread from tree to tree (crown fire), fueling an intense conflagration (high thermal output and high flame lengths). Burning trees may generate fire brands that are blown downwind and ignite spot fires in advance of the flame front up to a quarter mile. Most home ignitions are also due to ember blizzards and fire brands. Both eucalyptus and acacia are recognized as especially flammable; eucalyptus is notorious for producing fire brands and embers that move considerable distances downwind during a fire. Eucalyptus is also "self-laddering" allowing fire to ascend the trunk in the absence of other ladder fuels. We recommend that all eucalyptus and acacia trees be removed from the areas within Fountaingrove II Open Space, and their remaining stumps be treated to prevent re-sprouting. Also Douglas fir should be pruned to a minimum canopy height of 10 feet above grade, total size permitting.

FIRE HAZARD MITIGATION SUMMARY OF TREES FOR THIS REPORT

During Year 2022, the OSMA took a conservative approach to cutting fire damaged trees, and UFA provided multiple reviews of the trees in Open Space to ensure that the OSMA could only cut trees that were dead or irreparably damaged by the Tubbs Firestorm. Dead Trees removed in 2022 by OSMA are noted on the attached prescriptions attached hereto as Exhibit 1, and include cutting of the following trees by species:

Douglas fir	301
Native Oaks	87
California Bay Laurel	437
Madrone	14
Total dead trees removed in 2022 by species	840

In accumulating the number of trees cut, the OSMA has considered the stems of multiple stemmed Bays as separate trees. This decision was made since many of the cut bays were in clumps, yet separated from each other, and were probably the result in sprout regrowth from a prior wildfire. This tracking enabled the OSMA to plan their tree work in areas that were only accessible by a track-mounted chipper that could not chip/process trees or limbs in excess of 12" in diameter.

The diameters of the trees cut are included on the attached Exhibit 1 and are summarized below:

6.0" to 9.0"	227
9.1" to 11.9"	144
12.0" to 24.0"	415
Over 24.0"	54
Total dead or dying trees removed in 2022 by DBH	840

All recommended tree removals by OSMA were within the City of Santa Rosa Use Permit as amended July 7, 2011 and the guidelines of the existing Use Permit and Open Space Management Plan for Fountaingrove II Open Space. Recommendations for invasive nonnative trees are not tracked by UFA or OSMA for reporting purposes.

Fire Hazard Mitigation: Significant (yet manageable) fire hazards were identified within the subject areas. Continuing to maintain or create shaded fuel breaks should be a continuing objective for OSMA. This practice will help slow a wildfire originating within or progressing towards Open Space. Suggested ongoing mitigation measures should include:

1. Continue to mow cured grasses and weeds annually.
2. Limb up trees to 10' above the ground, size permitting (minimum cycle of 5 years)
3. Treat chaparral for regrowth (minimum cycle of 5 years).
4. Remove ladder fuels, including underbrush, chaparral and Douglas fir reproduction under 6" DBH
5. Remove invasives and treat for re-spouting of acacia, eucalyptus, broom, pampas grass, euphorbia, blackberry and new invasive species that OSMA discovers in Open Space.
6. In certain areas, logs greater than 8" in diameter could be left onsite to decompose and some areas required burn/slash piles to be prescribed.

Certification: Urban Forestry Associates, Inc. (UFA) herein certifies we have read and to the best of our ability understand the applicable governing documents of Fountaingrove II Open Space Maintenance Association. UFA certifies under penalty of perjury that to the best of our knowledge our recommendations herein, and as noted on the Prescription Worksheets attached as Exhibits 1 are in compliance with the prescribed management practices for the Open Space of Fountaingrove II. Our recommendations comply with all the requirements of the approved Design Program for Open Space Management and Use Permits supplied to UFA by OSMA Board members, and these documents are attached hereto as reference Exhibits.

Sincerely,

URBAN FORESTRY ASSOCIATES, INC.

Ray Moritz, Urban Forester SAF Cert #241
ISA Certified Tree Risk Assessor

Exhibit A1

Urban Forestry Associates, Inc

Prescriptions for Tree Work Completed

by

Fountaingrove II Open Space Maintenance Association (OSMA)
During 2022

Client: Fountaingrove II OSMA

Arborist: Zach Vought

Project Address: 3927 Rincon Ridge Drive;
3942 Shelter Glen Way, Santa Rosa CA 95404

Inspection Date: July 29, 2022

URBAN FORESTRY ASSOCIATES, INC.

ASSIGNMENT/ BACKGROUND

Fountaingrove II OSMA hired me to evaluate fire-damaged trees that were killed during the Tubbs Fire. The trees are in open space land managed by the Fountaingrove II OSMA. Since the fire, the association has worked to remove dead and dying trees to mitigate fire risk and to promote safety. A great deal of clearing work has already been performed in the areas described in this report, however, trees have continued to decline since the fire which has required ongoing tree clearing projects. The purpose of this report is to document current conditions and the work that is to be executed.

OBSERVATIONS

The clearing areas are located east of Rincon Ridge Drive and Shelter Glen Way in Fuel Break #3 per the OSMA site map. Both areas were observed visually, and photography was captured from 3942 Shelter Glen Way (Area #1) and 3927 Rincon Ridge Drive (Area #2). The approximate extent of clearing areas is shown in Figure 1, Page 2. Tree cover in Area #1 is comprised predominantly of douglas fir (*Pseudotsuga menziesii*) and California bay laurel (*Umbellularia californica*). Almost total tree mortality occurred in this area. Tree cover in Area #2 is comprised of California bay laurel, coast live oak (*Quercus agrifolia*) and douglas fir. Again, most fir trees were killed, most bay laurels were top-killed and a high degree of canopy scorch occurred in live oak trees. Stump regeneration is occurring on bay laurel trees and oaks though a good deal of standing dead trees and stems is present.

DISCUSSION/ CONCLUSIONS

The clearing work will consist of removing standing dead trees and trimming deadwood from living trees. Since all the trees being removed are dead, special permitting should not be required through the City as this work is for wildfire risk mitigation. In most cases the trees are more than 100 feet from structures. Due to rough topography, chipper access may not be possible. If chippers cannot be used to process debris, burn piles[1] are the next preferred method of debris disposal. If burn piles are not possible the debris could be consolidated into wildlife piles to decompose in place. The least preferred method is to lop and scatter the brush in place.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks or other trees. Even structurally sound, healthy trees are wind thrown during severe storms or other weather events. Consequently, a conclusion that a tree does not require corrective surgery or removal is not a guarantee of no risk, hazard, or sound health.

Z. Vought

Zachary Vought, Urban Forester
Registered Consulting Arborist #691
ISA BCMA WE-9995B
ISA Qualified Tree Risk Assessor

[1] Burn piles should be constructed in accordance with the City of Santa Rosa regulations.

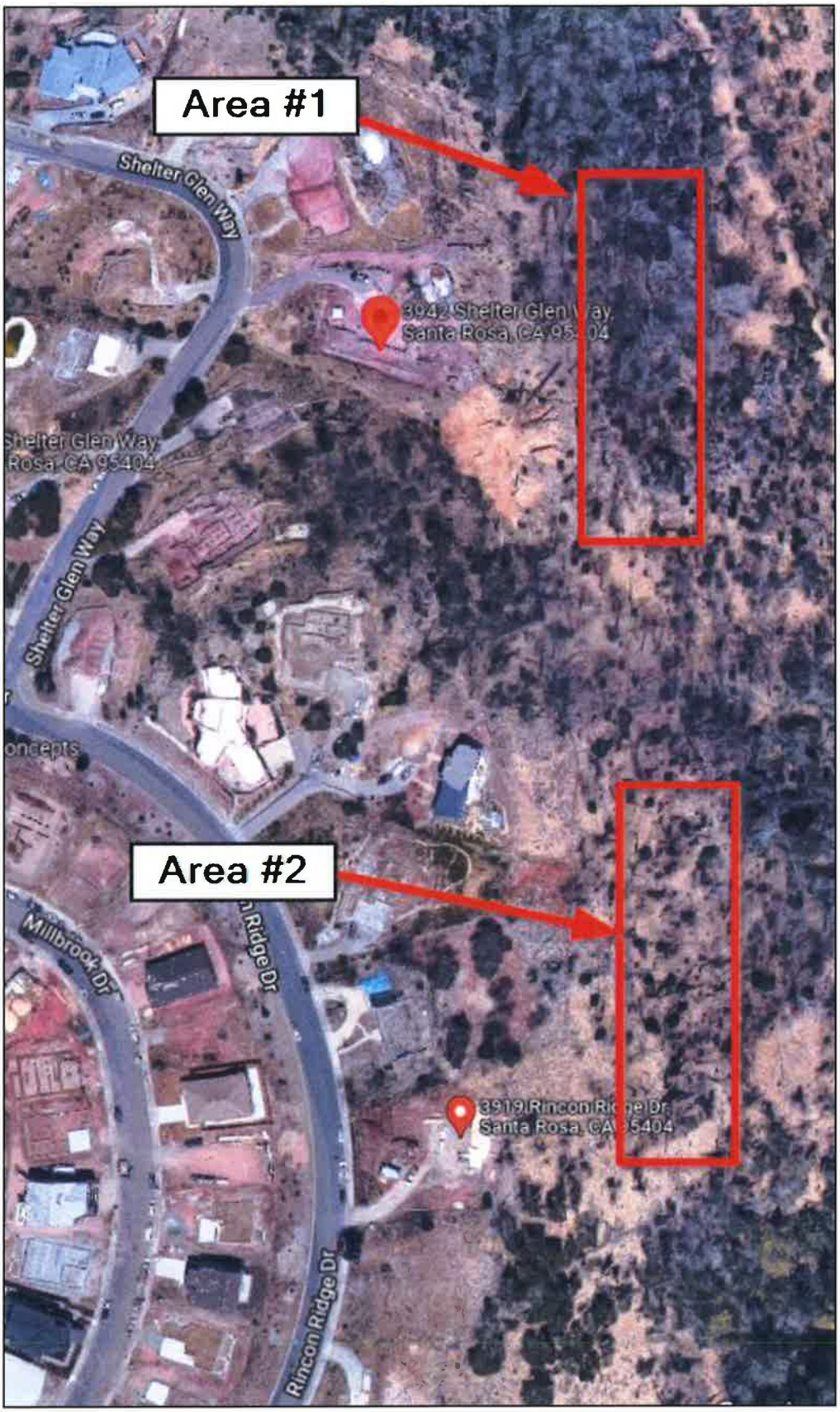

Figure 1. Clearing areas 1 &2. Approximate extent of clearing is indicated in red

Figure 3. Area #1 as viewed from 3942 Shelter Glen Way looking east.

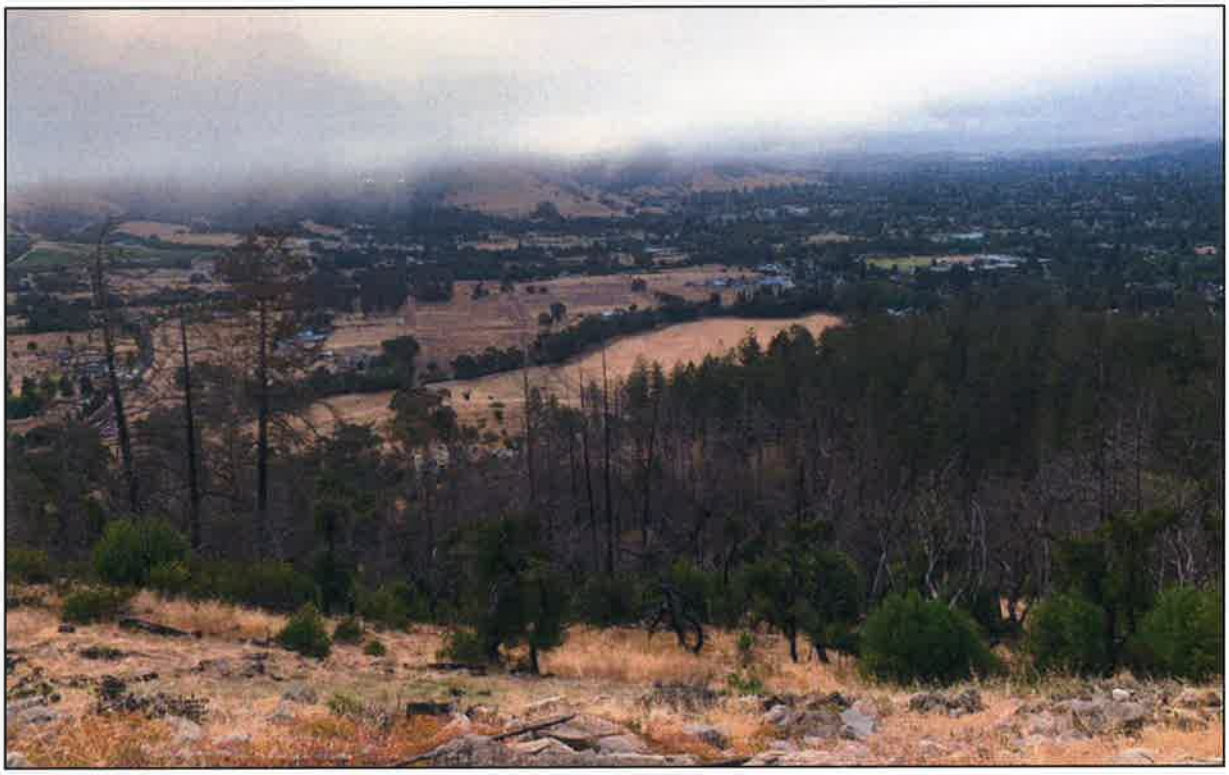

Figure 2. Area #2 as viewed from 3927 Rincon Ridge Dr. looking east.

					2022 Removed Burned and Dead Tree Inventory Report							
Location: Pacel B & C FB-3 & 4												
Tree #	Date Observed (date of field work for UFA Report)	Location	Type of Tree	DBH in Inches	# of Stems - Size Range	Tree Height-Ft. Unknown	Health	Comments Catastrophic burn area, all dead trees or severly fire damaged trees removed .	UFA Action	Hazard	Fuel Removal	Crown
1	7/29/2022	"	Oak	21		"	severely	"	Remove	"	"	N.A.
2	"		Bay	7		"	"	"	"	"	"	N.A.
3	"	"	Bay	9		"	"	"	"	"	"	N.A.
4	"	"	Bay	11		"	"	"	"	"	"	N.A.
5	"	"	Bay	10		"	"	"	"	"	"	N.A.
6	"	"	DF	19		"	"	"	"	"	"	N.A.
7	"	"	Oak	16		"	"	"	"	"	"	N.A.
8	"	"	Oak	13		"	"	"	"	"	"	N.A.
9	"	"	Oak	11		"	"	"	"	"	"	N.A.
10	"	"	Oak	12		"	"	"	"	"	"	N.A.
11	"	"	Oak	30		"	"	"	"	"	"	N.A.
12	"	"	Bay	9		"	"	"	"	"	"	N.A.
13	"	"	Bay	7		"	"	"	"	"	"	N.A.
14	"	"	Bay	8		"	"	"	"	"	"	N.A.
15	"	"	Bay	15		"	"	"	"	"	"	N.A.
16	"	"	Bay	8		"	"	"	"	"	"	N.A.
17	"	"	Oak	21		"	"	"	"	"	"	N.A.
18	"	"	Bay	12		"	"	"	"	"	"	N.A.
19	"	"	M	13		"	"	"	"	"	"	N.A.
20	"	"	DF	17		"	"	"	"	"	"	N.A.
21	"	"	M	12		"	"	"	"	"	"	N.A.
22	"	"	M	7		"	"	"	"	"	"	N.A.
23	"	"	DF	13		"	"	"	"	"	"	N.A.
24	"	"	DF	8		"	"	"	"	"	"	N.A.
25	"	"	DF	8		"	"	"	"	"	"	N.A.
26	"	"	DF	15		"	"	"	"	"	"	N.A.
27	"	"	Oak	12		"	"	"	"	"	"	N.A.
28	"	"	DF	26		"	"	"	"	"	"	N.A.
29	"	"	DF	19		"	"	"	"	"	"	N.A.
30	"	"	DF	15		"	"	"	"	"	"	N.A.
31	"	"	DF	9		"	"	"	"	"	"	N.A.
32	"	"	Bay	15		"	"	"	"	"	"	N.A.
33	"	"	Bay	16		"	"	"	"	"	"	N.A.
34	"	"	DF	15		"	"	"	"	"	"	N.A.
35	"	"	Bay	11		"	"	"	"	"	"	N.A.
36	"	"	Bay	12		"	"	"	"	"	"	N.A.
37	"	"	Bay	13		"	"	"	"	"	"	N.A.
38	"	"	Bay	14		"	"	"	"	"	"	N.A.
39	"	"	DF	14		"	"	"	"	"	"	N.A.
40	"	"	Bay	20		"	"	"	"	"	"	N.A.
41			DF	20		"	"	"	"	"	"	N.A.
42	"	"	DF	22		"	"	"	"	"	"	N.A.
43	"	"	DF	15		"	"	"	"	"	"	N.A.
44	"	"	DF	20		"	"	"	"	"	"	N.A.
45	"	"	DF	13		"	"	"	"	"	"	N.A.
46	"	"	Bay	8		"	"	"	"	"	"	N.A.
47	"	"	DF	12		"	"	"	"	"	"	N.A.
48	"	"	DF	22		"	"	"	"	"	"	N.A.
49	"	"	DF	17		"	"	"	"	"	"	N.A.
50	"	"	Oak	10		"	"	"	"	"	"	N.A.
51	"	"	DF	7		"	"	"	"	"	"	N.A.
52	"	"	Bay	21		"	"	"	"	"	"	N.A.
53	"	"	DF	12		"	"	"	"	"	"	N.A.

