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Purpose and Intent

Historically, the most prevalent natural hazard in Deschutes County has been wildfire. Therefore, efforts must be made to reduce the damage caused by wildfires and the risk of wildfires spreading. The purpose of this WPMP is to provide risk reduction and mitigation policies and practices that will be followed and enforced by Tree Farm LLC (Developer), the homeowners, and the Homeowners' Association (HOA), and any potential future owner of the over 300 acres of permanently dedicated open space.

The Tree Farm is located in Deschutes County, west of the Bend Urban Growth Boundary. The community lies north of Skyliners Road, abuts Shevlin Park along the western boundary, and surrounds most of the City of Bend's Outback water system site to the southwest. On the south boundary, the eastern part fronts Skyliners Road and a small privately owned parcel, and the western part abuts US Forest Service (USFS) land on either side of the Outback site. The far western boundary abuts USFS land, Shevlin Park, and Cascade Timberlands property. Adjoining property to the north is privately owned and undeveloped.

The proximity to USFS lands, park lands, the City's Outback water system, and urban development, are all key factors in The Tree Farm's commitment to manage wildland fire fuels aggressively on the property. Wildland fire fuel management treatments have historically been used on the property, and will continue to be implemented by the developer and HOA through conditions of approval in the land use decision and requirements written into the community's Governing Documents (Covenants, Conditions, Restrictions and Easements "CC&Rs", HOA Bylaws, Design Guidelines, and Rules and Regulations). Any amendments to the WPMP may require a modification of conditions of the land use decision. These on-going efforts will maintain and enhance the fire resiliency of the open space, structure survivability, and provide for both firefighter and the public safety.

II. NFPA Standards and Firewise Communities/ USA Program

The standards for the design, development, and operation of The Tree Farm are based on nationally recognized standards and a nationally recognized program designed to reduce and maintain the community's risks associated with wildland fires.

Firewise Communities/USA Program

The Tree Farm will become a Firewise community from the beginning and throughout the life of the development. Firewise is a voluntary recognition program based upon wildland fire fuel reduction work and education. The Governing Documents will require The Tree Farm to become and renew as a Firewise community annually, and in addition the Design Guidelines and Firewise Plan will require owners to develop their homes, accessory structures and landscaping with wildland fire prevention as a main priority. Landscape zones, referred to by Firewise and NFPA as the "Zone" method, will be applied to all homesites and open space resulting in a wildland fire resistant zone surrounding the home and throughout the community. Annual wildland fire fuel reduction work will be required to be performed to meet the HOA Firewise plan and applicable NFPA standards.

National Fire Protection Association (NFPA) Standards

Since 1896 NFPA has been a national non-profit organization with the mission of reducing the burden of fire and other hazards on the quality of life by providing and advocating consensus codes and standards, research, training, and education. NFPA has no power to police or enforce compliance with NFPA recommended standards. The Tree Farm has incorporated applicable standards from NFPA 1141 "Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas 2012 Edition" and NFPA 1144 "Standard for Reducing Structure Ignition Hazards from Wildland Fire 2013 Edition" as guidelines in our management and Governing Documents. In many instances, NFPA standards are more restrictive than Oregon State fire codes and building codes. The Tree Farm will follow the most restrictive standard or code.

The Tree Farm will comply with all applicable criteria as set forth in the Deschutes County Code relative to community safety from wildland fire. As noted above, the development will become a nationally recognized Firewise/USA Community that we expect will be viewed as a model HOA-managed neighborhood using wildland fire mitigation disciplines to manage combustible vegetation and incorporate structure fire resistant features and materials to reduce the risk and intensity of wildland fire to personal property and the adjacent forest.

The Tree Farm will incorporate into its Governing Documents the applicable NFPA requirements to use fire resistant building materials and landscape treatments to reduce the risk of wildland fire within the boundaries of the community and to create a fuel break to slow or stop an approaching wildland fire from adjacent properties. The initial design and construction of the community's infrastructure will follow applicable NFPA 1141 standards.

