

GENESEE FOUNDATION  
OPEN SPACE MANAGEMENT PLAN

Calendar Year 2004.

Date Approved by Board of Directors: \_\_\_\_\_

*For purposes of the following, "Primary Funds" shall be defined as those funds specifically approved by the Board of Directors and reflected in the approved budget for 2004 \_\_\_\_\_ as "Mitigation". "Secondary Funds" shall be any funding from external sources (e.g. Grants, Matching Funds, Surplus in Primary Funds, etc.).*

Total Primary Funds Approved for Expenditure: \$125,000

Total Secondary Funds Applied For, If Any: \$125,000

Total Secondary Funds, Actually Awarded, If Any: To Date \$0

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**I. Approved Projects.** For calendar year 2004, those projects and/or recommended actions approved by the Board of Directors to be funded by Primary Funds are set forth in **Appendix A** hereto ("Approved Projects").

**II. Secondary Projects.** Those projects and/or recommended actions approved by the Board of Directors to be funded with Secondary Funds, if any become available, are set forth in **Appendix B** hereto ("Secondary Projects"). Secondary Projects are shown in order of priority, but may be accomplished out of order, depending on the amount of Secondary Funding available. In the event that no Secondary Projects are completed during calendar year 2004, said Secondary Projects will be presumed to have priority for Primary Funds in the next calendar year, unless otherwise determined by the Board of Directors following completion of the annual detailed expenditure planning process for that year.

**III. Project Management.**

**a. Oversight.** The "Open Space Management Committee" of the Board ("the Board Committee"), to be comprised of not less than 2 nor more than 3 members of the then current Board, will have primary oversight responsibility for (i) ensuring that requests for quote/requests for proposal from contractors comply with the Project specifications and prescription parameters, (ii) evaluating bids in coordination with appropriate Foundation Staff, (iii) preparing recommendations for the full Board on contractor selection, and (iv) otherwise serving as the primary point of contact for issues

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relating to the Projects. In addition, at least one member of the Board Committee will participate in the public walkthroughs provided for below and the Board Committee will inspect each area of work as it is completed to ensure compliance with the contract specifications and, in the case of thinning, to ensure compliance with the “Final Marking”. The Board Committee will report to the full Board on a periodic basis on the status of Projects and contractor performance.

**b. Contractor Selection.** In evaluating bids and selecting contractors for any thinning work included as part of any Project, the following shall apply:

- i. The contractor selected for marking trees to be thinned and for overall project management must be independent from and have no relation to the contractor selected for the cutting/logging part of the Project.
- ii. Contractors will be evaluated not only on price and experience, but also on demonstrated ability and willingness to minimize disruption to the community and to respect aesthetic priorities of the community, as provided for in applicable scopes of work.
- iii. All contracts will allow for termination by the Foundation at any time and without liability in the event the Foundation determines that work is not being satisfactorily performed.
- iv. All contracts will be reviewed by the Finance Committee and must be approved by the full Board prior to execution.

**c. Public Notice and Comment, Thinning.** The Foundation Staff, in consultation with the Board Committee, will schedule the appropriate contractor to conduct the initial marking of trees to be thinned as part of any Project (“Initial Marking”). Upon completion of the Initial Marking by the contractor, the Foundation Staff, in conjunction with the Board Committee, will take any necessary action, including, if necessary, a supplementary (non-paint) marking, to ensure that all marked trees are readily observable. In addition, written notice will be provided to the community advising that thinning is scheduled for the particular area and providing for a ten day comment period on the Initial Marking. Notice will be posted on all mailbox stands, on the community television channel and at the Vista and Foothills clubhouses. The notice shall specify the exact date by which comments are due, the method for submitting comments, and shall include a designated date for a public walkthrough of the impacted area to be guided in part by the marking contractor. Within 5 business days following the close of the ten day comment period, the Marking Contractor, in conjunction with Foundation Staff and the Board Committee, will make any adjustments in the Initial Marking that are determined to be appropriate given resident comments and specific Project objectives (“the Final Marking”). The Final Marking will not be subject to further review unless adjustments affecting more than 30% of the Initial Marking have been made. In the event adjustments are made that affect more than 30% of the Initial Marking, a second community notice and ten day comment will be provided for.