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54	"	"	DF	12		"	"	"	"	"	"	N.A.
55	"	"	Bay	8		"	"	"	"	"	"	N.A.
56	"	"	DF	16		"	"	"	"	"	"	N.A.
57	"	"	DF	21		"	"	"	"	"	"	N.A.
58	"	"	DF	24		"	"	"	"	"	"	N.A.
59	"	"	DF	13		"	"	"	"	"	"	N.A.
60	"	"	DF	17		"	"	"	"	"	"	N.A.
61	"	"	DF	20		"	"	"	"	"	"	N.A.
62	"	"	DF	16		"	"	"	"	"	"	N.A.
63	"	"	DF	8		"	"	"	"	"	"	N.A.
64	"	"	Bay	22		"	"	"	"	"	"	N.A.
65	"	"	DF	10		"	"	"	"	"	"	N.A.
66	"	"	DF	16		"	"	"	"	"	"	N.A.
67	"	"	Bay	8		"	"	"	"	"	"	N.A.
68	"	"	Bay	9		"	"	"	"	"	"	N.A.
69	"	"	Bay	11		"	"	"	"	"	"	N.A.
70	"	"	Bay	12		"	"	"	"	"	"	N.A.
71	"	"	DF	17		"	"	"	"	"	"	N.A.
72	"	"	Bay	10		"	"	"	"	"	"	N.A.
73	"	"	Bay	11		"	"	"	"	"	"	N.A.
74	"	"	Bay	12		"	"	"	"	"	"	N.A.
75	"	"	Bay	15		"	"	"	"	"	"	N.A.
76	"	"	Bay	16		"	"	"	"	"	"	N.A.
77	"	"	Bay	17		"	"	"	"	"	"	N.A.
78	"	"	Bay	9		"	"	"	"	"	"	N.A.
79	"	"	Bay	10		"	"	"	"	"	"	N.A.
80	"	"	Bay	8		"	"	"	"	"	"	N.A.
81	"	"	Bay	9		"	"	"	"	"	"	N.A.
82	"	"	Oak	10		"	"	"	"	"	"	N.A.
83	"	"	Oak	10		"	"	"	"	"	"	N.A.
84	"	"	Oak	12		"	"	"	"	"	"	N.A.
85	"	"	Oak	11		"	"	"	"	"	"	N.A.
86	"	"	Bay	11		"	"	"	"	"	"	N.A.
87	"	"	Bay	12		"	"	"	"	"	"	N.A.
88	"	"	Bay	11		"	"	"	"	"	"	N.A.
89	"	"	Bay	8		"	"	"	"	"	"	N.A.
90	"	"	Bay	9		"	"	"	"	"	"	N.A.
91	"	"	Bay	10		"	"	"	"	"	"	N.A.
92	"	"	Bay	12		"	"	"	"	"	"	N.A.
93	"	"	Oak	10		"	"	"	"	"	"	N.A.
94	"	"	Oak	14		"	"	"	"	"	"	N.A.
95	"	"	Oak	11		"	"	"	"	"	"	N.A.
96	"	"	DF	7		"	"	"	"	"	"	N.A.
97	"	"	Bay	7		"	"	"	"	"	"	N.A.
98	"	"	DF	15		"	"	"	"	"	"	N.A.
99	"	"	DF	10		"	"	"	"	"	"	N.A.
100	"	"	Bay	10		"	"	"	"	"	"	N.A.
101	"	"	Bay	9		"	"	"	"	"	"	N.A.
102	"	"	Bay	14		"	"	"	"	"	"	N.A.
103	"	"	Bay	15		"	"	"	"	"	"	N.A.
104	"	"	Oak	10		"	"	"	"	"	"	N.A.
105	"	"	Bay	9		"	"	"	"	"	"	N.A.
106	"	"	Bay	8		"	"	"	"	"	"	N.A.

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107	"	"	Bay	11		"	"	"	"	"	"	N.A.
108	"	"	Oak	10		"	"	"	"	"	"	N.A.
109	"	"	DF	12		"	"	"	"	"	"	N.A.
110	"	"	Bay	12		"	"	"	"	"	"	N.A.
111	"	"	Oak	13		"	"	"	"	"	"	N.A.
112	"	"	Bay	8		"	"	"	"	"	"	N.A.
113	"	"	Bay	10		"	"	"	"	"	"	N.A.
114	"	"	DF	18		"	"	"	"	"	"	N.A.
115	"	"	DF	14		"	"	"	"	"	"	N.A.
116	"	"	Bay	18		"	"	"	"	"	"	N.A.
117	"	"	Bay	9		"	"	"	"	"	"	N.A.
118	"	"	Bay	13		"	"	"	"	"	"	N.A.
119	"	"	DF	9		"	"	"	"	"	"	N.A.
120	"	"	DF	15		"	"	"	"	"	"	N.A.
121	"	"	DF	8		"	"	"	"	"	"	N.A.
122	"	"	DF	16		"	"	"	"	"	"	N.A.
123	"	"	Oak	8		"	"	"	"	"	"	N.A.
124	"	"	Bay	10		"	"	"	"	"	"	N.A.
125	"	"	DF	18		"	"	"	"	"	"	N.A.
126	"	"	DF	16		"	"	"	"	"	"	N.A.
127	"	"	DF	18		"	"	"	"	"	"	N.A.
128	"	"	DF	15		"	"	"	"	"	"	N.A.
129	"	"	DF	17		"	"	"	"	"	"	N.A.
130	"	"	Oak	13		"	"	"	"	"	"	N.A.
131	"	"	DF	16		"	"	"	"	"	"	N.A.
132	"	"	DF	27		"	"	"	"	"	"	N.A.
133	"	"	DF	10		"	"	"	"	"	"	N.A.
134	"	"	DF	15		"	"	"	"	"	"	N.A.
135	"	"	DF	15		"	"	"	"	"	"	N.A.
136	"	"	DF	12		"	"	"	"	"	"	N.A.
137	"	"	DF	16		"	"	"	"	"	"	N.A.
138	"	"	DF	9		"	"	"	"	"	"	N.A.
139	"	"	Bay	12		"	"	"	"	"	"	N.A.
140	"	"	DF	14		"	"	"	"	"	"	N.A.
141	"	"	Bay	8		"	"	"	"	"	"	N.A.
142	"	"	Bay	12		"	"	"	"	"	"	N.A.
143	"	"	Bay	8		"	"	"	"	"	"	N.A.
144	"	"	Bay	11		"	"	"	"	"	"	N.A.
145	"	"	Bay	14		"	"	"	"	"	"	N.A.
146	"	"	Bay	11		"	"	"	"	"	"	N.A.
147	"	"	Bay	12		"	"	"	"	"	"	N.A.
148	"	"	Bay	11		"	"	"	"	"	"	N.A.
149	"	"	Bay	11		"	"	"	"	"	"	N.A.
150	"	"	Bay	18		"	"	"	"	"	"	N.A.
151	"	"	DF	11		"	"	"	"	"	"	N.A.
152	"	"	Oak	12		"	"	"	"	"	"	N.A.
153	"	"	Bay	8		"	"	"	"	"	"	N.A.
154	"	"	DF	9		"	"	"	"	"	"	N.A.
155	"	"	DF	18		"	"	"	"	"	"	N.A.
156	"	"	Bay	8		"	"	"	"	"	"	N.A.
157	"	"	Bay	9		"	"	"	"	"	"	N.A.
158	"	"	Bay	8		"	"	"	"	"	"	N.A.
159	"	"	DF	12		"	"	"	"	"	"	N.A.

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160	"	"	DF	18		"	"	"	"	"	"	N.A.
161	"	"	Bay	11		"	"	"	"	"	"	N.A.
162	"	"	Bay	8		"	"	"	"	"	"	N.A.
163	"	"	DF	20		"	"	"	"	"	"	N.A.
164	"	"	DF	16		"	"	"	"	"	"	N.A.
165	"	"	Oak	15		"	"	"	"	"	"	N.A.
166	"	"	DF	10		"	"	"	"	"	"	N.A.
167	"	"	Bay	11		"	"	"	"	"	"	N.A.
168	"	"	DF	35		"	"	"	"	"	"	N.A.
169	"	"	DF	31		"	"	"	"	"	"	N.A.
170	"	"	Bay	16		"	"	"	"	"	"	N.A.
171	"	"	DF	13		"	"	"	"	"	"	N.A.
172	"	"	Oak	10		"	"	"	"	"	"	N.A.
173	"	"	Bay	10		"	"	"	"	"	"	N.A.
174	"	"	DF	22		"	"	"	"	"	"	N.A.
175	"	"	Bay	24		"	"	"	"	"	"	N.A.
176	"	"	DF	27		"	"	"	"	"	"	N.A.
177	"	"	DF	28		"	"	"	"	"	"	N.A.
178	"	"	DF	12		"	"	"	"	"	"	N.A.
179	"	"	DF	33		"	"	"	"	"	"	N.A.
180	"	"	Bay	12		"	"	"	"	"	"	N.A.
181	"	"	DF	24		"	"	"	"	"	"	N.A.
182	"	"	DF	28		"	"	"	"	"	"	N.A.
183	"	"	DF	24		"	"	"	"	"	"	N.A.
184	"	"	Bay	21		"	"	"	"	"	"	N.A.
185	"	"	Bay	22		"	"	"	"	"	"	N.A.
186	"	"	Bay	23		"	"	"	"	"	"	N.A.
187	"	"	DF	14		"	"	"	"	"	"	N.A.
188	"	"	DF	18		"	"	"	"	"	"	N.A.
189	"	"	DF	19		"	"	"	"	"	"	N.A.
190	"	"	DF	19		"	"	"	"	"	"	N.A.
191	"	"	DF	11		"	"	"	"	"	"	N.A.
192	"	"	DF	20		"	"	"	"	"	"	N.A.
193	"	"	DF	16		"	"	"	"	"	"	N.A.
194	"	"	DF	9		"	"	"	"	"	"	N.A.
195	"	"	Bay	26		"	"	"	"	"	"	N.A.
196	"	"	Bay	13		"	"	"	"	"	"	N.A.
197	"	"	DF	6		"	"	"	"	"	"	N.A.
198	"	"	DF	16		"	"	"	"	"	"	N.A.
199	"	"	DF	7		"	"	"	"	"	"	N.A.
200	"	"	DF	7		"	"	"	"	"	"	N.A.
201	"	"	DF	18		"	"	"	"	"	"	N.A.
202	"	"	Bay	19		"	"	"	"	"	"	N.A.
203	"	"	Bay	17		"	"	"	"	"	"	N.A.
204	"	"	DF	11		"	"	"	"	"	"	N.A.
205	"	"	M	10		"	"	"	"	"	"	N.A.
206	"	"	DF	17		"	"	"	"	"	"	N.A.
207	"	"	Bay	15		"	"	"	"	"	"	N.A.
208	"	"	Bay	12		"	"	"	"	"	"	N.A.
209	"	"	Bay	6		"	"	"	"	"	"	N.A.
210	"	"	Bay	13		"	"	"	"	"	"	N.A.
211	"	"	Bay	7		"	"	"	"	"	"	N.A.
212	"	"	Bay	9		"	"	"	"	"	"	N.A.

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213	"	"	Bay	20		"	"	"	"	"	"	N.A.
214	"	"	Bay	6		"	"	"	"	"	"	N.A.
215	"	"	Bay	9		"	"	"	"	"	"	N.A.
216	"	"	Bay	12		"	"	"	"	"	"	N.A.
217	"	"	Bay	8		"	"	"	"	"	"	N.A.
218	"	"	Bay	10		"	"	"	"	"	"	N.A.
219	"	"	Bay	15		"	"	"	"	"	"	N.A.
220	"	"	Bay	13		"	"	"	"	"	"	N.A.
221	"	"	DF	24		"	"	"	"	"	"	N.A.
222	"	"	DF	10		"	"	"	"	"	"	N.A.
223	"	"	Bay	13		"	"	"	"	"	"	N.A.
224	"	"	Bay	7		"	"	"	"	"	"	N.A.
225	"	"	DF	23		"	"	"	"	"	"	N.A.
226	"	"	Bay	7		"	"	"	"	"	"	N.A.
227	"	"	DF	23		"	"	"	"	"	"	N.A.
228	"	"	Bay	15		"	"	"	"	"	"	N.A.
229	"	"	Bay	7		"	"	"	"	"	"	N.A.
230	"	"	Bay	18		"	"	"	"	"	"	N.A.
231	"	"	Bay	17		"	"	"	"	"	"	N.A.
232	"	"	Bay	7		"	"	"	"	"	"	N.A.
233	"	"	Bay	9		"	"	"	"	"	"	N.A.
234	"	"	Bay	8		"	"	"	"	"	"	N.A.
235	"	"	Bay	8		"	"	"	"	"	"	N.A.
236	"	"	Bay	12		"	"	"	"	"	"	N.A.
237	"	"	Bay	17		"	"	"	"	"	"	N.A.
238	"	"	Bay	8		"	"	"	"	"	"	N.A.
239	"	"	Bay	10		"	"	"	"	"	"	N.A.
240	"	"	Oak	7		"	"	"	"	"	"	N.A.
241	"	"	Bay	13		"	"	"	"	"	"	N.A.
242	"	"	DF	15		"	"	"	"	"	"	N.A.
243	"	"	DF	17		"	"	"	"	"	"	N.A.
244	"	"	DF	16		"	"	"	"	"	"	N.A.
245	"	"	Bay	14		"	"	"	"	"	"	N.A.
246	"	"	DF	20		"	"	"	"	"	"	N.A.
247	"	"	Bay	23		"	"	"	"	"	"	N.A.
248	"	"	Bay	20		"	"	"	"	"	"	N.A.
249	"	"	DF	23		"	"	"	"	"	"	N.A.
250	"	"	Bay	10		"	"	"	"	"	"	N.A.
251	"	"	DF	40		"	"	"	"	"	"	N.A.
252	"	"	Bay	22		"	"	"	"	"	"	N.A.
253	"	"	Bay	24		"	"	"	"	"	"	N.A.
254	"	"	DF	33		"	"	"	"	"	"	N.A.
255	"	"	Bay	6		"	"	"	"	"	"	N.A.
256	"	"	Bay	13		"	"	"	"	"	"	N.A.
257	"	"	Bay	14		"	"	"	"	"	"	N.A.
258	"	"	Bay	10		"	"	"	"	"	"	N.A.
259	"	"	Bay	16		"	"	"	"	"	"	N.A.
260	"	"	Bay	14		"	"	"	"	"	"	N.A.
261	"	"	Oak	10		"	"	"	"	"	"	N.A.
262	"	"	DF	19		"	"	"	"	"	"	N.A.
263	"	"	Bay	10		"	"	"	"	"	"	N.A.
264	"	"	DF	12		"	"	"	"	"	"	N.A.