III. Historical Wildland Fire Fuel Treatment

Long time property owner Miller Tree Farm, LLC completed a significant amount of wildland fire fuel reduction work on The Tree Farm property over the last decade. Since 2012, the entire property has been masticated, which included; mowing all brush as close to the ground as possible; leaving no debris higher than six (6) inches (with the exception of wildlife cover areas); pruning and thinning for additional ladder fuel reduction; and, juniper trees have been removed to improve the health of the pine forest. Trees were pruned approximately 1/3 up the trunk. Trees larger than eight (8) inches in trunk diameter at breast height were removed if they were in poor health, poor form or diseased. All remaining trees less than eight (8) inches in trunk diameter were thinned to a minimum average spacing of 14 feet between them.

Areas for wildlife habitat were left throughout the property. Dead standing trees larger than eleven (11) inches in trunk diameter were left standing for cavity nesting birds. Ground fuels surrounding the trees were removed to prevent ignition from a ground fire. Downed logs that did not pose a fire threat and partially rotted logs were left and surrounding vegetation was removed. Many areas of brush, particularly on rocky topography, were left for winter browsing and wildlife habitat. Care was taken to break up horizontal continuity to prevent wildfire spread, while still leaving ample habitat areas, as required by our Wildlife Management Plan and County Code.

Exhibit 1 identifies the areas of The Tree Farm that were treated over this time period.

The Developer of The Tree Farm will diligently work to maintain and enhance the level of wildland fire fuel reduction mitigation that has historically taken place on The Tree Farm property. This includes annual wildland fire fuel reduction work such as tree thinning, brush clearing, and ladder fuel reduction. During the development of The Tree Farm, the Developer will adhere to applicable NFPA 1141 Standards for Fire Protection Infrastructure for Land Development in Suburban and Rural Areas that require the on-going commitment to reduce and manage wildland fire fuels on the property and provide a healthy wildlife habitat.

IV. Land Development Standards

Applicable NFPA 1141 standards for residential development have been referenced as the guidelines for fire prevention measures implemented during the infrastructure development period. These standards guide development pertaining to means of site access, building access and separation, water supply, fire protection measures, and community safety and preparedness. The Developer has implemented these standards primarily by incorporating them into the engineering plans and Governing Documents.

Exhibit 2 provides a list of the applicable standards from NFPA 1141 and 1144, and shows the Governing Document where the standard is implemented for The Tree Farm.

Impact of Slope on Homesites

Depending on the amount of slope, wildland fire fuel reduction treatments down slope and setbacks for structures can be very effective to reduce the amount of risk for homes. The developer has carefully created building envelopes on each homesite that provide for sufficient wildland fire fuel mitigation between structures and slope. The area between a structure or patio and the slope will fall into Zone 1 or 2 (see Section H. 1. The Zone Model for zone definitions) which both require a significant amount of wildland fire fuel reduction work during construction and for the life of the home. Structures will be required to have at least 30 feet of separation from a vegetated slope greater than 20%. Any variance to this provision must be in compliance with NFPA standards. On the few homesites where this separation may be less than 30 feet, special mitigation measures such as a noncombustible wall or barrier or additional setback will be required. **See attached Exhibit 3 to this WPMP for a detailed topographic map showing the homesites and the specific setback requirements that will be included in the final plat of The Tree Farm.**

Fire Fuel Reduction Treatment on Undeveloped Land

Through The Tree Farm Firewise plan and a commitment to applicable NFPA 1141 and 1144 standards, wildland fire fuel reduction treatment will occur regularly on undeveloped land as determined by a community assessment performed by a local representative of the Oregon Department of Forestry or the local fire department. Tree thinning, pruning, brush removal and mowing will occur on undeveloped land within The Tree Farm to reduce the risk of wildfire spread and to provide a healthy, wildland fire resilient forest and enhance wildlife habitat. Additionally, deed restrictions on the permanent open space and common areas will include these specific fire fuel management treatments so in perpetuity these efforts are coordinated to work with the existing fire fuel management plans of the surrounding lands of Shevlin Park and US Forest. The Tree Farm HOA will include a line item in its annual budget to cover the expense of wildland fire fuel reduction work in the permanent open space (prior to the open space being transferred or sold to a third party) and common areas.