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The Foundation Staff in conjunction with the Board Committee and the marking contractor, as necessary, will prepare a written summary, to be distributed to residents within 10 days following completion of the Final Marking, of what modifications were made, if any, and why or why not. The Board Committee will also notify the full Board of completion of and concurrence with the Final Marking. Upon notification to the full Board by the Board Committee, the selected logging contractor will be given authority to proceed. In the event the Board Committee and the Foundation Staff disagree on the Final Marking, the matter will be brought to the full Board at a Special Meeting to be scheduled promptly. The Foundation Staff, in conjunction with the Board Committee, will take adequate measures to ensure that the cutting/logging contractor correctly understands what trees are to be removed per the Final Marking.

**d. General Prescription Parameters.** For 2004, the following general parameters shall be communicated to the marking/project management contractor and shall be incorporated into the development of all prescriptions for each particular work area.

- Prescriptions must be flexible to address importance of aesthetics in end result.
- Desired end-result will be clearly defined and stated in writing for each area.
- End-results and supporting prescriptions for thinning will, as their baseline, utilize the minimum levels of various criteria needed to meet fire safety/forest health objectives as opposed to the more aggressive forest restoration criteria (e.g. AP, in its fire safety recommendations, proposed 10' canopy spacing for escape routes, with groupings interspersed as desired. Recommendations based on "forest restoration" criteria exceed the fire safety recommendations and would increase spacing in areas (including non-escape route areas) by 50-100% to 15'-20' of crown separation.).
- Prescriptions will incorporate a phased approach to attainment of defined end-results through thinning activities. The starting point for phased thinning will be "sanitation thinning" (management of diseased trees and trees that are unhealthy and suppressed due to overcrowding) and will then continue to other activities only as necessary to meet defined end-results.
- No prescribed burning will be used.
- Slash and logs will be disposed of on-site through mechanized means to avoid continued accumulation of slash piles in the community.

**IV. Availability of Plan.** This Plan shall remain available to all residents for review for the calendar year for which Projects are contemplated.

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**APPENDIX A**  
**Approved Projects**  
**(Primary Funds - \$125,000)**

<b>Project // Work Area</b>	<b>Funds Allocated*</b>	<b>Description/Supporting Rationale</b>
Neighborhood Defensible Space Chipping/Education Initiatives	\$20,600	Funding for second curbside slash pick-up and community education initiatives. Given priority on the basis that continued involvement by homeowners in fire mitigation efforts on their property has significant impact on overall fire safety of the community.
Management Area A (12 acres) (See Detailed Description of Area on Attachment 1 hereto)	\$32,000	Detailed description of area is shown in Attachment 1. Area includes steep chimney below Foothills Drive determined to be high risk area for disruption of ingress/egress in emergency situation.
Management Area B (10 acres) (See Detailed Description on Att. 1)	\$25,000	Detailed description of area is shown in Attachment 1. Area includes steep chimney below Montane determined to be high risk area for disruption of ingress/egress in emergency situation.
Hairpin Curve around Chimney Area on Montane (10 acres) and .5 acre patch on Pine Drop Court (See Detailed Description on Att.1)	\$20,500	Detailed description of area is shown in Attachment 1. Area determined to be high risk area for disruption of ingress/egress in emergency situation
Management Area C (9 acres) (See Detailed Description on Att.1) OR "Low Priority Ingress/Egress Routes"(See Descrip. On Att. 1) OR some combination of both.	\$14,500	Low priority ingress/egress routes total 11.5 acres. Work on 9.5 of the 11.5 acres would have to be done in coordination with private property owners to be effective. In addition, most of the 11.5 acres comprising these routes is in the form of 1-2 acre patches. Final determination of where to allocate primary funds will be based on (i) interest of private property owners in coordinated activity and (ii) review of necessity of these areas to overall ingress/egress effectiveness.
Project Management Allocation	\$12,400	12% of funds to be spent in work areas. Will cover professional marking, walkthroughs, other third party oversight activities, and comm. notification activities.

\* With the exception of the funds allocated to NDS, all "allocated funds" as shown above are approximate at this time.