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265	"	"	Bay	9		"	"	"	"	"	"	N.A.
266	"	"	Bay	8		"	"	"	"	"	"	N.A.
267	"	"	Bay	12		"	"	"	"	"	"	N.A.
268	"	"	Bay	10		"	"	"	"	"	"	N.A.
269	"	"	Bay	11		"	"	"	"	"	"	N.A.
270	"	"	Bay	7		"	"	"	"	"	"	N.A.
271	"	"	Bay	9		"	"	"	"	"	"	N.A.
272	"	"	Bay	12		"	"	"	"	"	"	N.A.
273	"	"	DF	10		"	"	"	"	"	"	N.A.
274	"	"	Bay	9		"	"	"	"	"	"	N.A.
275	"	"	Bay	9		"	"	"	"	"	"	N.A.
276	"	"	Bay	9		"	"	"	"	"	"	N.A.
277	"	"	Bay	12		"	"	"	"	"	"	N.A.
278	"	"	Bay	8		"	"	"	"	"	"	N.A.
279	"	"	Bay	16		"	"	"	"	"	"	N.A.
280	"	"	Bay	8		"	"	"	"	"	"	N.A.
281	"	"	Bay	9		"	"	"	"	"	"	N.A.
282	"	"	Bay	14		"	"	"	"	"	"	N.A.
283	"	"	Oak	13		"	"	"	"	"	"	N.A.
284	"	"	Bay	16		"	"	"	"	"	"	N.A.
285	"	"	DF	23		"	"	"	"	"	"	N.A.
286	"	"	DF	23		"	"	"	"	"	"	N.A.
287	"	"	Bay	9		"	"	"	"	"	"	N.A.
288	"	"	DF	20		"	"	"	"	"	"	N.A.
289	"	"	Bay	10		"	"	"	"	"	"	N.A.
290	"	"	Bay	8		"	"	"	"	"	"	N.A.
291	"	"	Bay	10		"	"	"	"	"	"	N.A.
292	"	"	DF	12		"	"	"	"	"	"	N.A.
293	"	"	Oak	10		"	"	"	"	"	"	N.A.
294	"	"	DF	13		"	"	"	"	"	"	N.A.
295	"	"	DF	8		"	"	"	"	"	"	N.A.
296	"	"	Bay	10		"	"	"	"	"	"	N.A.
297	"	"	DF	8		"	"	"	"	"	"	N.A.
298	"	"	Bay	10		"	"	"	"	"	"	N.A.
299	"	"	Bay	10		"	"	"	"	"	"	N.A.
300	"	"	Oak	9		"	"	"	"	"	"	N.A.
301	"	"	Bay	11		"	"	"	"	"	"	N.A.
302	"	"	Bay	12		"	"	"	"	"	"	N.A.
303	"	"	Bay	13		"	"	"	"	"	"	N.A.
304	"	"	Bay	7		"	"	"	"	"	"	N.A.
305	"	"	DF	18		"	"	"	"	"	"	N.A.
306	"	"	DF	13		"	"	"	"	"	"	N.A.
307	"	"	Bay	17		"	"	"	"	"	"	N.A.
308	"	"	DF	15		"	"	"	"	"	"	N.A.
309	"	"	Bay	9		"	"	"	"	"	"	N.A.
310	"	"	DF	9		"	"	"	"	"	"	N.A.
311	"	"	Bay	16		"	"	"	"	"	"	N.A.
312	"	"	DF	9		"	"	"	"	"	"	N.A.
313	"	"	Bay	11		"	"	"	"	"	"	N.A.
314	"	"	DF	16		"	"	"	"	"	"	N.A.

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315	"	"	Bay	11		"	"	"	"	"	"	N.A.
316	"	"	Bay	14		"	"	"	"	"	"	N.A.
317	"	"	Bay	17		"	"	"	"	"	"	N.A.
318	"	"	Oak	13		"	"	"	"	"	"	N.A.
319	"	"	Bay	8		"	"	"	"	"	"	N.A.
320	"	"	DF	8		"	"	"	"	"	"	N.A.
321	"	"	DF	19		"	"	"	"	"	"	N.A.
322	"	"	DF	13		"	"	"	"	"	"	N.A.
323	"	"	Bay	7		"	"	"	"	"	"	N.A.
324	"	"	Bay	12		"	"	"	"	"	"	N.A.
325	"	"	Oak	11		"	"	"	"	"	"	N.A.
326	"	"	Bay	11		"	"	"	"	"	"	N.A.
327	"	"	Bay	11		"	"	"	"	"	"	N.A.
328	"	"	Bay	18		"	"	"	"	"	"	N.A.
329	"	"	DF	22		"	"	"	"	"	"	N.A.
330	"	"	DF	12		"	"	"	"	"	"	N.A.
331	"	"	Bay	11		"	"	"	"	"	"	N.A.
332	"	"	Bay	9		"	"	"	"	"	"	N.A.
333	"	"	DF	9		"	"	"	"	"	"	N.A.
334	"	"	Bay	18		"	"	"	"	"	"	N.A.
335	"	"	Bay	10		"	"	"	"	"	"	N.A.
336	"	"	DF	10		"	"	"	"	"	"	N.A.
337	"	"	Bay	13		"	"	"	"	"	"	N.A.
338	"	"	Bay	19		"	"	"	"	"	"	N.A.
339	"	"	Bay	12		"	"	"	"	"	"	N.A.
340	"	"	DF	26		"	"	"	"	"	"	N.A.
341	"	"	Bay	15		"	"	"	"	"	"	N.A.
342	"	"	Bay	9		"	"	"	"	"	"	N.A.
343	"	"	Bay	16		"	"	"	"	"	"	N.A.
344	"	"	Bay	17		"	"	"	"	"	"	N.A.
345	"	"	Bay	16		"	"	"	"	"	"	N.A.
346	"	"	Bay	19		"	"	"	"	"	"	N.A.
347	"	"	Bay	11		"	"	"	"	"	"	N.A.
348	"	"	Bay	14		"	"	"	"	"	"	N.A.
349	"	"	Bay	11		"	"	"	"	"	"	N.A.
350	"	"	Bay	14		"	"	"	"	"	"	N.A.
351	"	"	Bay	7		"	"	"	"	"	"	N.A.
352	"	"	Bay	8		"	"	"	"	"	"	N.A.
353	"	"	Bay	15		"	"	"	"	"	"	N.A.
354	"	"	Bay	19		"	"	"	"	"	"	N.A.
355	"	"	Bay	15		"	"	"	"	"	"	N.A.
356	"	"	Bay	14		"	"	"	"	"	"	N.A.
357	"	"	Bay	17		"	"	"	"	"	"	N.A.
358	"	"	Bay	7		"	"	"	"	"	"	N.A.
359	"	"	Bay	16		"	"	"	"	"	"	N.A.
360	"	"	DF	7		"	"	"	"	"	"	N.A.
361	"	"	DF	21		"	"	"	"	"	"	N.A.
362	"	"	DF	10		"	"	"	"	"	"	N.A.
363	"	"	Bay	10		"	"	"	"	"	"	N.A.
364	"	"	Bay	10		"	"	"	"	"	"	N.A.

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365	"	"	Bay	9		"	"	"	"	"	"	N.A.
366	"	"	Oak	11		"	"	"	"	"	"	N.A.
367	"	"	Bay	8		"	"	"	"	"	"	N.A.
368	"	"	Bay	8		"	"	"	"	"	"	N.A.
369	"	"	Bay	8		"	"	"	"	"	"	N.A.
370	"	"	Bay	9		"	"	"	"	"	"	N.A.
371	"	"	Bay	11		"	"	"	"	"	"	N.A.
372	"	"	DF	16		"	"	"	"	"	"	N.A.
373	"	"	Oak	14		"	"	"	"	"	"	N.A.
374	"	"	Bay	13		"	"	"	"	"	"	N.A.
375	"	"	Oak	13		"	"	"	"	"	"	N.A.
376	"	"	DF	28		"	"	"	"	"	"	N.A.
377	"	"	DF	18		"	"	"	"	"	"	N.A.
378	"	"	Oak	11		"	"	"	"	"	"	N.A.
379	"	"	Oak	9		"	"	"	"	"	"	N.A.
380	"	"	DF	10		"	"	"	"	"	"	N.A.
381	"	"	Oak	18		"	"	"	"	"	"	N.A.
382	"	"	Oak	13		"	"	"	"	"	"	N.A.
383	"	"	DF	23		"	"	"	"	"	"	N.A.
384	"	"	DF	19		"	"	"	"	"	"	N.A.
385	"	"	Oak	12		"	"	"	"	"	"	N.A.
386	"	"	Oak	9		"	"	"	"	"	"	N.A.
387	"	"	Oak	13		"	"	"	"	"	"	N.A.
388	"	"	Oak	8		"	"	"	"	"	"	N.A.
389	"	"	Bay	17		"	"	"	"	"	"	N.A.
390	"	"	Bay	16		"	"	"	"	"	"	N.A.
391	"	"	Bay	8		"	"	"	"	"	"	N.A.
392	"	"	Bay	6		"	"	"	"	"	"	N.A.
393	"	"	Bay	6		"	"	"	"	"	"	N.A.
394	"	"	Bay	20		"	"	"	"	"	"	N.A.
395	"	"	Bay	20		"	"	"	"	"	"	N.A.
396	"	"	Oak	10		"	"	"	"	"	"	N.A.
397	"	"	DF	20		"	"	"	"	"	"	N.A.
398	"	"	Bay	11		"	"	"	"	"	"	N.A.
399	"	"	Bay	11		"	"	"	"	"	"	N.A.
400	"	"	Bay	11		"	"	"	"	"	"	N.A.
401	"	"	DF	6		"	"	"	"	"	"	N.A.
402	"	"	Bay	13		"	"	"	"	"	"	N.A.
403	"	"	Bay	10		"	"	"	"	"	"	N.A.
404	"	"	Bay	26		"	"	"	"	"	"	N.A.
405	"	"	Oak	14		"	"	"	"	"	"	N.A.
406	"	"	DF	15		"	"	"	"	"	"	N.A.
407	"	"	DF	26		"	"	"	"	"	"	N.A.
408	"	"	Bay	7		"	"	"	"	"	"	N.A.
409	"	"	Bay	7		"	"	"	"	"	"	N.A.
410	"	"	Bay	12		"	"	"	"	"	"	N.A.
411	"	"	Bay	9		"	"	"	"	"	"	N.A.
412	"	"	DF	32		"	"	"	"	"	"	N.A.
413	"	"	Bay	6		"	"	"	"	"	"	N.A.
414	"	"	Bay	7		"	"	"	"	"	"	N.A.

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415	"	"	Bay	17		"	"	"	"	"	"	N.A.
416	"	"	Bay	7		"	"	"	"	"	"	N.A.
417	"	"	Bay	17		"	"	"	"	"	"	N.A.
418	"	"	Bay	12		"	"	"	"	"	"	N.A.
419	"	"	Bay	8		"	"	"	"	"	"	N.A.
420	"	"	Bay	11		"	"	"	"	"	"	N.A.
421	"	"	DF	40		"	"	"	"	"	"	N.A.
422	"	"	Bay	8		"	"	"	"	"	"	N.A.
423	"	"	Bay	8		"	"	"	"	"	"	N.A.
424	"	"	Bay	10		"	"	"	"	"	"	N.A.
425	"	"	Oak	19		"	"	"	"	"	"	N.A.
426	"	"	Oak	14		"	"	"	"	"	"	N.A.
427	"	"	Oak	12		"	"	"	"	"	"	N.A.
428	"	"	Oak	16		"	"	"	"	"	"	N.A.
429	"	"	Oak	9		"	"	"	"	"	"	N.A.
430	"	"	Bay	10		"	"	"	"	"	"	N.A.
431	"	"	Bay	7		"	"	"	"	"	"	N.A.
432	"	"	Bay	6		"	"	"	"	"	"	N.A.
433	"	"	Bay	9		"	"	"	"	"	"	N.A.
434	"	"	Oak	12		"	"	"	"	"	"	N.A.
435	"	"	Bay	12		"	"	"	"	"	"	N.A.
436	"	"	Bay	12		"	"	"	"	"	"	N.A.
437	"	"	Oak	8		"	"	"	"	"	"	N.A.
438	"	"	Bay	12		"	"	"	"	"	"	N.A.
439	"	"	Bay	8		"	"	"	"	"	"	N.A.
440	"	"	Bay	12		"	"	"	"	"	"	N.A.
441	"	"	Maple	10		"	"	"	"	"	"	N.A.
442	"	"	DF	14		"	"	"	"	"	"	N.A.
443	"	"	DF	20		"	"	"	"	"	"	N.A.
444	"	"	Bay	20		"	"	"	"	"	"	N.A.
445	"	"	DF	18		"	"	"	"	"	"	N.A.
446	"	"	Bay	16		"	"	"	"	"	"	N.A.
447	"	"	DF	23		"	"	"	"	"	"	N.A.
448	"	"	Bay	17		"	"	"	"	"	"	N.A.
449	"	"	Bay	11		"	"	"	"	"	"	N.A.
450	"	"	Bay	13		"	"	"	"	"	"	N.A.
451	"	"	Bay	9		"	"	"	"	"	"	N.A.
452	"	"	Bay	22		"	"	"	"	"	"	N.A.
453	"	"	Bay	17		"	"	"	"	"	"	N.A.
454	"	"	Bay	11		"	"	"	"	"	"	N.A.
455	"	"	Bay	11		"	"	"	"	"	"	N.A.
456	"	"	Bay	22		"	"	"	"	"	"	N.A.
457	"	"	Bay	23		"	"	"	"	"	"	N.A.
458	"	"	DF	16		"	"	"	"	"	"	N.A.
459	"	"	Bay	16		"	"	"	"	"	"	N.A.
460	"	"	Bay	8		"	"	"	"	"	"	N.A.
461	"	"	Bay	16		"	"	"	"	"	"	N.A.
462	"	"	Bay	12		"	"	"	"	"	"	N.A.
463	"	"	DF	19		"	"	"	"	"	"	N.A.
464	"	"	Bay	14		"	"	"	"	"	"	N.A.

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465	"	"	Bay	12		"	"	"	"	"	"	N.A.
466	"	"	Bay	16		"	"	"	"	"	"	N.A.
467	"	"	DF	23		"	"	"	"	"	"	N.A.
468	"	"	Bay	24		"	"	"	"	"	"	N.A.
469	"	"	Bay	18		"	"	"	"	"	"	N.A.
470	"	"	Bay	9		"	"	"	"	"	"	N.A.
471	"	"	Bay	17		"	"	"	"	"	"	N.A.
472	"	"	DF	11		"	"	"	"	"	"	N.A.
473	"	"	DF	18		"	"	"	"	"	"	N.A.
474	"	"	DF	9		"	"	"	"	"	"	N.A.
475	"	"	Bay	7		"	"	"	"	"	"	N.A.
476	"	"	Bay	14		"	"	"	"	"	"	N.A.
477	"	"	Bay	9		"	"	"	"	"	"	N.A.
478	"	"	DF	39		"	"	"	"	"	"	N.A.
479	"	"	DF	32		"	"	"	"	"	"	N.A.
480	"	"	Bay	7		"	"	"	"	"	"	N.A.
481	"	"	Bay	9		"	"	"	"	"	"	N.A.
482	"	"	DF	35		"	"	"	"	"	"	N.A.
483	"	"	DF	21		"	"	"	"	"	"	N.A.
484	"	"	DF	26		"	"	"	"	"	"	N.A.
485	"	"	DF	36		"	"	"	"	"	"	N.A.
486	"	"	Bay	9		"	"	"	"	"	"	N.A.
487	"	"	DF	14		"	"	"	"	"	"	N.A.
488	"	"	Bay	30		"	"	"	"	"	"	N.A.
489	"	"	DF	38		"	"	"	"	"	"	N.A.
490	"	"	DF	15		"	"	"	"	"	"	N.A.
491	"	"	Bay	8		"	"	"	"	"	"	N.A.
492	"	"	Oak	19		"	"	"	"	"	"	N.A.
493	"	"	DF	13		"	"	"	"	"	"	N.A.
494	"	"	Oak	15		"	"	"	"	"	"	N.A.
495	"	"	M	7		"	"	"	"	"	"	N.A.
496	"	"	M	13		"	"	"	"	"	"	N.A.
497	"	"	Bay	10		"	"	"	"	"	"	N.A.
498	"	"	Bay	19		"	"	"	"	"	"	N.A.
499	"	"	Bay	9		"	"	"	"	"	"	N.A.
500	"	"	Oak	11		"	"	"	"	"	"	N.A.
501	"	"	DF	18		"	"	"	"	"	"	N.A.
502	"	"	Oak	12		"	"	"	"	"	"	N.A.
503	"	"	Oak	16		"	"	"	"	"	"	N.A.
504	"	"	Bay	7		"	"	"	"	"	"	N.A.
505	"	"	Bay	10		"	"	"	"	"	"	N.A.
506	"	"	DF	11		"	"	"	"	"	"	N.A.
507	"	"	Oak	14		"	"	"	"	"	"	N.A.
508	"	"	DF	8		"	"	"	"	"	"	N.A.
509	"	"	Bay	8		"	"	"	"	"	"	N.A.
510	"	"	DF	16		"	"	"	"	"	"	N.A.
511	"	"	DF	8		"	"	"	"	"	"	N.A.
512	"	"	DF	6		"	"	"	"	"	"	N.A.
513	"	"	DF	12		"	"	"	"	"	"	N.A.
514	"	"	DF	11		"	"	"	"	"	"	N.A.