Map of Undeveloped Land

Much of The Tree Farm will remain as open space and common areas. **Exhibit 4 to this WPMP** is a map that shows the areas of undeveloped land that will receive tree thinning, pruning, brush removal and mowing as fire fuel reduction treatment on an on-going basis.

Impact on Open Space

The results and impacts of these fire fuel treatments on the open space will provide for a healthy forest/land that is fire resilient. Through these fire fuel treatments, natural grasses and shrubs grow back annually, providing a healthy habitat for wildlife that is more consistent with the pre-settlement condition adapted to periodic fire events. This also provides an aesthetically pleasing environment harking back to the great pine forests of our area in the late 1800s.

Impact on Surface Water and Drainage

The fire fuel reduction treatment of juniper removal is a positive effort that promotes surface water retention, in turn developing a healthier forest and wildlife habitat. Fire fuel treatment does not impact drainage, as it does not affect the soil or root systems. Trimming, pruning and mowing are all actions that take place above the soil and root system of trees and brush.

Impact on Wildlife

The impact on wildlife of the fire fuel reduction treatments mentioned above has been carefully considered. Areas of animal cover have been strategically left around rock outcroppings, down logs, and open areas to balance wildfire risk with wildlife needs for forage, open space, and cover. **For more details on wildlife impacts, see attached Exhibit 5 to this WPMP, the Wildlife Management Plan.**

Compatibility with Shevlin Park and Forest Lands

Shevlin Park's Vegetation Management Plan (March 2008) outlines five techniques appropriate to manage wildland fire fuels: burning the understory, mowing the understory, hand treating brush, thinning, and selection methods systems. The Tree Farm wildland fire fuel management treatments of mowing, pruning, thinning and removing brush are consistent and compatible with these methods.

USFS Lands have different wildland fire fuel management requirements (Final Environmental Assessment Central Oregon Wild-fire Mitigation Project Deschutes County, Oregon, FEMA-PDMC-PJ10-OR-2020-001 March 6, 2015) than The Tree Farm land due to different jurisdictional constraints and a lack of land use and development influences. However, in establishing defensible spaces in the forest, the USFS uses the same methods as will be used in the undeveloped land at The Tree Farm; removal of small trees and brush, hand pruning and tree limbing. The treatments applied to both The Tree Farm and USFS lands are consistent and compatible.

Fire Fuel Reduction Treatment on Developed Lots

Developed lots will be managed by individual property owners for wildland fire fuel reduction in alignment with the “Zone” wild-fire mitigation model as recognized by Firewise and NFPA 1144. The “Zone” model will be a requirement and must be demonstrated by owners in their preliminary home and landscape design submittal that is reviewed and approved by the Architecture Review Committee (ARC) required by the CC&Rs. The ARC will include a certified fire professional as one of the consulting members which will assist in the review and approval process. Implementation of these standards will be the responsibility of the ARC.

1. The Zone Model

Wildfire begins and spreads when it has oxygen, fuel and an ignition source (heat). The Tree Farm can effectively manage the amount of wildland fuel, but not oxygen, and it’s very difficult to control heat. Trees, brush and ladder fuels have been, and will continue to be treated and reduced, to create fuel breaks to slow down the spread and intensity of wildfire. The “Zone” method of landscaping (combined with fire resistant building materials and internal fire suppression systems) will provide a safer and easier environment for firefighters to protect structures during a wildfire. All of these efforts maximize for a fire resilient neighborhood that is better equipped to minimize the effects of a major wildfire and contribute to the Deschutes County Fire Adapted Community concept.