**Attachment 1 To Appendix A**

**Descriptions of Work Areas for Primary Fund Projects.**

[Note: Maps of the Areas are Available for Review at the Vista Clubhouse]

**Management Area A (12 Acres):**

*General Description - Filing 14 beginning on Open Space lands immediately north of Bear Creek Highlands and east of private properties along Juniper Court. Includes sites identified as Locations 10 & 11 (escape routes) in the "Genesee Evacuation Plan, Strategic Fuels Reduction Recommendations" prepared by Anchor Point ("Evacuation Route Plan"). Addresses of homes and lots adjoining Area A are as follows:*

<i>Filing</i>	<i>Lot</i>	<i>Address</i>
14 BCH	6	2500 Juniper Court
14	48	2054 Foothills Drive South
14	49	2064 Foothills Drive South
14	50	2074 Foothills Drive South
14	51	2084 Foothills Drive South
14	52	2094 Foothills Drive South
14	53	2104 Foothills Drive South
14	54	2114 Foothills Drive South
14	55	2134 Foothills Drive South
14	56	2144 Foothills Drive South
14	57	2154 Foothills Drive South
14	58	2164 Foothills Drive South
14	59	2174 Foothills Drive South
14	60	2194 Foothills Drive South
14	61	2204 Foothills Drive South
14	63	2230 Juniper Court
14	65	2250 Juniper Court
14	66	2260 Juniper Court
14	69	2270 Juniper Court
14	72	2320 Juniper Court
14	73	2330 Juniper Court
14	74	2340 Juniper Court
14	75	2350 Juniper Court
14	76	2360 Juniper Court
14	78	2400 Juniper Court
14	79	2410 Juniper Court
14	80	2420 Juniper Court

**Management Area B (10 Acres):**

*General Description – Filing 14 continuing south and east from Management Area A to Foothills Drive South (at approximately the trailhead across from Vista Clubhouse) and Montane Drive*

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West. Includes sites identified as Location 12 on Evacuation Route Plan and a portion of Location 11. Address of homes and lots adjoining Area B are as follows:

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
8	159	1924 Foothills Drive South
8	160	25250 Montane Drive West
8	161	25260 Montane Drive West
8	158	1934 Foothills Drive South
8	162	25280 Montane Drive West
8	163	25300 Montane Drive West
8	164	25290 Montane Drive West
8	165	25270 Montane Drive West
8	166	25220 Montane Drive West
8	167	25170 Montane Drive West
8	168	25180 Montane Drive West
8	169	25160 Montane Drive West
8	170	25150 Montane Drive West

**Hairpin Curve around Chimney Area on Montane (10 acres)  
and .5 acre patch on Pine Drop Court :**

*General Description - Filing 14 – a ½ acre isolated patch at the end of Pine Drop Court, and 10 contiguous acres on the south side of Montane Drive West starting just east of Pine Drop Court and continuing around the hairpin curve on Montane. Area is limited to the sites identified in the Evacuation Route Plan as Locations 13 and 14. Address of homes and lots adjoining this area are as follows:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
9	375	2124 Pine Drop Lane
9	376	2135 Pine Drop Lane
9	376	2135 Pine Drop Lane

**Management Area C (9 acres) OR  
“Low Priority Ingress/Egress Routes”  
OR some combination of both.**

*General Description: Management Area C (9 Acres) continues from Management Area B south and east along Montane Drive West. Addresses of lots and homes adjoining Area C are as follows:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
8	166	25220 Montane Dr West
8	167	25170 Montane Dr West
8	168	25180 Montane Dr West
8	169	25160 Montane Dr West
8	170	25150 Montane Dr West
8	171	25110 Montane Dr West
8	172	25100 Montane Dr West
8	173	25090 Montane Dr West
8	174	25080 Montane Dr West
8	175	25060 Montane Dr West
8	176	25050 Montane Dr West

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*Low Priority Ingress/Egress Routes:*

- *(Location 4 on Evac. Route Plan) 3.5 Acres on steep slope below Foothills North adjoining the following private property:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
14	1	24788 Foothills Drive North
14	2	24798 Foothills Drive North
14	22	24978 Foothills Drive North

- *(Location 7 on Evac. Route Plan) 1 Acre above and below Tamarack adjoining the following private property:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
14	191	1189 Northridge Court
14	192	1179 Northridge Court
14	193	1169 Northridge Court
14	164	1338 Southridge Court