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515	"	"	DF	9		"	"	"	"	"	"	N.A.
516	"	"	DF	11		"	"	"	"	"	"	N.A.
517	"	"	DF	8		"	"	"	"	"	"	N.A.
518	"	"	DF	14		"	"	"	"	"	"	N.A.
519	"	"	DF	8		"	"	"	"	"	"	N.A.
520	"	"	DF	9		"	"	"	"	"	"	N.A.
521	"	"	DF	10		"	"	"	"	"	"	N.A.
522	"	"	DF	8		"	"	"	"	"	"	N.A.
523	"	"	DF	9		"	"	"	"	"	"	N.A.
524	"	"	Bay	17		"	"	"	"	"	"	N.A.
525	"	"	DF	11		"	"	"	"	"	"	N.A.
526	"	"	Bay	8		"	"	"	"	"	"	N.A.
527	"	"	DF	12		"	"	"	"	"	"	N.A.
528	"	"	DF	16		"	"	"	"	"	"	N.A.
529	"	"	DF	16		"	"	"	"	"	"	N.A.
530	"	"	DF	10		"	"	"	"	"	"	N.A.
531	"	"	DF	15		"	"	"	"	"	"	N.A.
532	"	"	DF	13		"	"	"	"	"	"	N.A.
533	"	"	Bay	7		"	"	"	"	"	"	N.A.
534	"	"	Bay	17		"	"	"	"	"	"	N.A.
535	"	"	Bay	11		"	"	"	"	"	"	N.A.
536	"	"	DF	26		"	"	"	"	"	"	N.A.
537	"	"	Bay	22		"	"	"	"	"	"	N.A.
538	"	"	DF	16		"	"	"	"	"	"	N.A.
539	"	"	DF	21		"	"	"	"	"	"	N.A.
540	"	"	DF	13		"	"	"	"	"	"	N.A.
541	"	"	Bay	11		"	"	"	"	"	"	N.A.
542	"	"	DF	22		"	"	"	"	"	"	N.A.
543	"	"	DF	10		"	"	"	"	"	"	N.A.
544	"	"	DF	17		"	"	"	"	"	"	N.A.
545	"	"	DF	10		"	"	"	"	"	"	N.A.
546	"	"	Bay	9		"	"	"	"	"	"	N.A.
547	"	"	Bay	16		"	"	"	"	"	"	N.A.
548	"	"	Bay	8		"	"	"	"	"	"	N.A.
549	"	"	Bay	16		"	"	"	"	"	"	N.A.
550	"	"	DF	8		"	"	"	"	"	"	N.A.
551	"	"	DF	8		"	"	"	"	"	"	N.A.
552	"	"	DF	7		"	"	"	"	"	"	N.A.
553	"	"	Bay	9		"	"	"	"	"	"	N.A.
554	"	"	Bay	12		"	"	"	"	"	"	N.A.
555	"	"	Bay	11		"	"	"	"	"	"	N.A.
556	"	"	Bay	7		"	"	"	"	"	"	N.A.
557	"	"	Bay	11		"	"	"	"	"	"	N.A.
558	"	"	DF	17		"	"	"	"	"	"	N.A.
559	"	"	DF	27		"	"	"	"	"	"	N.A.
560	"	"	Oak	7		"	"	"	"	"	"	N.A.
561	"	"	Oak	8		"	"	"	"	"	"	N.A.
562	"	"	Oak	8		"	"	"	"	"	"	N.A.
563	"	"	Bay	14		"	"	"	"	"	"	N.A.
564	"	"	DF	18		"	"	"	"	"	"	N.A.

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565	"	"	Oak	8		"	"	"	"	"	"	N.A.
566	"	"	DF	11		"	"	"	"	"	"	N.A.
567	"	"	DF	9		"	"	"	"	"	"	N.A.
568	"	"	Bay	12		"	"	"	"	"	"	N.A.
569	"	"	DF	7		"	"	"	"	"	"	N.A.
570	"	"	DF	9		"	"	"	"	"	"	N.A.
571	"	"	Bay	22		"	"	"	"	"	"	N.A.
572	"	"	DF	10		"	"	"	"	"	"	N.A.
573	"	"	DF	9		"	"	"	"	"	"	N.A.
574	"	"	DF	8		"	"	"	"	"	"	N.A.
575	"	"	DF	10		"	"	"	"	"	"	N.A.
576	"	"	M	9		"	"	"	"	"	"	N.A.
577	"	"	Oak	12		"	"	"	"	"	"	N.A.
578	"	"	DF	16		"	"	"	"	"	"	N.A.
579	"	"	Bay	27		"	"	"	"	"	"	N.A.
580	"	"	M	7		"	"	"	"	"	"	N.A.
581	"	"	DF	9		"	"	"	"	"	"	N.A.
582	"	"	DF	19		"	"	"	"	"	"	N.A.
583	"	"	Bay	7		"	"	"	"	"	"	N.A.
584	"	"	Bay	15		"	"	"	"	"	"	N.A.
585	"	"	Bay	12		"	"	"	"	"	"	N.A.
586	"	"	Oak	10		"	"	"	"	"	"	N.A.
587	"	"	Bay	8		"	"	"	"	"	"	N.A.
588	"	"	Bay	14		"	"	"	"	"	"	N.A.
589	"	"	Bay	8		"	"	"	"	"	"	N.A.
590	"	"	Bay	19		"	"	"	"	"	"	N.A.
591	"	"	Bay	11		"	"	"	"	"	"	N.A.
592	"	"	Bay	14		"	"	"	"	"	"	N.A.
593	"	"	Bay	15	5 8-15	"	"	"	"	"	"	N.A.
594	"	"	DF	23		"	"	"	"	"	"	N.A.
595	"	"	DF	14		"	"	"	"	"	"	N.A.
596	"	"	Bay	12	4 7-12	"	"	"	"	"	"	N.A.
597	"	"	Bay	8		"	"	"	"	"	"	N.A.
598	"	"	Bay	8		"	"	"	"	"	"	N.A.
599	"	"	Bay	8		"	"	"	"	"	"	N.A.
600	"	"	Bay	9		"	"	"	"	"	"	N.A.
601	"	"	Bay	11		"	"	"	"	"	"	N.A.
602	"	"	Bay	9		"	"	"	"	"	"	N.A.
603	"	"	DF	21		"	"	"	"	"	"	N.A.
604	"	"	Oak	15		"	"	"	"	"	"	N.A.
605	"	"	Oak	15		"	"	"	"	"	"	N.A.
606	"	"	Oak	11		"	"	"	"	"	"	N.A.
607	"	"	DF	11		"	"	"	"	"	"	N.A.
608	"	"	Bay	31		"	"	"	"	"	"	N.A.
609	"	"	Bay	18		"	"	"	"	"	"	N.A.
610	"	"	DF	9		"	"	"	"	"	"	N.A.
611	"	"	Bay	13		"	"	"	"	"	"	N.A.
612	"	"	DF	12		"	"	"	"	"	"	N.A.
613	"	"	DF	10		"	"	"	"	"	"	N.A.

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614	"	"	Bay	7		"	"	"	"	"	"	N.A.
615	"	"	Bay	11		"	"	"	"	"	"	N.A.
616	"	"	DF	20		"	"	"	"	"	"	N.A.
617	"	"	Bay	27		"	"	"	"	"	"	N.A.
618	"	"	Bay	16		"	"	"	"	"	"	N.A.
619	"	"	Bay	15		"	"	"	"	"	"	N.A.
620	"	"	Bay	11		"	"	"	"	"	"	N.A.
621	"	"	DF	7		"	"	"	"	"	"	N.A.
622	"	"	Bay	15		"	"	"	"	"	"	N.A.
623	"	"	Oak	9		"	"	"	"	"	"	N.A.
624	"	"	Bay	11		"	"	"	"	"	"	N.A.
625	"	"	DF	25		"	"	"	"	"	"	N.A.
626	"	"	DF	19		"	"	"	"	"	"	N.A.
627	"	"	Bay	7		"	"	"	"	"	"	N.A.
628	"	"	Bay	8		"	"	"	"	"	"	N.A.
629	"	"	Bay	21		"	"	"	"	"	"	N.A.
630	"	"	Bay	16		"	"	"	"	"	"	N.A.
631	"	"	Bay	12		"	"	"	"	"	"	N.A.
632	"	"	Oak	9		"	"	"	"	"	"	N.A.
633	"	"	Bay	13		"	"	"	"	"	"	N.A.
634	"	"	Bay	14		"	"	"	"	"	"	N.A.
635	"	"	Oak	15		"	"	"	"	"	"	N.A.
636	"	"	DF	14		"	"	"	"	"	"	N.A.
637	"	"	Bay	10		"	"	"	"	"	"	N.A.
638	"	"	Bay	7		"	"	"	"	"	"	N.A.
639	"	"	DF	10		"	"	"	"	"	"	N.A.
640	"	"	DF	10		"	"	"	"	"	"	N.A.
641	"	"	Bay	12		"	"	"	"	"	"	N.A.
642	"	"	Oak	12		"	"	"	"	"	"	N.A.
643	"	"	Oak	16		"	"	"	"	"	"	N.A.
644	"	"	Bay	9		"	"	"	"	"	"	N.A.
645	"	"	Bay	13		"	"	"	"	"	"	N.A.
646	"	"	DF	9		"	"	"	"	"	"	N.A.
647	"	"	DF	7		"	"	"	"	"	"	N.A.
648	"	"	Bay	15		"	"	"	"	"	"	N.A.
649	"	"	Bay	8		"	"	"	"	"	"	N.A.
650	"	"	Bay	9		"	"	"	"	"	"	N.A.
651	"	"	Bay	11		"	"	"	"	"	"	N.A.
652	"	"	Bay	7		"	"	"	"	"	"	N.A.
653	"	"	Oak	13		"	"	"	"	"	"	N.A.
654	"	"	Bay	7		"	"	"	"	"	"	N.A.
655	"	"	Bay	6		"	"	"	"	"	"	N.A.
656	"	"	Bay	9		"	"	"	"	"	"	N.A.
657	"	"	Bay	8		"	"	"	"	"	"	N.A.
658	"	"	Bay	6		"	"	"	"	"	"	N.A.
659	"	"	Bay	7		"	"	"	"	"	"	N.A.
660	"	"	Bay	7		"	"	"	"	"	"	N.A.
661	"	"	Oak	8		"	"	"	"	"	"	N.A.
662	"	"	Oak	10		"	"	"	"	"	"	N.A.
663	"	"	Bay	9		"	"	"	"	"	"	N.A.

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664	"	"	Bay	11		"	"	"	"	"	"	N.A.
665	"	"	Bay	11		"	"	"	"	"	"	N.A.
666	"	"	Bay	7		"	"	"	"	"	"	N.A.
667	"	"	Bay	11		"	"	"	"	"	"	N.A.
668	"	"	Bay	8		"	"	"	"	"	"	N.A.
669	"	"	Bay	7		"	"	"	"	"	"	N.A.
670	"	"	Bay	13		"	"	"	"	"	"	N.A.
671	"	"	DF	15		"	"	"	"	"	"	N.A.
672	"	"	Bay	14		"	"	"	"	"	"	N.A.
673	"	"	Bay	15		"	"	"	"	"	"	N.A.
674	"	"	Bay	14		"	"	"	"	"	"	N.A.
675	"	"	Bay	7		"	"	"	"	"	"	N.A.
676	"	"	Bay	7		"	"	"	"	"	"	N.A.
677	"	"	Bay	13		"	"	"	"	"	"	N.A.
678	"	"	DF	12		"	"	"	"	"	"	N.A.
679	"	"	DF	25		"	"	"	"	"	"	N.A.
680	"	"	Bay	15		"	"	"	"	"	"	N.A.
681	"	"	DF	23		"	"	"	"	"	"	N.A.
682	"	"	DF	10		"	"	"	"	"	"	N.A.
683	"	"	DF	8		"	"	"	"	"	"	N.A.
684	"	"	DF	10		"	"	"	"	"	"	N.A.
685	"	"	DF	8		"	"	"	"	"	"	N.A.
686	"	"	DF	9		"	"	"	"	"	"	N.A.
687	"	"	DF	10		"	"	"	"	"	"	N.A.
688	"	"	DF	7		"	"	"	"	"	"	N.A.
689	"	"	DF	16		"	"	"	"	"	"	N.A.
690	"	"	Bay	17		"	"	"	"	"	"	N.A.
691	"	"	Bay	9		"	"	"	"	"	"	N.A.
692	"	"	DF	12		"	"	"	"	"	"	N.A.
693	"	"	Oak	10		"	"	"	"	"	"	N.A.
694	"	"	DF	9		"	"	"	"	"	"	N.A.
695	"	"	Bay	13		"	"	"	"	"	"	N.A.
696	"	"	Bay	20		"	"	"	"	"	"	N.A.
697	"	"	M	16		"	"	"	"	"	"	N.A.
698	"	"	DF	9		"	"	"	"	"	"	N.A.
699	"	"	M	7		"	"	"	"	"	"	N.A.
700	"	"	Bay	10		"	"	"	"	"	"	N.A.
701	"	"	Bay	10		"	"	"	"	"	"	N.A.
702	"	"	M	16		"	"	"	"	"	"	N.A.
703	"	"	M	7		"	"	"	"	"	"	N.A.
704	"	"	DF	9		"	"	"	"	"	"	N.A.
705	"	"	M	10		"	"	"	"	"	"	N.A.
706	"	"	Oak	9		"	"	"	"	"	"	N.A.
707	"	"	Oak	9		"	"	"	"	"	"	N.A.
708	"	"	Bay	20		"	"	"	"	"	"	N.A.
709	"	"	DF	8		"	"	"	"	"	"	N.A.
710	"	"	Bay	11		"	"	"	"	"	"	N.A.
711	"	"	Bay	11		"	"	"	"	"	"	N.A.
712	"	"	Bay	13		"	"	"	"	"	"	N.A.
713	"	"	Bay	14		"	"	"	"	"	"	N.A.

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714	"	"	DF	11		"	"	"	"	"	"	N.A.
715	"	"	Bay	10		"	"	"	"	"	"	N.A.
716	"	"	Bay	14		"	"	"	"	"	"	N.A.
717	"	"	Bay	14		"	"	"	"	"	"	N.A.
718	"	"	DF	12		"	"	"	"	"	"	N.A.
719	"	"	Bay	24		"	"	"	"	"	"	N.A.
720	"	"	DF	24		"	"	"	"	"	"	N.A.
721	"	"	Bay	18		"	"	"	"	"	"	N.A.
722	"	"	Bay	13		"	"	"	"	"	"	N.A.
723	"	"	DF	22		"	"	"	"	"	"	N.A.
724	"	"	DF	26		"	"	"	"	"	"	N.A.
725	"	"	Oak	16		"	"	"	"	"	"	N.A.
726	"	"	DF	27		"	"	"	"	"	"	N.A.
727	"	"	DF	16		"	"	"	"	"	"	N.A.
728	"	"	DF	19		"	"	"	"	"	"	N.A.
729	"	"	DF	27		"	"	"	"	"	"	N.A.
730	"	"	Oak	16		"	"	"	"	"	"	N.A.
731	"	"	Oak	25		"	"	"	"	"	"	N.A.
732	"	"	Oak	15		"	"	"	"	"	"	N.A.
733	"	"	Oak	17		"	"	"	"	"	"	N.A.
734	"	"	DF	17		"	"	"	"	"	"	N.A.
735	"	"	Bay	16		"	"	"	"	"	"	N.A.
736	"	"	DF	20		"	"	"	"	"	"	N.A.
737	"	"	Bay	7		"	"	"	"	"	"	N.A.
738	"	"	Bay	11		"	"	"	"	"	"	N.A.
739	"	"	DF	27		"	"	"	"	"	"	N.A.
740	"	"	DF	12		"	"	"	"	"	"	N.A.
741	"	"	DF	8		"	"	"	"	"	"	N.A.
742	"	"	Bay	9		"	"	"	"	"	"	N.A.
743	"	"	Bay	6		"	"	"	"	"	"	N.A.
744	"	"	Bay	39		"	"	"	"	"	"	N.A.
745	"	"	Bay	7		"	"	"	"	"	"	N.A.
746	"	"	Bay	9		"	"	"	"	"	"	N.A.
747	"	"	DF	14		"	"	"	"	"	"	N.A.
748	"	"	DF	12		"	"	"	"	"	"	N.A.
749	"	"	Bay	15		"	"	"	"	"	"	N.A.
750	"	"	Bay	10		"	"	"	"	"	"	N.A.
751	"	"	Bay	20		"	"	"	"	"	"	N.A.
752	"	"	Bay	12		"	"	"	"	"	"	N.A.
753	"	"	DF	25		"	"	"	"	"	"	N.A.
754	"	"	DF	15		"	"	"	"	"	"	N.A.
755	"	"	DF	17		"	"	"	"	"	"	N.A.
756	"	"	DF	16		"	"	"	"	"	"	N.A.
757	"	"	DF	9		"	"	"	"	"	"	N.A.
758	"	"	Bay	29		"	"	"	"	"	"	N.A.
759	"	"	Bay	10	3 7-10	"	"	"	"	"	"	N.A.
760	"	"	Bay	12		"	"	"	"	"	"	N.A.
761	"	"	Bay	10	3 8-10	"	"	"	"	"	"	N.A.
762	"	"	Bay	12		"	"	"	"	"	"	N.A.