Zone 1 – up to 30 feet adjacent to the home. All vegetation and combustibles are removed from under decks and within 5 feet of the home. Fire resistive plants are carefully spaced, are low-growing, free of resins/oils and wax that burn easily. All surface level vegetation shall be planted 5 feet from structures and maintained to not allow flame length to be greater than 3 feet. Lawn is permitted, well-irrigated and mowed regularly. Mature trees are pruned up to 6-10 feet from the ground; there is no brush in the drip lines under trees. Juvenile trees are not pruned more than 20%, or as advised by an arborist. . Trees may not touch the home. No firewood storage is permitted outside of an enclosed structure.

Zone 2 – 30-100 feet from the home. Plants are low-growing and well irrigated. Spacing of tree canopies is 15-20 feet, or 30 feet between groups of trees.

Zone 3 – 100-200 feet from the home. Trees are thinned and pruned in this area, woody debris and brush is mowed (with some scattered exceptions to provide wildlife habitat) and removed, density of trees is reduced so canopies are not touching.

See attached Exhibit 6 to this WPMP for plans showing the Fire Prevention Zones on each lot in Tree Farm 1-5.

Building Development Standards

Applicable NFPA 1144 standards for residential construction have been incorporated into the Governing Documents as requirements for fire prevention, resistance and suppression within the construction and maintenance of a home and its landscaping. Attached Exhibit 2 to this WPMP provides a list of the applicable standards from NFPA 1141 and 1144, and shows the Governing Document where the standard is implemented for The Tree Farm.

The Developer will implement these standards, while the ARC (including the architect and wildland fire professional consultants) will be responsible for monitoring and enforcing. Because these standards will be incorporated into the design guidelines, rules and regulations and CC&Rs, the HOA has ultimate authority to assess a fine or fee if an owner is non-compliant. Architectural Review fees paid with an ARC submittal will cover the cost of the architect and fire professional reviews prior to construction, as well as be available to enforce compliance by the owner after the construction is complete. Additionally, by volunteering to have the Deschutes County Forester or a local fire official conduct an audit of the compliance of the HOA with the WPMP (this provision will be included in our CC&Rs), another layer of enforcement is enacted due to our requirement to meet County Code and abide by our land use decision.

Operational Standards

Evacuation Route Map

To meet the requirements of the local fire code, The Tree Farm provides two means of access; the main Tree Farm Drive entry and a secondary emergency access road south of Sage Steppe. The secondary access road can be used for emergency responders and an alternative egress route for residents. As the land to the south and north of The Tree Farm develops in the future, Stage Steppe is planned to be connected to public streets for emergency access. **See attached Exhibit 7 to this WPMP for the map of evacuation routes.**

Owner Information Evacuation Form for Deschutes County Emergency Evacuation Team

An emergency evacuation information form and instruction sheet will be completed by every property owner in The Tree Farm, and updated annually. Copies of these forms will be provided to the Deschutes County Sheriff's Emergency Response Team in the event that an evacuation at The Tree Farm ever occurs. **See attached Exhibit 8 to this WPMP for a copy of the form.**

Emergency Access Gate

An emergency access gate will be installed on Sage Steppe just south of the intersection of Sage Steppe and Ridgeline Drive. The local Fire Code Official will require a Knox Company lock system on this gate and will have the means of unlocking this gate in the case of an emergency. Owners will be instructed on how to operate the gate either electronically or manually if emergency responders have not already done so in the case of an evacuation. The gate will be maintained and operated by the HOA.

Communication to Owners and Guests

Evacuation route maps and information forms will be provided to owners when they take ownership of their property in The Tree Farm. As part of the Firewise plan and annual renewal, Owner Information Evacuation Forms will be updated and evacuation route information will be provided to remind owners of the route. These documents will be posted on The Tree Farm website for owners and guests (www.treefarmbend.com) and will be updated as necessary. In addition, Evacuation Route signage will be placed near the emergency access gate so owners and guests are aware of the route.