- *(Location 8 on Evac. Route Plan) 1 Acre draw area below Foothills Drive North adjoining the following private property:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
14	106	2278 Holly Court
14	107	2254 Foothills Drive South
14	92	2231 Juniper Court
14	93	2241 Juniper Court
14	94	2288 Holly Court
14	95	2298 Holly Court
14	88	2381 Juniper Court
14	87	2391 Juniper Court

- *(Location 15 & 15A on Evac. Route Plan) 4 acres south of Montane Drive West adjoining the following private property:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
9	332	2326 Daisy Lane
9	326	2222 Montane Drive East
9	327	2232 Montane Driver East
9	319	2135 Stonecrop Way
9	320	2145 Stonecrop Way
9	321	2155 Stonecrop Way
9	322	2165 Stonecrop Way

- *(Location 16 on Evac. Route Plan) 2 acres on east side of Montane Drive West adjoining the following private property:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
13	420	1812 Montane Drive East (lot only)

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**APPENDIX B**

**Secondary Projects  
(Secondary Funds – Assumes not more than \$125,000)**

*\*Shown in Order of Priority. Order May be Modified Per Fund Availability*

<b>Project // Work Area</b>	<b>Funds Allocated</b>	<b>Description/Supporting Rationale</b>
Neighborhood Defensible Space Chipping/Education Initiatives	\$15,000*	Option for funding for third curbside slash pick-up. Given priority on the basis that continued involvement by homeowners in fire mitigation efforts on their property has significant impact on overall fire safety of the community.
Completion of Low Priority Ingress/Egress and Management Area C Work	\$33,000	Detailed description of area is shown in Attachment 1 to Appendix A.
Management Area D (6 Acres) (See Detailed Description on Att. 1)	\$16,000	Detailed description of area is shown in Attachment 1 to this Appendix B.
Management Area E (5 Acres)(See Detailed Description on Att.1)	\$14,000	Detailed description of area is shown in Attachment 1 to this Appendix B.
Management Area F (8 Acres)(See Detailed Description on Att.1)	\$22,000	Detailed description of area is shown in Attachment 1 to this Appendix B.
Management Area G (3.3 Acres)( See Detailed Description on Att.1)	\$9,000	Detailed description of area is shown in Attachment 1 to this Appendix B.
Project Management Allocation	\$14,000	Approx. 13% of funds to be spent in work areas. Will cover professional marking, walkthroughs, other third party oversight activities, and comm. notification activities.

\* Depending on the level of community participation in the curbside chipping programs for May and July, a third chipping program may be considered for the fall. NDS will report to the Board not later than July 15, 2004 on the need for a third chipping program. The Board will then evaluate the request in light of funds available for allocation.

**Attachment 1 To Appendix B**

**Descriptions of Work Areas for Secondary Fund Projects.**

**Management Area D.**

*General Description – Continues east from Area C around Montane Drive West. Addresses of homes and lots adjoining the Area are as follows:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
8	178	25010 Montane Dr West
8	179	25000 Montane Dr West
8	177	25070 Montane Dr West
8	175	25060 Montane Dr West
8	176	25050 Montane Dr West

**Management Area E.**

*General Description – Area E is west of Pine Drop lane and south of Montane Drive West to the Genesee property line. Addresses of homes and lots adjoining the Area are as follows:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
9	376	2135 Pine Drop Lane
9	377	1523 Copper Rose
9	378	2175 Pine Drop Lane
9	381	2195 Pine Drop Lane
9	379	2185 Pine Drop Lane

**Management Area F.**

*General Description – Area F is east of Pine Drop lane and south of Montane Drive west along Elk Run Spur trail. Area F continues south until it reaches the Genesee property line. Addresses of homes and lots adjoining the Area are as follows:*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
9	0375	2124 Pine Drop Lane
9	0377	1523 Copper Rose
9	0380	2184 Pine Drop Lane
9	0381	2195 Pine Drop Lane

**Management Area G.**

*General Description – Area G is south and west of Montane Drive West and northwest of Rockress Way. If traveling on Montane Drive west it begins east of the Montane Tot lot and extends to the draw just west of Rockress Way.*

<i>Filing</i>	<i>Lot</i>	<i>Street Address</i>
9	375	2124 Pine Drop Lane
9	366	2121 Rocress Way
9	367	2141 Rockress Way