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763	"	"	Bay	8		"	"	"	"	"	"	N.A.
764	"	"	BAY	9		"	"	"	"	"	"	N.A.
765	"	"	DF	44		"	"	"	"	"	"	N.A.
766	"	"	DF	25		"	"	"	"	"	"	N.A.
767	"	"	Bay	9		"	"	"	"	"	"	N.A.
768	"	"	DF	41		"	"	"	"	"	"	N.A.
769	"	"	Bay	10		"	"	"	"	"	"	N.A.
770	"	"	DF	19		"	"	"	"	"	"	N.A.
771	"	"	DF	26		"	"	"	"	"	"	N.A.
772	"	"	DF	15		"	"	"	"	"	"	N.A.
773	"	"	Bay	7		"	"	"	"	"	"	N.A.
774	"	"	DF	19		"	"	"	"	"	"	N.A.
775	"	"	DF	7		"	"	"	"	"	"	N.A.
776	"	"	Bay	7		"	"	"	"	"	"	N.A.
777	"	"	Bay	12		"	"	"	"	"	"	N.A.
778	"	"	Bay	12		"	"	"	"	"	"	N.A.
779	"	"	Bay	16		"	"	"	"	"	"	N.A.
780	"	"	Bay	17		"	"	"	"	"	"	N.A.
781	"	"	Bay	17		"	"	"	"	"	"	N.A.
782	"	"	Bay	23		"	"	"	"	"	"	N.A.
783	"	"	Bay	13		"	"	"	"	"	"	N.A.
784	"	"	Bay	7		"	"	"	"	"	"	N.A.
785	"	"	Bay	16	3 8-16	"	"	"	"	"	"	N.A.
786	"	"	Bay	10		"	"	"	"	"	"	N.A.
787	"	"	DF	10		"	"	"	"	"	"	N.A.
788	"	"	DF	18		"	"	"	"	"	"	N.A.
789	"	"	DF	17		"	"	"	"	"	"	N.A.
790	"	"	DF	11		"	"	"	"	"	"	N.A.
791	"	"	DF	26		"	"	"	"	"	"	N.A.
792	"	"	DF	13		"	"	"	"	"	"	N.A.
793	"	"	Oak	19		"	"	"	"	"	"	N.A.
794	"	"	Oak	14		"	"	"	"	"	"	N.A.
795	"	"	Bay	9		"	"	"	"	"	"	N.A.
796	"	"	DF	25		"	"	"	"	"	"	N.A.
797	"	"	DF	24		"	"	"	"	"	"	N.A.
798	"	"	Bay	17	6 8-17	"	"	"	"	"	"	N.A.
799	"	"	DF	15		"	"	"	"	"	"	N.A.
800	"	"	DF	19		"	"	"	"	"	"	N.A.
801	"	"	Bay	17		"	"	"	"	"	"	N.A.
802	"	"	DF	16		"	"	"	"	"	"	N.A.
803	"	"	DF	15		"	"	"	"	"	"	N.A.
804	"	"	DF	22		"	"	"	"	"	"	N.A.
805	"	"	DF	15		"	"	"	"	"	"	N.A.
806	"	"	DF	26		"	"	"	"	"	"	N.A.
807	"	"	DF	20		"	"	"	"	"	"	N.A.
808	"	"	DF	21		"	"	"	"	"	"	N.A.
809	"	"	Bay	19		"	"	"	"	"	"	N.A.
810	"	"	Bay	12		"	"	"	"	"	"	N.A.
811	"	"	M	11		"	"	"	"	"	"	N.A.

(1) Bay=California Bay (2) DF=Douglas Fir (3) M=Madrone (4) MZ=Manzanita (5)Oak=Various Species of Oaks

2022 Removed Burned and Dead Tree Inventory Report

Location: Pacel B & C FB-3 & 4

Tree #	Date Observed (date of field work for UFA Report)	Location	Type of Tree	DBH in Inches	# of Stems - Size Range	Tree Height-Ft. Unknown	Health	Comments Catastrophic burn area, all dead trees or severly fire damaged trees removed .	UFA Action	Hazard	Fuel Removal	Crown
812	"	"	Bay	14		"	"	"	"	"	"	N.A.
813	"	"	Oak	10		"	"	"	"	"	"	N.A.
814	"	"	Oak	12		"	"	"	"	"	"	N.A.
815	"	"	DF	40		"	"	"	"	"	"	N.A.
816	"	"	DF	25		"	"	"	"	"	"	N.A.
817	"	"	Bay	14		"	"	"	"	"	"	N.A.
818	"	"	DF	16		"	"	"	"	"	"	N.A.
819	"	"	DF	34		"	"	"	"	"	"	N.A.
820	"	"	Bay	8		"	"	"	"	"	"	N.A.
821	"	"	Bay	9		"	"	"	"	"	"	N.A.
822	"	"	Bay	20		"	"	"	"	"	"	N.A.
823	"	"	DF	36		"	"	"	"	"	"	N.A.
824	"	"	DF	42		"	"	"	"	"	"	N.A.
825	"	"	Bay	17		"	"	"	"	"	"	N.A.
826	"	"	Bay	19		"	"	"	"	"	"	N.A.
827	"	"	Bay	12		"	"	"	"	"	"	N.A.
828	"	"	DF	24		"	"	"	"	"	"	N.A.
829	"	"	Bay	18		"	"	"	"	"	"	N.A.
830	"	"	DF	30		"	"	"	"	"	"	N.A.
831	"	"	Oak	20		"	"	"	"	"	"	N.A.
832	"	"	DF	22		"	"	"	"	"	"	N.A.
833	"	"	DF	24		"	"	"	"	"	"	N.A.
834	"	"	Bay	25		"	"	"	"	"	"	N.A.
835	"	"	Bay	15		"	"	"	"	"	"	N.A.
836	"	"	Bay	10		"	"	"	"	"	"	N.A.
837	"	"	DF	7		"	"	"	"	"	"	N.A.
838	"	"	Bay	18		"	"	"	"	"	"	N.A.
839	"	"	Bay	11		"	"	"	"	"	"	N.A.
840	"	"	Bay	16		"	"	"	"	"	"	N.A.

Dead Trees Cut by Species

Bay	437
DF	301
M	14
Maple	1
Oak	87
Total Trees	840

Dead Trees Cut by DBH

6"-9"	227
10"-11"	144
12"-24"	415
Over 24"	54
Total Trees	840

(1) Bay=California Bay (2) DF=Douglas Fir (3) M=Madrone (4) MZ=Manzanita (5)Oak=Various Species of Oaks

Exhibit B

Fountaingrove II

Design Program

FOUNTAINGROVE II
DESIGN PROGRAM

for

OPEN SPACE MANAGEMENT

April 17, 1992
Approved by City of Santa Rosa
Community Development Department
PO Box 1678
Santa Rosa, CA 95402

April 15, 2010
Amended by City of Santa Rosa
Zoning Administrator Resolution No. CUP09-083
Community Development Department
100 Santa Rosa Avenue
Santa Rosa, CA 95404

July 7, 2011
Amendment #1 to Zoning Administrator Resolution No. CUP09-083
Community Development Department
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Prepared For
Watt Homes of Northern California
Dividend Fountaingrove Partners

April 1992

Prepared By:
Carlile/Associates
Civil Engineers - Surveyors - Land Planners

Charles A. Patterson
Plant Ecologist

Bruce Aspinall & Associates
Land Use Planning - Urban Design

Amended for Use Permit - Fountaingrove II Open Space

by

Zoning Administrator Resolution No. CUP09-083

April 15, 2010

and

Zoning Administrator Amendment #1 to Resolution No. CUP09-083

July 7, 2011

Exhibits added by April 15, 2010 Resolution

Exhibit 1

Composite Map of Fountaingrove II for Open Space Use Permit Area that was prepared in October 2009 for Fountaingrove II Open Space Maintenance Association by Carlile Macy

Exhibit 2

List of Fountaingrove II Open Space Parcels dated April 2, 2010 that lists the parcels applicable to the April 15, 2010 Use Permit granted per Zoning Administrator Resolution No. CUP09-083

THIS RESOLUTION IS NOT APPLICABLE TO FOUNTAINGROVE II HOMEOWNERS

FOUNTAINGROVE II DESIGN PROGRAM

Figures 1 – 9 of the April 1992 original plan, which were planning sketches scattered from pages 20 - 44, have not been attached to this April 15, 2010 amendment of the Open Space Management Plan, nor have the sketches for water impoundment on page 41 and installation procedure for water bars on page 45. These sketches as well as the original 24" by 36" drawings for Figure 1 (Open Space Classifications), Figure 2 (Open Space Management Areas) and the Master Landscaping Plan for Fountaingrove II can be located in the original Design Program binder dated April 1992.

Rough planning sketches included on pages 50 – 53 of the April 1992 original Design Program are not applicable to the ongoing Design Program for Open Space Management, and have been omitted from the April 15, 2010 update.

I. BACKGROUND

a. Original Plan Issued April 1992

Prior to the planning and design of Fountaingrove II, an Environmental Assessment was prepared, under contract to the City of Santa Rosa, in order to identify planning/environmental constraints and design opportunities. Among its findings, that Assessment identified the occurrence of sensitive plants, high wildlife habitat potential, and high visual values, and identified as a principal opportunity, the potential to create a multifunctional open space system. Such a system should provide for native plant and wildlife habitat conservation, preservation of visual quality, preservation of natural drainage, erosion control, and recreation. Accordingly, and in response to the Environmental Assessment, the Development Plan and Policy Statement for Fountaingrove II were prepared with an open space system in mind, setting aside more than 200 acres of the site for such a system, and specifying policies calling for retention of major topographic and major tree mass characteristics of the site.

Although the 200+ acres of open space are identified in the Development Plan, the adopted Policy Statement (Section V (B)), requires the preparation of a Design Program to further specify (1) major landscape/open space design elements, (2) design guidelines for area-wide physical design elements, and (3) open space management. Further, the Environmental Impact Report (EIR) certified for Fountaingrove II included as mitigation (mitigation measure #7, page IV-45) the provision of a project design program.

This Design Program has been prepared in response to the requirements of the Policy Statement and EIR; it establishes a framework for the preservation and maintenance of the project open space system, and establishes design guidelines for area wide landscape/streetscape elements.

b. Update of Geographic Area and Designation of Fountaingrove as a Very High Fire Hazard Severity Zone by the City of Santa Rosa

As of April 2010, the open space of Fountaingrove II is comprised (a) 201.7 acres of wildlands which is mostly steep terrain which borders residences, streets and other private or public properties and (b) about 15 or more acres of landscaped strips along the Fountaingrove Parkway or interior streets of the development. The open space is comingled and/or separated by 591 lots of developed property, and the open space is spread over more than 600 acres of the Planned Community of Fountaingrove II. Most of the wildland acreage has very poor access and it is located within a designated Wildland Urban Interface Fire Area by the City of Santa Rosa, per Fire Ordinance 3852 adopted by the Santa Rosa City Council on November 6, 2007. This designation by Santa Rosa's Ordinance created a legal requirement for OSMA to control vegetation within its boundaries per the federal and state requirements for a designated Very High Fire Severity Hazard Zone.

BACKGROUND I b. Continued

In 2004, the State of California enacted legislation to require communities such as Fountaingrove II to create fuel breaks of 100' or more as defensible space. This same 100' fuel management zone was also a requirement by the original Design Program in Section D8 below and Figure 9. The attached Map (Exhibit 1) created in October 2009 by Carlile Macy shows the current status of the fuel managed zones which, as of that date, are estimated at 64 acres; 38.4 acres of which OSMA has created. OSMA weed abates these firebreaks on an annual basis, and treats them for regrowth on a three year cycle to reduce the danger of fire.

The purpose of the April 2010 amendment to the original 1992 Design Program is to obtain a Use Permit to clarify or modify forest management procedures for: (1) changes in circumstances with regards to the legal obligations of OSMA to manage for fire safety, (2) updating the status of the fuel reduction completed by OSMA, and (3) updating the original Design Program for unplanned circumstances such as: (a) the lack of natural fires and the imbalance in plant mix resulting from this fact, (b) the inability to predict the built out condition of the wildlands and the safety issues that could occur with trees near residences, streets or other personal or public property, and (c) the fact the Douglas fir has become dominant and invasive to other native trees and plants in Fountaingrove II and other parts of California.

II. ORGANIZATION

This Design Program is divided into two major sections:

1. Design Guidelines (Section III)
2. Open Space Management Plan (Section IV)

Design Guidelines

The intent of these guidelines is to establish the major design theme/concepts for Fountaingrove II as called for in the adopted Policy Statement and certified EIR.

Open Space Management Plan

The intent of this plan is to establish a framework for the preservation and maintenance of the open space areas within Fountaingrove II including management of the "special interest plant species" and "special status habitats" identified in the Environmental Assessment and certified EIR.

III. DESIGN GUIDELINES

Recognizing that the relatively rich variety of native vegetation is one of the site's most appealing assets, the design concept for Fountaingrove II seeks to retain and enhance this natural character and to blend the development with the native landscape.

The Master Landscape Plan, that was located in a sleeve at the back of the original document, illustrates the overall landscape concept for Fountaingrove II including the native woodland, grassland, and chaparral communities, the neighborhood parks, the trail system, and conceptual landscaping of common areas and streets including Fountaingrove Parkway and project entries.

The following pages illustrate various design elements such as Fountaingrove Parkway, project entries and fencing concepts in more detail. Also included are typical details of site and street furniture.

IV. OPEN SPACE MANAGEMENT PLAN

A. OBJECTIVES

The objectives of open space management for Fountaingrove II include the following:

1) To retain a maximum of the natural values embodied in the site's existing vegetation and associated wildlife.

2) To preserve existing resource features of concern and restore or enhance selected communities and habitats.

3) To preserve the visual quality of the natural landscape in open space areas considering views from offsite as well as onsite.

4) To minimize the potential fire hazard associated with the open space/development interface.

5) To control erosion in areas where it occurs currently and to minimize the potential for future erosion.

6) To provide for certain recreational uses such as hiking consistent with the other natural resource protection and management objectives.

B. OPEN SPACE CLASSIFICATIONS

There will be four classifications of open space at Fountaingrove II:

1. Neighborhood Parks
2. Common Open Space
3. Private Open Space
4. Open Space Easement

These classifications define the ownership, responsibility for maintenance, and permitted uses for these areas and are shown in Figure 1.

Neighborhood Parks

The two proposed neighborhood parks will be owned and maintained by the City of Santa Rosa. Permitted uses will be determined by the City of Santa Rosa Recreation and Parks Department.

Common Open Space

Common Open Space shall be those open space areas owned and maintained by a Master Homeowners Association or a public entity such as a Lighting and Landscape Maintenance District. The majority of the open space at Fountaingrove II will be Common Open Space. Passive recreational uses including, but not limited to, hiking trails, picnic areas, and other uses which do not significantly injure or scar vegetation, promote erosion, or interfere with wildlife use of the area will be permitted.

Private Open Space

Private Open Space shall be those open space areas designated on private residential lots which will be owned and maintained by the owner. Passive recreational uses which do not substantially alter significant existing native vegetation will be permitted.

Open Space Easement

Open Space Easement shall be those easement areas designated over private residential lots which will be owned by the lot owner and maintained by the entity (Master Homeowners Association or Lighting and Landscape Maintenance District), which maintains the Common Open Space areas. Open Space Easements will typically be designated for specific purposes such as to provide landscape planting areas adjacent to streets and to provide wildlife corridors linking major open space areas. Passive recreational uses which do not significantly injure or scar vegetation, promote erosion, or otherwise interfere with the purpose of the Open Space Easement will be permitted.

C. APPROACH

Addressing the various objectives of open space management for Fountaingrove II primarily involves vegetation management actions designed to serve multiple purposes. For this reason, the plant communities currently existing within the open space areas form the basis for the plan. The plan acknowledges the northern oak woodland, mixed evergreen woodland, chaparral, and grassland plant communities. Within the chaparral plant community, the Rincon ceanothus (Ceanothus confusus) and Rincon manzanita, (Arctostaphylos stanfordiana var. repens) identified as "special interest" plant species in the Fountaingrove II EIR, exist in several areas. These plants have been addressed in project planning since 1989 resulting in project design modifications to enlarge preserve areas as well as a continuing propagation, taxonomic, and cultural research program. (See Appendix C) A major part of the Open Space Management Plan involves the protection and enhancement of habitat for these sensitive species.