During the sales process, disclosure forms, affirmations and copies of the Governing Documents will be provided to potential owners to inform them about the WPMP and how it is implemented, monitored and enforced.

Once someone becomes a property owner at The Tree Farm, on-going communications via owner newsletters or e-news updates and social media, HOA meetings and Firewise events will keep owners up-to-date on the implementation, monitoring and enforcement of the WPMP.

Monitoring and Enforcement

The WPMP is submitted as part of The Tree Farm land use applications, and thus becomes part of the land use decision authorizing the development. Over the life of the project the provisions of the WPMP will be monitored and enforced by the Developer, the HOA, the ARC, and the Firewise Committee. The Deschutes County Forester, Public Works/Road Department, Deschutes County Board of Commissioners, and the local Fire Department will have different authorities during the life of the project to enforce the standards adopted via the land use approval. Additionally, the requirement to comply with this WPMP is included as a provision in the CC&Rs. Any amendments to the WPMP may require a modification of conditions of the land use decision.

During development of the property at The Tree Farm, the Developer will be responsible for implementing, monitoring and enforcing the WPMP. Provisions of the WPMP that are applicable to the design and construction of the land development infrastructure will be reflected in the approved engineering plans and the land subdivision plat. Therefore, the County Public Works and Road Department and Community Development Department, along with the local Fire Department, will be the enforcement bodies that confirm the developer is adhering to the WPMP and meeting County code and standards through their approvals of engineering plans and inspection of the construction work. Expenses associated with these provisions are covered by the developer.

The HOA will be formed for The Tree Farm by the time the plat is filed to establish the homesites. The Developer and the HOA will implement, monitor and enforce the WPMP from that point until the Developer relinquishes management. Turnover of the HOA management occurs when one of three actions take place: all property has been conveyed or sold to persons or entities other than the developer; or 15 (fifteen) years after the conveyance of the first homesite; or such earlier time as developer decides. Once turnover occurs, the HOA is responsible for implementation, monitoring, and enforcement of the WPMP.

The Governing Documents (CC&Rs) grants the HOA the authority to enforce the WPMP, and the land use decision gives the County the authority to enforce the WPMP. If an owner is non-compliant, the HOA may assess a fine or fee to the non-compliant owner. If the owner remains non-compliant, the HOA has the right to bring the property into compliance and a lien may be placed on the owner's property for the costs incurred by the HOA. The Governing Documents for The Tree Farm includes a provision granting the right to the Deschutes County Forester, or a local fire official, to conduct an audit of The Tree Farm WPMP and practices at any time.

An additional layer of monitoring and enforcement will come from the Firewise Committee and the ARC, which will be formed to review The Tree Farm owner's home and landscape plans prior to, and during construction. Members of the ARC will include representatives of the Developer, homeowners, an architect consultant, and a fire professional consultant. The CC&Rs will require these two consultants to be part of the ARC, and fees paid through plan submittals will cover the expense associated with their reviews. These two consultants will be responsible for reviewing home and landscape plans relative to architectural requirements and fire prevention requirements. Fees and deposits paid through plan submittals will be available to cover expenses associated with non-compliance issues identified by the ARC.

Funding

The Tree Farm will comply with all applicable criteria as set forth in the Deschutes County Code relative to community safety from wildland fire. Additionally, as a condition of approval of the land use applications, The Tree Farm will comply with all provisions outlined in this WPMP. Costs associated with the land development standards' implementation and enforcement will be covered by the developer. Costs associated with the building development and on-going fire fuel reduction treatments will be covered by the developer until such time that the HOA is established, and then the expenses will become a part of the HOA annual budget. Costs associated with review and compliance of design guidelines will be covered by fees and deposits accompanying home plan submittals. Authority to enforce this plan will rest with a variety of entities, including the developer, the HOA, the County Public Works and Road Departments, the local fire department and the County Community Development Department.