The major open space management areas are shown in Figure 2. These include the following:

1. Sensitive Plant Management Area - includes existing low/medium and high density sensitive plant preserve areas and chaparral areas where sensitive plant habitat enhancement is proposed
2. Woodland Management Area - includes northern oak woodland and mixed evergreen woodland recognizing that these two typically occur in a complex combination and have similar management needs
3. Grassland Management Area - includes existing grasslands and areas to be converted to grassland
4. Chaparral Management Area - includes chaparral areas not suitable as habitat for the sensitive plants

While vegetation management is the primary emphasis of the plan and incorporates provisions to address other important open space management topics, these topics are discussed separately in the sections on Exotic and Noxious Vegetation, Wildlife Management, Fire and Fuel Management, and Erosion and Sedimentation Control. Additionally, a list of native plants encouraged for use by homeowners and a list of unsuitable and/or invasive plants to be prohibited are included in Appendices A and B respectively.

IV. OPEN SPACE MANAGEMENT PLAN – Section D - PLAN ELEMENTS

1. SENSITIVE PLANT MANAGEMENT

Pursuant to mitigation measures recommended in the EIR, a detailed rare plant mitigation program has been initiated and is a major component of this Open Space Management Plan. The extent and significance of the locally endemic chaparral community are discussed in an appendix to the Fountaingrove II EIR, and are the focus of a major preservation and propagation effort. The goals of the rare plant mitigation effort are to avoid as much of the existing populations and their preferred habitat as possible, maintain a full genetic spectrum within the project area, and to compensate through propagation, planting, and habitat enhancement for the losses that cannot be avoided. Unfortunately, the endemic species present in the project area favor the gentler ridgetops and mesas, the most usable sites for development. Because of this, achieving adequate mitigation through avoidance alone is extremely difficult. There are, however, several factors which indicate that a reasonably high degree of success could be expected for a detailed habitat management and enhancement program, supplemented by significant propagation and planting.

The following are the specific actions being undertaken as part of this effort:

Preservation

Five separate preserves, protecting about 15 acres of the current total extent of the manzanita and ceanothus have been designed into the Open Space Management Plan. These cover the full range of geographic and site conditions found in the area. They have been selected as the highest quality sites (habitats and populations) in the overall project area. In addition, the overall open space designation totals over 200 acres, much of which is also potentially suitable habitat for the sensitive plants. This potential habitat contains soils similar to those in the existing communities, but currently supports tall mature chaparral of scrub oak, chamise, chaparral pea, and other manzanitas, plus a few areas of annual grassland and oak woodland. Preservation of existing high quality sites (the northernmost in particular) forms the primary basis of the project's sensitive plant mitigation efforts. The initial project design was substantially modified in response to comments by and meetings with local representatives from the California Department of Fish and Game (CDFG), the California Native Plan Society (CNPS), and other botanical experts. The main goal of this was to include as much of the existing high quality habitat as possible in the open space designations, to include the full geographic and microclimatic conditions, and to maximize the benefits to be gained at each preserve, such as striving for a larger area-to-perimeter ratio and utilizing local features and opportunities. Preserved areas will be closely managed to provide physical protection, colony monitoring, supplemental thinning and planting, and any other remedial work as is needed to assure the continued survival of the endemic shrubs.

Propagation and Salvage

Over 1000 cuttings of the Rincon Ridge ceanothus and manzanita have been successfully propagated and potted and are showing vigorous new growth. Test plantings will be made this winter as weather permits and additional cuttings will continue to be taken to provide adequate planting stock for future open space restoration and landscaping. The goal in propagation is to assure that the numbers of plants that cannot be avoided by the development are replaced by new young plants taken from the full spectrum of sub-forms and habitats. Since there is an abundance of potentially suitable habitat conditions in the open space areas (as well as in certain parts of the landscape and revegetation areas), there is the potential to increase substantially the number of each species in the final project configuration. With perhaps 2000 ceanothus currently in the study area and roughly 4000 to 5000 manzanita, a significant start has been made to assure no net loss in the numbers and general extent of these species.

Habitat Enhancement

Selected areas of mature chaparral will be mechanically cleared to create new habitat for the rare ceanothus and manzanita. No areas currently supporting the sensitive plants are being cleared. Some of these areas will be seeded or planted with propagated stock, while others will be untreated and monitored for natural seed dispersal and establishment. Other areas of tall mature brush will be hand thinned to open the canopy in an attempt to stimulate ceanothus and manzanita seed germination. Limited brush burning may be explored as an additional management tool, but permission from the Fire Department and Air Quality Control District must be obtained to ensure that this is a safe and allowable procedure to follow. Eventually, clearing of currently mature brush will be conducted in a number of areas to create considerable new openings on suitable soil for the manzanita and ceanothus. This will both reduce the existing fuel load and provide for new habitat for the rare shrubs. Since these shrubs are low and generally quite green, their establishment will also contribute toward lower overall fire hazard and will be useful in creating fuelbreaks adjacent to development areas.

Revegetation and Landscaping

Landscaping within the residential development will emphasize the use of native trees (oaks, madrone, redwood, Douglas fir) and shrubs (indigenous ceanothus and manzanitas, coffeeberry, monkeyflower, toyon, and many others). Planting on open space parcels, including revegetation of roadsides, cuts, fills, etc. will utilize the local endemic ceanothus and manzanita in combination with other native plantings. The two rare sub-shrubs prefer open disturbed (bare) soil, form low spreading mats and mounds, are extremely drought tolerant, and are presumably somewhat fire-resistant (because of their low habit, bare surroundings, and high ratio of live growth to total volume).

Management. Monitoring and Funding

The sensitive plant management areas will be managed conservatively, with low level recreational use that is compatible with natural resource protection and enhancement. Specific management guidelines and techniques will be refined during the implementation stages. Long term management will involve ongoing commitment by the administrative entity to actively monitor and protect the sensitive plant management areas. The open space areas, including the sensitive plant management areas, will be owned and managed by a local homeowner's association or some public entity such as a Lighting and Landscape District administered by the City of Santa Rosa.

D 2. TREE PRESERVATION/VISUAL SCREENING FROM VALLEY FLOOR

The EIR identified that the east-facing, tree-covered slope, along the easterly portion of the property provides a visual "backdrop" to Rincon Valley. Subsequent visual analysis confirmed that, but in addition, demonstrated that about 2/3 of the backdrop -- the lower portion of the hillside -- is off the Fountaingrove II site (see Fig. 3). That lower, dominant portion of the hillside currently contains developed, developing, and underdeveloped parcels, and would not be affected in any way by development of Fountaingrove II.

Existing trees to be removed are indicated on the Tentative Map; it is clear that only a very few of the existing trees would be removed. The tree masses to remain on the Fountaingrove II site were plotted from aerial photographs onto the site plan (see Fig. 4). That demonstrates that nearly all of the existing (and remaining) tree masses are outside of the proposed lots and building site areas. The primary tree types are fir and oak, with the fir trees creating a dense tree cover at least 70 feet tall.

Two partial site sections -- through the easterly slope area -- were drawn from the Badger Road/Wallace Road area (EIR vantage point - photo 4) (see Figs. 5-7). These sections demonstrate that retention of the dominant tree mass would screen potential development and would protect existing viewsheds from the valley floor into the project area.

In order to insure tree preservation, all portions of the east-facing slope, outside of the (SF1) lots, are included within the common open space area, which would prohibit development/tree removal, and which would be maintained/preserved in perpetuity by a Master Homeowners Association, Lighting and Landscape Maintenance District, or other legal entity.

IV. OPEN SPACE MANAGEMENT PLAN (continued)

D 3. WOODLAND MANAGEMENT

The woodland management areas shown on Figure 2 include areas of the northern oak woodland and mixed evergreen woodland communities. The primary species within these areas are Oregon oak, California black oak, Coast live oak, Douglas fir, California bay, and Madrone. The woodland areas are the most vegetatively complex of the site's plant communities with a greater variety of plant species and vegetative layers providing habitat for a greater variety of wildlife species. The woodland areas are also important visually, especially the east facing slopes which are visually prominent from Rincon Valley.

The goals with respect to woodland management include retaining the existing woodland to the greatest extent possible, improving overall conditions by thinning the understory and removing invasive exotics, and restoring certain sites to woodland cover. Tree management will comprise a balance of maintaining a healthy sustainable forest environment for plants and habitat, as well as ensuring the open space is maintained in a safe manner to reduce the possibility of injury or death to people or pets, or damage to property from fire or unsafe circumstances.

Dead trees should be removed from common area open space landscaped areas (shaded in blue on the attached Map) for fire safety and liability reasons.

Dead trees should also be managed for fire safety and liability reasons in the designated fuel management zones (shaded in red on the attached Map). Managing fire safety in these fuel management zones was originally mandated herein per Section D8, and is now also a requirement due to changes in state and local laws. In these fuel management zones, dead trees and their branches may be cut and removed, or their trunks can be left on-site if properly embedded into the soil in a safe manner. Branches removed from cut trees in fuel managed areas can be removed off-site or left onsite in small piles, if the area is too inaccessible to transport the cut material to a chipper or truck to transport the material offsite. Dead trees in fuel management zones with habitat will not be cut, unless they are a safety hazard to people and property.

If a dead tree has habitat, but is also a risk of falling on persons or property, the tree can be cut and disposed of as noted above. In such instances, work will be done when the animals or birds are not nesting, unless a Qualified Authority has considered the dead tree a high risk liability. In instances where the tree is considered a safety/liability risk, consideration should be given to removing the top portion of the dead tree, and leaving the lower portion for habitat and reduce/eliminate any safety issue with people or property. This partial removal procedure would be beneficial where the work will remove the safety issues, but leave a snag for habitat purposes.

Dead, injured, diseased or dying trees may be removed from open space parcels for safety reasons, or to maintain a healthy forest environment, if such action has the written recommendation of a "Qualified Authority".

IV. D 3 OPEN SPACE MANAGEMENT - WOODLAND MANAGEMENT (continued)

"Qualified Authority" is herein defined as a (1) certified arborist, or (2) qualified forest management or pre-fire wildfire professional herein defined as: (i) an affiliate of the California Licensed Foresters Association (CLFA) licensed as a Registered Professional Forester (RPF) or (ii) a Pre-fire, Vegetation Management, or Defensible Space Specialist, licensed or certified by the State Fire Marshall or other state or local fire agency. To ensure there is ample habitat, no standing dead trees will be removed from the open space outside the boundaries of the landscaped and fuel managed zones, unless such action has the written recommendation of a Qualified Authority as defined herein; that there is a minimum average of two dead trees per acre remaining in such open space acreage, with at least one of the two dead trees being in excess of 16" in diameter. Existing trees, including snags, will be preserved to the extent they are not deemed a fire or safety hazard by a Qualified Authority as defined herein. Some areas will be supplementally planted, primarily with oaks in northern oak woodland areas and Douglas fir in mixed-evergreen woodland areas, although California bay and madrone will also be used. Protection for new plantings from wildlife browsing will be provided and may include the use of fencing, screening, or cages.

Woodland understory will be actively managed by periodically removing dense understory seedlings and brush, at least to the extent needed to provide a more fire-safe environment adjacent to residential development areas. The more remote woodland stands may be allowed to become more heavily vegetated to foster higher overall productivity and to benefit wildlife. Understory thinning will be conducted largely through hand methods, but some prescribed burning may be pursued in coordination with, and approval from, appropriate local and regional agencies. Specific hazard areas will be identified and subject to hand thinning with the thinned material being removed offsite, or chipped on-site. If chipped on-site, the chipped material will be spread to a depth of no more than 3", and will be kept away from native plants that should not be mulched, such as the sensitive Rincon Manzanita and Rincon Ceanothus. Some material may be left in piles in strategic places as cover for wildlife (quail, etc.). The thinning operations will improve fire safety by reducing the fuel volume, will improve visual quality by eliminating unsightly thickets and by opening up new views, and will improve wildlife habitat by providing better groundcover growth and creating new edge habitats.

To protect the communities of Santa Rosa from a large wildfire, live Douglas firs less than 24" in diameter when measured 4 ½ feet from the ground may be cut, removed and properly disposed of from any part of open space if there will not be adequate crown separation from other trees or large chaparral or bushes, such as the Sonoma Manzanita or Toyon bush, as measured when such trees or bushes reach maturity. Such measurements and recommended action shall be confirmed by a written recommendation by a Qualified Authority as defined herein and will be documented before OSMA cuts or removes such trees. No more than ten (10) live Douglas fir trees exceeding twelve inches (12") in diameter can be removed per acre on an annual basis, without preapproval of the planned action by the Community Development Department of Santa Rosa. No other species of healthy trees, that have heritage status designated by the City of Santa Rosa, will be removed if their diameter exceeds six inches (6"), without the written recommendation by a Qualified Authority and preapproval of the Community Development Department except Umbellularia californica (California Bay) which are within fifteen feet (15') of the foliage of native oaks susceptible to death from Phytophthora ramorum (sudden oak death syndrome or "SOD"). California Bays have been identified as the most prolific foliar vector host to Phytophthora ramorum, and authorities recommend such removal to preserve oaks. No live trees will be cut or altered for the sole purpose of enhancing views.

Maintenance work performed on open space will consider the impact of erosion, will be timed around the weather and soil conditions, and the Qualified Authority will certify that his/her recommendation for the removal of trees is not anticipated to create any erosion issues.

Habitat Counsel

The removal of trees in excess of six inches (6") in diameter, exclusive of invasive species as defined herein, will be reviewed by a biologist or ornithologist ("Habitat Counsel") for issues with birds, bats and other animals that might be nesting in or near the trees to be cut or removed. The opinion of the Habitat Counsel will be submitted with the Annual Report submitted per Section 10. Such Habitat Counsel will have graduated with a Bachelor's or Master's Degree in Biology or Ornithology from an accredited four-year or higher degreed college or university.

Nesting Birds

Tree removal activities should ideally be scheduled outside of the nesting season of protected raptors and migratory birds (February 15 to August 15). Pre-removal surveys are required within 1 week prior to beginning work during the nesting season. If work has not begun within 2 weeks of the survey, additional surveys will be necessary.

If an active nest is found, a 50 foot buffer (150 foot buffer for raptor nests) in each direction needs to be delineated with colored flagging. Work may not be conducted within this buffer until nesting activity has ended. An active nest is any nest structure that is being used by adult birds or is at least half completed, or contains eggs or nestlings. Permanent nest structures used by herons, egrets, or raptors are considered active nests.

If surveys indicate that nests are inactive or potential habitat is unoccupied, no further mitigation measures are required. Raptor or other bird nests initiated during tree removal activities are presumed to be unaffected and no buffer is necessary. However, the 'take' of any individuals is prohibited.

Special-status Bat Species

Prior to tree removal activity, a qualified bat biologist will survey for special-status bats on site. If no evidence of such bats is present, no further mitigation is required. If evidence of such bats is observed a no-disturbance buffer acceptable in size to the CDFG will be created around any hibernaculum and/or maternity roosts. Bat roosts initiated during tree removal activity are presumed to be unaffected, and no buffer in necessary. However, 'take' of individuals is prohibited.

In addition, removal of trees showing evidence of bat activity will occur during the period least likely to impact bats, as determined by a qualified bat biologist, generally between September 15 and October 15 before the formation of the winter hibernacula, and between February 15 and March 1 before the formation of maternity roosts. If exclusion is necessary to prevent indirect impacts to bats from tree removal-related noise and human activity adjacent to trees showing evidence of bat activity, these activities shall be conducted during this period as well.

All recommendations, reports, bids, or proposals of such Qualified Authority or Habitat Counsel will state that he/she has read and understands the governing documents of Fountaingrove II, and that he/she certifies under perjury that his/her recommendations are in compliance with the prescribed management practices for the open space of Fountaingrove II, and that his/her recommendation complies with all requirements of the most recent approved Design Program for Open Space Management and Use Permits. Copies of these recommendations and certifications will be submitted to the Community Development Department with the Annual Report provided each year as per Section 10 below.

Trees with Safety Hazards Needing Emergency Action for Safety Reasons

A removal or alteration of any tree necessitated by a hazardous or dangerous condition of, or caused by the tree, or a portion thereof, which requires immediate action to protect life or property, shall be allowed consistent with Santa Rosa City Code Section 17-24.030. Such a tree, including a street, protected, or heritage tree, may be altered or removed by City personnel without a permit, or by the property owner with the prior written permission given by the head of any one of the following City departments: the Police Department, Fire Department, Public Works Department, Utilities Department, Recreation and Parks, Community Development, or City Manager. Decision making authority in such situations may be delegated to field personnel by the head of each such Department or by the City Manager.

Heritage Tree Removal Notice to Fountaingrove II Homeowners

OSMA will have administrative procedures in place to notify and respond to Fountaingrove II homeowners of tree work that will occur within 20' of their property line on Heritage trees, as designated by the City of Santa Rosa per Chapter 17-24.020 of its Ordinances. Except for necessary emergency work, such notification will be made a minimum of 10 days before work will commence. Once planned work has been noticed, re-notification will not be required if work is done at a later date for any reasons such as weather, habitat clearance or possible financial issues. Notice can be made by regular mail, fax, e-mail, courier, express mail, or hand delivery.

Notice of tree removal will not be necessary for trees which are not designated as Heritage, or where any party has planted trees, including Heritage trees, on Open Space without written permission from OSMA. This notification does not preclude OSMA from removing trees that are considered a fire or safety hazard by a Qualified Authority, or if a Department of the City recommends tree removal for emergency safety reasons as provided herein.

4. GRASSLAND MANAGEMENT

The grassland management areas shown on Figure 2 include current grasslands and suitable adjacent areas proposed to be converted to grassland. The existing grasslands include both the non-native annual type (Avena, Bromus, Cynosurus, Brassica, Centaurea) and scattered pockets of native perennials (Stipa pulchra and lepida, Elymus, Mara, Sitanion, Festuca). The native needlegrass grassland (Stipa) is of special interest because it has experienced a severe reduction in both distribution and abundance statewide.

The goals with respect to grassland management are to restore the existing grassland areas to dominance by the native perennial bunchgrasses (including the needlegrasses in particular), to improve conditions for the native grasses by removing invasive exotics, to expand existing grasslands by converting suitable adjacent areas currently dominated by coyote brush, and to prevent future encroachments into the grassland.

Areas of disturbed ground and sparse grassland will be restored to more natural bunchgrass stands and meadow. The large open valley in the north-central part of the site at the head of Paulin Creek is a prime area for grassland restoration since this area now supports extensive coyote brush and the exotic Harding grass. This area will be restored to bunchgrasses and scattered oaks. Other small areas of meadow and bunchgrass prairie will be supplementally planted with additional native grasses. Selected areas will be subject to intense local weed removal and grass planting from locally collected seed and live plugs.

Scattered oak planting within the grassland will be made utilizing locally collected materials and will be protected from wildlife browsing through the use of fencing, screening, or cages. Long term maintenance will involve periodic monitoring and spot problem corrections (erosion, weeds, browse damage).

5. CHAPARRAL MANAGEMENT

The chaparral management areas shown on Figure 2 include chaparral areas not suitable as habitat for the sensitive plants (Rincon ceanothus and Rincon manzanita). The primary species within these areas are Eastwood manzanita, common manzanita, coyote brush, toyon, chaparral-pea, coffeeberry, sticky monkeyflower, chamise, and wavy leaf ceanothus. The chaparral community tends to occupy hot and dry south and east facing slopes of the site. Chaparral areas considered as potentially suitable habitat for the sensitive plants are designated sensitive plant management areas and are discussed under the section of this plan entitled "Sensitive Plant Management."

The goals with respect to chaparral management include maintaining the ecological integrity of the chaparral areas for their wildlife habitat value while managing the potential fire hazard they represent.

Chaparral areas will be actively monitored and periodically thinned out to improve fire safety be reducing fuel volume, improve visual quality by eliminating unsightly thickets, and improve wildlife habitat by providing better groundcover growth and new edge habitats. Thinning will be conducted largely by hand methods, but some prescribed burning may be pursued in coordination with, and approval of, the appropriate local and regional agencies. Specific hazard areas will be identified through annual monitoring and subject to hand thinning. Material removed will be taken away and disposed of offsite, if possible, or chipped and spread over the ground surface to a depth not to exceed three (3) inches, nor in a way that will harm native plants that should not be mulched.

6. EXOTIC AND NOXIOUS VEGETATION

Exotic vegetation used as landscaping may impact the native vegetation through hybridizing with the native flora or through direct competition for available water and nutrients. Some exotic plants are extremely invasive and may take over large areas to the exclusion of the native flora. While overall a relatively minor influence currently, some exotic vegetation already exists on the site. Harding grass has made significant inroads into the grassland. French and Scotch broom and Pampas grass are also present.

The goal with respect to exotic and noxious vegetation is to minimize the impacts of this vegetation on the native flora.

The principal means to minimize the impacts associated with exotic vegetation will be to prevent such from spreading by prohibiting the use of plants included in Appendix B - Unsuitable/Invasive Plant List. This list includes known invasive plants and plants with the potential to hybridize with the Rincon ceanothus or the Rincon manzanita. Additionally, use of plants included in Appendix A - Native Plant List will be encouraged.

Control of existing exotics will involve removal utilizing both mechanical and chemical methods. It is anticipated that the majority of this effort will be directed initially at disturbed grassland areas to prepare them for restoration planting. Annual monitoring will assess the presence and/or spread of exotics and will provide recommendations for treatment.

7. WILDLIFE MANAGEMENT

Many wildlife species depend on more than one plant community or vegetation type. Thus, the edge between two communities is considered valuable for wildlife habitat. The complex intermixing of the site's plant communities creates a significant amount of edge, and therefore, the potential for high wildlife habitat value. A number of reptiles, amphibians, birds, and mammals are found on the site. Also found on the site are snags and rock outcrops identified in the EIR as "special interest habitats". A number of these are included within the common open space area for preservation as shown on Figure 8.

The goal with respect to wildlife management is to provide a meaningful environment for a relatively natural wildlife community by creating and maintaining a rich mosaic of native vegetation including features of benefit to wildlife.

Vegetation management actions will be designed with consideration for wildlife values by seeking to maintain a large amount of edge and timing such actions to avoid conflicts with nesting wildlife to the greatest extent possible. Snags and rock outcrops will be preserved. Efforts will be made to control domestic animals by enforcing leash laws and educating residents regarding protection of wildlife. Minor water impoundments will be created in the Paulin Creek ravine to enhance this seasonal water source for wildlife. Corridors linking major open space areas will be provided to facilitate wildlife circulation.

8. FIRE AND FUEL MANAGEMENT

A significant concern regarding open space management involves managing the fire hazard associated with the residential development/open space interface. The site's vegetation types are all capable of carrying a fire. The woodland and chaparral areas in particular are capable of carrying a significant fire due to their fuel loading structure. Additionally, topography contributes to the potential fire hazard. The open space areas include steep slopes which can assist in rapidly spreading a fire uphill.

The goal with respect to fire and fuel management is to provide a reasonably fire-safe environment along the residential development/open space interface to insure that residential structures can be protected from a fire originating in the open space area.

The principal means to achieve this goal will involve the creation and maintenance of the 100 foot minimum fuel management zone along the residential development/open space interface as shown on Figure 9. Within this fuel management zone, vegetation in woodland areas will be kept thinned out using primarily hand methods with the removed material being disposed of offsite, piled and burned locally if considered a safe measure and approval is obtained by the appropriate local and regional agencies, or chipped and spread over the ground surface to a depth of no more than three (3) inches, and kept away from native plants that should not be mulched. Chaparral areas within the fuel management zone will be extensively thinned and cleared using a combination of mechanical and hand methods and will be converted to a low growing fuelbreak dominated by the sensitive subshrubs (Rincon ceanothus and Rincon manzanita) and supplemented with native grasses. Tall mature chaparral will not be maintained within or immediately adjacent to the fuel management zone except as small, isolated islands for wildlife. The open space trail system will be maintained for accessibility by four wheel drive vehicles for both open space maintenance and fire access. The entire fire safety situation including open space fuel loading, fuelbreaks, and access will be reviewed annually prior to the fire season to determine the need for any remedial actions. The annual review of the fuel loading of vegetation in the fuel management zones will include the fire threat of all plant species, dead or alive, including trees. As noted above in section D1 - Habitat Enhancement, the small sensitive indigenous Rincon Ceanothus and Rincon Manzanita plants are considered acceptable in the fuel management zones.

IV. D OPEN SPACE MANAGEMENT Plan (continued)

9. EROSION AND SEDIMENTATION CONTROL

Erosion is a potential problem for the open space area in the absence of an adequate plan for prevention and control. The source of potential erosion is primarily the construction activities associated with development which removes the existing vegetative cover and allows the exposed soil to be transported by rainfall and the resultant drainage. However, limited areas of the site consisting primarily of the existing unpaved roads are currently experiencing erosion in their undeveloped state.

The goals with respect to erosion and sedimentation control are to take remedial action to restore currently eroding areas and to prevent future erosion.

The Erosion Control Plan for Fountaingrove II specifies measures to be taken to control erosion and sedimentation which could be caused by construction. Specified measures include energy dissipaters at drainage outfalls, temporary and permanent silt traps, and seeding and mulching of exposed slopes. Details of these measures are shown on the Erosion Control Plan. Erosion of existing unpaved roads will be controlled by installing water bars. A water bar detail is provided on the following page.

10. ANNUAL REPORTING and ANNUAL FEE

Annual Progress Reports

Annual progress reports will be prepared detailing the open space management efforts' yearly results with regards to meeting its obligations for managing open space as outlined herein, including those for sensitive plants, fire safety, removal of trees and environmental and habitat concerns of plants and animals. These reports will discuss the efforts undertaken, and their results, any problems encountered and how they are to be resolved, and projected tasks for the next year. Opportunities for research will be encouraged. These reports shall be submitted to the Department of Community Development by February 1st of each year, commencing in 2011. The Annual Report will be accompanied by a certification, under perjury, by an authorized Director of OSMA that the Annual Report represents a complete and accurate report of all major issues required to be disclosed since the previous year's report, including attachments of all reports from Qualified Authorities (including Habitat Counsel) regarding the cutting, removal or alteration of any standing trees.

OSMA will make its Annual Report to the Community Development Department of Santa Rosa available on its website for viewing at no cost. Hard copies of the report will be provided at a cost which will be the prevailing rate that OSMA, or its Property Management Company, establishes to recover the material, labor and overhead costs associated to supply copies by this means. It is the intent of OSMA to be paperless to coincide with its Charter to protect the environment.

Annual Fee

The Use Permit granted in April 2010 will remain in continuing force for the Open Space Maintenance Association of Fountaingrove II (OSMA), unless the Community Development Department has notified OSMA in writing that there has been a breach of the governing terms of it by the OSMA. Submittal of the Annual Report shall be accompanied by the multiple tree (three or more trees) permit fee in effect at the time the Annual Report is submitted.

Communication between the parties can be by regular mail, fax, e-mail, courier, express mail, hand delivery, or any other generally accepted method that may exist at the time.

APPENDIX A - NATIVE PLANT LIST

The following plants are recommended for use by homeowners at Fountaingrove II but are not required.

TREES

Acer macrophyllum (Big-Leaf Maple)
Aesculus california (California Buckeye)
Alnus rhombifolia (White Alder)
Arbutus menziesii (Madrone)
Fraxinus latifolia (Oregon Ash)
Pinus ponderosa (Ponderosa Pine)
Pseudotsuga menziesii (Douglas Fir)
Quercus agrifolia (Coast Live Oak)
Quercus douglasii (Blue Oak)
Quercus dumosa (Scrub Oak)
Quercus garryana (Oregon White Oak)
Quercus kellogii (California Black Oak)
Quercus lobata (Valley Oak)
Quercus wislizenii (Interior Live Oak)
Salix laevigata (Red Willow)
Sequoia sempervirens 'Aptos Blue' (Redwood)
Sequoia sempervirens 'Los Altos' (Redwood)
Sequoia sempervirens 'Soquel' (Redwood)
Umbellularia californica (California Bay)

SHRUBS

Adenostoma fasciculatum (Chamise)
Aesculus californica (California Buckeye)
Arctostaphylos conescens var. sonomensis (Sonoma Manzanita)
Arctostaphylos glandulosa (Eastwood Manzanita)
Arctostaphylos stanfordiana [var. repens a.k.a. ssp. decumbens] (Rincon Manzanita)
Baccharis pilularis spp. consanguinea (Coyote Brush)
Calycanthus occidentalis (Spice Bush)
Ceanothus confusus (Rincon Ceanothus)
Ceanothus foliosus (Wavy Leaf Ceanothus)
Ceanothus 'Frosty Blue' (N.C.N.)
Ceanothus griseus 'Louis Edmunds' (N.C.N.)
Ceanothus thrysiflorus 'Skylark' (N.C.N.)
Cercis occidentalis (Western Redbud)
Dendromecon rigida (Bush Poppy)
Eriogonum fasciculatum (Common Buckwheat)
Garrya elliptica (Silktassel)
Heteromeles arbutifolia (Toyon)
Holodiscus discolor (Creambush)

Lonicera hispidula (California honeysuckle)
Mahonia aquifolium (Oregon Grape)
Mahonia nervosa (Longleaf Mahonia)
Mahonia pinnata (California Holly Grape)
Mimulus aurantiacus (Sticky Monkey Flower)
Myrica californica (Wax Myrtle)
Rhamnus californica (Coffeeberry)
Rhamnus californica 'Eve Case' (Eve Case Coffeeberry)
Rhamnus crocea (Redberry)
Rhododendron occidentale (Western azalea)
Ribes sanguineum (Red Flowering Currant)
Rosa californica (California Rose)
Smilacina racemosa (False Soloman's Seal)
Symphoricarpos albus (Snowberry)

GROUND COVERS
Baccharis pilularis ssp. pilularis and cultivars (Dwarf Coyote Brush)
Dentaria californica (Toothwart or Milk Maids)
Epilobium californica – formerly Zauschneria californica (California Fuchsia)
Lupinus nanus (Sky Lupine)
Mahonia repens (Creeping Mahonia)
Monardella villosa (Coyote Mint)
Polygala californica (Milkwort)

VINES
Vitis californica (Wild Grape)

ANNUALS. HERBACEOUS PERENNIALS AND BULBS
Artemesia douglasiana (California Mugwort)
Cynoglossum grande (Hounds Tongue)
Dryopteris arguta (Coastal Woodfern)
Eriophyllum lanatum (Wooly Sunflower)
Eschscholzia californica (California Poppy)
Festuca californica (California Fescue)
Fritillaria recurva (Scarlet Fritillary)
Helianthella californica (California Sunflower)
Iris macrosyphon (Slender tubed Iris)
Iris douglasiana (Mountain Iris)
Pityrogramma triangularis (Goldenback Fern)
Polypodium californium (California Polypody)
Polystichum munitum (Western Sword Fern)
Pteridium aquilinum (Bracken Fern)
Sisyrinchium bellum (Blue-Eyed Grass)
Stipa lepida (Needlegrass)
Stipa pulchra (Valley Needlegrass)
Woodwardia fimbriata (Giant Chain Fern)

APPENDIX B - UNSUITABLE/INVASIVE PLANT LIST

Part A: The following plants are prohibited within Fountaingrove II due to their invasive nature. They tend to spread rapidly, out compete native vegetation, degrade wildlife habitat, and create weed problems on other properties.

1) Eucalyptus globulus (Blue Gum)
2) Cortaderi jubata (Pampas Grass)
3) Vinca (Periwinkle)
4) Cytissus scoparius (Scotch Broom)
5) Allium paniculatum (Panicled Onion)
6) Arctotheca calendula (Capeweed)
7) Carduus nutans (Musk Thistle)
8) Centaurea maculosa (Spotted Knapweed)
9) Onopordum acanthium (Scotch Thistle)
10) Onopordum arabicum (Silver Thistle)
11) Onopordum illyricum (Illyrian Thistle)
12) Onopordum tauricum (Taurian Thistle)
13) Tagetes minuta (Wild Marigold)
14) Acacia armata (Kangaroothorn)
15) Acacia decurrens (Acacia)
16) Cytisus monspessulanus (French Broom)
17) Cytisus scoparius (Scotch Broom)
18) Nymphoides peltata (Yellow Floatingheart)
19) Viscum album (European Mistletoe)
20) Lythrum salicaria (Purple Loosestrife)
21) Nymphaea mexicana (Banana Waterlily)
22) Cortaderia jubata (Andean Pampas Grass)
23) Pennisetum setaceum (Fountain Grass)
24) Stipa brachychaeta (Punagrass)
25) Polygonum cuspidatum (Japanese Knotweed)
26) Polygonum multiforum (Chinese Knotweed)
27) Polygonum polystachium (Himalayan Knotweed)
28) Polygonum sachalinense (Giant Knotweed)
29) Acacena anserinifolia (Biddy Biddy)
30) Acaena novae-zelandiae (Biddy Biddy)
31) Acaena pallida (Biddy Biddy)
32) Salvinia (Auriculata)
33) Linaria dalmatica (Dalmatian Toadflax)
34) Solanum marginatum (White-margined Nightshade)
35) Tamarix ramossissima (Tamarisk)
36) Peganum harmala (Harmel)
37) Anthemus fuscata (Asti Daisy)

APPENDIX B - UNSUITABLE/INVASIVE PLANT LIST – (continued)

The following plants and their varieties and cultivars should not be planted in Fountaingrove II in order to eliminate any possibility of cross-pollination and contamination of the sensitive plant Ceanothus confusus:

1) Ceanothus gloriosus
2) Ceanothus gloriosus var. porrectus
3) Ceanothus rigidus
4) Ceanothus purpureus
5) Ceanothus prostratus occidentalis
6) Ceanothus jepsonii
7) Ceanothus jepsonii var. albiflorus
8) Ceanothus verrucosus
9) Ceanothus greggii
10) Ceanothus greggii perplexans
11) Ceanothus crassifolius
12) Ceanothus cuneatus
13) Ceanothus ramulosus
14) Ceanothus masonii
15) Ceanothus gloriosus var. exaltatus
16) Ceanothus prostratus var. prostratus
17) Ceanothus sonomensis
18) Ceanothus divergens
19) Ceanothus insularis
20) Ceanothus megocarpus
21) Ceanothus ferrisae
22) Ceanothus fresnensis
23) Ceanothus pinetorium
24) Ceanothus pumilis
25) Ceanothus maritimus

In order to eliminate any possibility of cross-pollination and contamination of the sensitive plant Arctostaphylos stanfordiana var. repens a.k.a. Arctostaphylos stanfordiana ssp. decumbens (Rincon Manzanita), no plantings of Arctostaphylos (Manzanita) should be made in Fountaingrove II. The only exceptions are the following three species indigenous to the site:

1) Arctostaphylos stanfordiana var. repens a.k.a. Arctostaphylos stanfordiana ssp. decumbens (Rincon Manzanita)
2) Arctostaphylos canescens var. sonomensis (Sonoma Manzanita)
3) Arctostaphylos glandulosa var. cushingiana (Eastwood Manzanita)

Exhibit C

Zoning Administrator Resolution NO. CUP09-083

Approving Conditional Use Permit Allowing Proposed Changes to the Fountaingrove II Design Program

RESOLUTION NO. CUP09-083

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW PROPOSED WORDING CHANGES TO THE DESIGN PROGRAM FOR MANAGING OPEN SPACE – FOUNTAINGROVE II OPEN SPACE - ASSORTED PARCELS SANTA ROSA

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Conditional Use Permit has been granted based on your project description and official approved exhibit dated received May 12, 2011. The Santa Rosa Zoning Administrator has based its action on the following findings:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received.
- The proposed use is consistent with the General Plan in that a comprehensive open space management plan is appropriate in the Very Low Density Land Use category and it supports the following General Plan policy:

  OSC-A Maximize the benefits of open space.

- The design, location, size and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the prescribed open space management practices are supportive of the open space areas of the subject properties and the very low density land uses in the vicinity.
- The site is physically suited for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 15301 exemption.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

1. A building permit is required for all on site demolition, construction, and/or change of use.

2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. Compliance with the amended Fountaingrove II Design Program for Open Space Management, dated July 7, 2011.
5. The boundaries of this Conditional Use Permit include the parcels indicated on the Fountaingrove II Open Space Maintenance Association Parcel list dated April 2, 2010 (attached).
6. Annual progress reports will be prepared detailing the open space management efforts' yearly results with regards to meeting its obligations for managing open space as outlined herein, including those for sensitive plants, fire safety, removal of trees and environmental and habitat concerns of plants and animals. These reports will discuss the efforts undertaken, and their results, any problems encountered and how they are to be resolved, and projected tasks for the next year. Opportunities for research will be encouraged. These reports shall be submitted to the Department of Community Development by February 1st of each year. The Annual Report will be accompanied by a certification, under perjury, by an authorized Director of OSMA that the Annual Report represents a complete and accurate report of all major issues required to be disclosed since the previous year's report, including attachments of all reports from Qualified Authorities (including Habitat Counsel) regarding the cutting, removal or alteration of any standing trees.
7. OSMA will have administrative procedures in place to notify and respond to Fountaingrove II homeowners of tree work that will occur within 20' of their property line on Heritage trees, as designated by the City of Santa Rosa per Chapter 17.24.020 of its Ordinances. Except for necessary emergency work, such notification will be made a minimum of 10 days before work will commence. Once planned work has been noticed, re-notification will not be required if work is done at a later date for any reasons such as weather, habitat clearance or possible financial issues. Notice can be made by regular mail, fax, e-mail, courier, express mail, and hand delivery.
8. Notice of tree removal will not be necessary for trees which are not designated as Heritage, or where any party has planted trees, including Heritage trees, on Open Space without written permission from OSMA. This notification does not preclude OSMA from removing trees that are considered a fire or safety hazard by a Qualified Authority, or if a Department of the City recommends tree removal for emergency safety reasons as provided herein.
9. OSMA will make its Annual Report to the Community Development Department of Santa Rosa available on its website for viewing at no cost. Hard copies of the report will be provided at a cost which will be the prevailing rate that OSMA, or its Property Management Company, establishes to recover the material, labor and overhead costs associated to supply copies by this means. It is the intent of OSMA to be paperless to coincide with its Charter to protect the environment.

This Minor Conditional Use Permit is hereby approved on this 7th day of July, 2011 for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: Erin Morris

ERIN MORRIS, Zoning Administrator

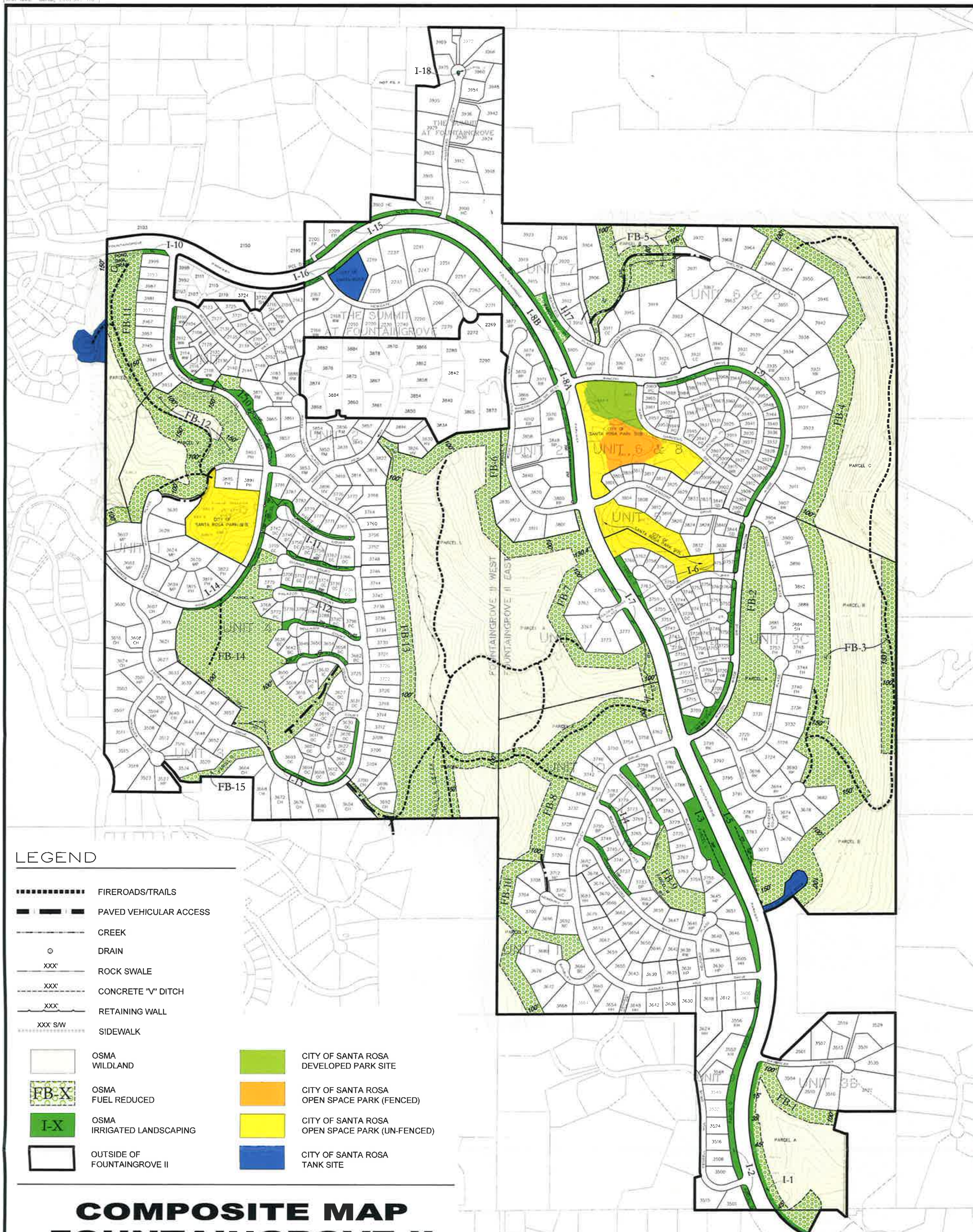
Fountaingrove II Open Space Maintenance Association Properties
4/2/2010

Exhibit 2 - July 7, 2011 Design Program Open Space Management and Use Permit

APN	Unit	Map	City Drawing #	Parcel	Parcel Acres	Subtotals Firebreak Acres	Proof to Firebreak Acres	OSMA Designation	Location/Comments	Title
173-400-018	East 3B	570 OM 36	1997-0118-002	A	11.58		11.58	FB-1 and I-1	Parkway at Daybreak	OSMA
173-400-024	East 3B	570 OM 36	1997-0118-002	A				FB-1 and I-1	Area included in APN 173-400-024	OSMA
173-400-039	East 9	602 OM 39	1999-0117-002	O				I-2	Parkway at Kendell Hill	OSMA
173-400-041	East 9	602 OM 39	1999-0117-002	Q				I-2	Parkway at Kendell Hill	OSMA
173-410-032	East 3C	581 OM 30	1998-0072-005	A	5.64		5.64	FB-2, N-3, and I-14	Rincon Ridge between Fox Hill and Sage Hill	OSMA
173-410-033	East 3C	581 OM 30	1998-0072-005	B	30.28			FB-3 and I-5	East of Fox Hill and Sage Hill	OSMA
173-410-034	East 3C	581 OM 30	1998-0072-005	B	5.91	36.19	36.19	FB-3 and I-5	East side of Fountaingrove South of Hadley Hill	OSMA
173-420-067	East 10	583 OM 19	1998-0083-007	K	11.84			FB-8	West of Hadley Hill	OSMA
173-420-068	East 10	583 OM 19	1998-0083-007	K	2.20	14.04	14.04	FB-8	West of Hadley Hill	OSMA
173-420-069	East 10	583 OM 19	1998-0083-007	N				I-4	Rutherford	OSMA
173-420-070	East 10	583 OM 19	1998-0083-007	M	3.03		3.03	FB-9	Dafford and Beauford	OSMA
173-420-071	East 10	583 OM 19	1998-0083-007	L				I-3	West side of Parkway South of Hadley Hill	OSMA
173-420-072	East 10	583 OM 19	1998-0083-007	O				I-2	West side of Parkway South of Kendell Hill	OSMA
173-420-102	East 11	607 OM 10	2000-0029-005	A	5.37		5.37	FB-10	Newbury and Banbury	OSMA
173-430-066	West 4	643 OM 13-15	2003-0012-011/013	F				I-11	Giorno	OSMA
173-430-067	West 4	643 OM 13-15	2003-0012-011/013	E				I-12	Palazzo	OSMA
173-430-068	West 4	643 OM 13-15	2003-0012-011/013	D				I-12	Bellagio	OSMA
173-430-069	West 4	643 OM 13-15	2003-0012-011/013	C				I-12	Incantare	OSMA
173-430-070	West 4	643 OM 13-15	2003-0012-011/013	K	13.44		13.44	FB-14 and N-4	Parker Hill, Giorno, Palazzo, Bellagio, Incantare	OSMA
173-430-072	West 4	643 OM 13-15	2003-0012-011/013	U				I-13	Crown Hill South of Orbetello	OSMA
173-440-016	West 4	643 OM 13-14	2003-0012-011/012	L	42.13		42.13	FB-13	East/West Boundary	OSMA
173-450-006	East 1	527 OM 23	1994-0042-002	A	18.15		18.15	FB-7 and I-7	Boulder Point	OSMA
173-450-027	East 2	555 OM 37	1996-0118-005	A				I-7	Rocky Point	OSMA
173-450-028	East 2	555 OM 37	1996-0118-005	A				I-7	Rocky Point	OSMA
173-450-029	East 2	555 OM 37	1996-0118-005	B				I-7	Rocky Point	OSMA
173-450-030	East 2	555 OM 37	1996-0118-005	C	0.58		0.58	N-2	Rocky Point	OSMA
173-460-045	East 4	542 OM 31	1995-0103-005	B				I-6B	Rincon Ridge at Repton	OSMA
173-460-046	East 4	542 OM 31	1995-0103-005	C				I-6B	Rincon Ridge between Yorkton and Repton	OSMA
173-460-047	East 4	542 OM 31	1995-0103-005	D				I-6A	Rincon Ridge and Parkway across from Boulder Point	OSMA
173-470-024	East 5	542 OM 35	1994-0104-004	B				I-6B	Rincon Ridge at Sedgemoore	OSMA
173-480-060	East 6 & 8	567 OM 44	1997-0095-012	E				I-9	Rincon Ridge East of Park Gardens	OSMA
173-480-061	East 6 & 8	567 OM 44	1997-0095-012	E				I-9	Rincon Ridge North of Sedgemoore	OSMA
173-490-030	East 6 & 8	567 OM 45	1997-0095-013	B	5.91		5.91	FB-5	Shelter Glen to Heathfield	OSMA
173-490-031	East 6 & 8	567 OM 45	1997-0095-013	C	14.80			FB-4	East of Shelter Glen and Rincon Ridge	OSMA
173-490-032	East 6 & 8	567 OM 45	1997-0095-013	C	10.35	25.15	25.15	FB-4	East of Rincon Ridge and Sedgemoore	OSMA
173-490-057	East 7	593 OM 44	1999-0063-006	A				N-1 and I-8B	Parkway West of Heathfield	OSMA
173-500--047	Summit	598 OM 44	1999-0096-007	D				I-15	Parkway at Hansford	OSMA Prematurely
173-500-048	Summit	598 OM 44	1999-0096-007	E				I-15	Parkway at Hansford	OSMA Prematurely
173-500-049	Summit	598 OM 44	1999-0096-007	F				I-15	Parkway at Hansford	Creekbridge Homes LLC
173-500-050	Summit	598 OM 44	1999-0096-007	G				I-15	Parkway at Hansford	Creekbridge Homes LLC
173-500-051	Summit	598 OM 44	1999-0096-007	H				I-16	Parkway at Newgate	OSMA Prematurely
173-500-052	Summit	598 OM 44	1999-0096-007	I				I-16	Parkway at Newgate	OSMA Prematurely
173-500-053	Summit	598 OM 44	1999-0096-007	J				N-6	End of Hansford	Creekbridge Homes LLC
173-510-033	West 1	581 OM 10	1998-0062-0010	J				I-10	Parker Hill at Wedgewood	OSMA
173-520-024	West 1	581 OM 10	1998-0062-0010	N	8.45		8.45	FB-11 and I-10	Parker Hill at Parkway	OSMA
173-540-052	West 2	613 OM 51	2000-0086-0009	J				I-17	Parker Hill North of Crown Hill	OSMA
173-540-053	West 2	613 OM 51	2000-0086-0009	K				I-11	Parker Hill South of Darlington	OSMA
173-540-054	West 2	613 OM 51	2000-0086-0009	G				I-11	Darlington	OSMA
173-540-057	West 2	613 OM 51	2000-0086-0009	V	11.22		11.22	FB-12	West of Parker Hill at Crown Hill	OSMA
173-550-041	West 3	633 OM 26	2002-0053-0008	Q	0.83		0.83	FB-15	Crown Hill Southeast of Hanover	OSMA
Total Firebreak Acres					201.71		201.71			

Exhibit D

Fountaingrove II Composite Map



COMPOSITE MAP
FOUNTAINGROVE II

PREPARED FOR

FOUNTAINGROVE II OPEN SPACE MAINTENANCE ASSOCIATION

PREPARED BY

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

SEPTEMBER 5, 2012

PROJECT No. 2002049.00

scale 1" = 400' (0, 400, 800 feet)

Exhibit E

City of Santa Rosa

Compliance Letter

City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

August 19, 2022

Fountaingrove II Open Space Maintenance Association
3936 Mayette Avenue
Santa Rosa, CA 95405

To Whom It May Concern:

SUBJECT: Fountaingrove II Design Program for Open Space 2021 Annual Report
FILE NO: TR22-012
APN: 173-400-018
ZONING: PD (Planned development)
GENERAL PLAN: Very Low Density Residential

Thank you for submitting your year 2021 Annual Report, pursuant to section 10 of the Fountaingrove II Design Program for Open Space Management, as well as Conditional Use Permit CUP09-083. The Santa Rosa Planning and Economic Development Department has completed its review of the year 2021 Annual Report and finds it to be in compliance with the requirements of Conditional Use Permit CUP09-083.

Please let me know if you have any questions.

Sincerely,

Monet Sheikhali
Senior Planner