



Tollgate Property Owners Association Forest Health and Wildfire Mitigation Plan

September 2025

This Wildfire Mitigation Plan was requested by the Tollgate Property Owners Association to support continued wildfire hazard mitigation efforts. This document is intended to address needed actions to increase resilience to wildfire within the area included in the Tollgate Subdivision.

The occurrence of and destruction associated with wildfires across the American West has grown exponentially in recent years. It is more critical than ever to design and maintain communities with wildfire resiliency in mind to protect lives, property, and infrastructure. Wildfire mitigation efforts can also help meet the growing number of local, county, and state codes related to wildfire prevention. And as many owners are struggling to afford and keep property insurance coverage, efforts to reduce significant losses from wildfire can potentially reduce insurance costs, too.

While Tollgate is a designated Firewise Community and the residents have made great strides in education and removing fuels, there is more work to be done. This report and its recommendations will provide steps to maintain a fire adapted community and provide for a safer environment for homeowners, property managers, and fire service personnel responsible with protecting the subject property.

The report has three sections: a summary of the existing conditions throughout and adjacent to Tollgate, recommendations on treating the common areas, and recommendations for defensible space and structure hardening for private and Association structures.

EXISTING CONDITIONS

Area Description

The subject property, referred to as the Tollgate Subdivision, is located in the northwest corner of Deschutes County one half mile NW of the city of Sisters. The subdivision is roughly rectangular in shape, is 346 acres in size and contains 126 acres of common areas. Tollgate is bordered by Deschutes National Forest lands on the west, north, and east sides with private land to the south. The private lands to the south consist of the Trout Creek Conservation Area (owned by the Sisters School District and managed by the Deschutes Land Trust), and a forested parcel with a farmed section irrigated by pivot. The Brooks-Scanlon Logging Road (aka FS 1008) runs north-south adjacent to the western boundary and US Hwy 20 runs northwest-southeast about ¼ mile east of the subdivision.

Tollgate was platted in the early 1970s on land formerly owned and logged by the Brooks Resources Corporation. It consists of 440 residential lots ranging from one-half to two-thirds



acres in size with dozens of common areas. Many of the common areas connect with the edge of the subdivision and are decommissioned exit routes. The common areas range in width from 15 feet to over 100 feet while some of the interior common areas are hundreds of feet wide. The majority of the common areas are overgrown and are currently a fire hazard.

Tollgate is in the Wildland Urban Interface (WUI) as identified by the 2019 Greater Sisters Country Community Wildfire Protection Plan (CWPP). WUI is essentially a transition zone between areas of human development and wildland environments. WUI areas are particularly susceptible to wildfires because of the presence of both flammable vegetation and structures that can be ignited.

The landscape is flat with little in the way of topographical features in the immediate area. Vegetation consists of second growth ponderosa pine with a few juniper trees in the subdivision. Undergrowth consists of bitterbrush and bunch grasses.

This subdivision lies within the protection boundary of Sisters-Camp Sherman Fire District. The closest staffed fire station, in downtown Sisters, is 3.1 miles away and has a response time of approximately 7 minutes. The Redmond Air Center, home to Oregon's largest air-tanker base, is located 22 air miles away. When a wildfire occurs, resources are dispatched based on closest forces; a mutual aid response would include resources from Sisters-Camp Sherman FD, Oregon Department of Forestry, Central Oregon Fire Management Service, US Forest Service, and other agencies.

Fuel Hazards and Ecotypes

Tollgate Subdivision is located in a ponderosa pine ecosystem. The subdivision is located toward the eastern edge of the pine forest and is a drier site, as evidenced by the few juniper trees in the area. The understory consists primarily of bitterbrush and bunch grasses.

Structures (houses, outbuildings, fences, vehicles, firewood): One of the greatest fuel hazards in the subdivision are the man-made structures and materials. Structure to structure ignition in the wildland fire environment is a serious concern. Houses, sheds, fences, firewood piles, RVs, etc. add to the continuity of the fuels throughout the neighborhood. If ignited, they can add to the intensity of the fire, be difficult to suppress, and contribute to fire spread. An extreme example of this occurred in 2016 in Fort McMurray, Alberta. During the Horse River Fire, firefighters bulldozed houses to create a firebreak as they were finding fires were spreading from house to house.

Ponderosa Pine: In the inland Pacific Northwest, ponderosa pine dominates low-elevation savannas, woodlands, forests, and some riparian communities. In savannas and woodlands, bluebunch wheatgrass, Idaho fescue, and needle-and-thread grass frequently dominate the ground layer. Antelope bitterbrush, mallow ninebark, and common snowberry are frequently dominant shrubs in forest communities. Ponderosa pine is adapted to low- and moderate-severity surface fires. Adaptations to fire include thick bark, a high, open crown, self- and fire-pruned branches, large, scale-protected terminal buds, high foliar moisture content, deep roots, and rapid root growth of seedlings.



Historically, ponderosa pine forests contained more understory grasses and fewer shrubs than are present today. These plants, combined with fallen pine needles, formed fast-burning fuels that led to recurrent widespread burning. Low-intensity ground fires that occur at intervals of 11-15 years characterize the fire history for ponderosa pine. The pattern of low ground fires and stand dynamics resulted in the open park-like conditions that early settlers and visitors found in the region.

Less stand management, less logging activity, and highly effective wildland fire suppression have significantly altered the ponderosa pine forest type. High-grade logging, a type of timber harvesting that focuses on removing only the largest, most valuable trees, while leaving behind smaller, unhealthy, and less profitable trees, was commonly used in the early 1900s. High-grading leaves a forest stand of genetically inferior, often diseased or malformed, trees. Removal of the larger "yellow-belly" pines has dramatically decreased open park-like forests, replacing them with more evenly spaced and smaller "black-bark" forests of smaller and younger trees. Similar to other species of conifer forest types, the suppression of fire has greatly increased the number and density of trees, creating ladder fuels and putting the stands at risk of attack from insects and disease. These factors have contributed to more intense fires in ponderosa pine forests in recent decades.

A significant amount of ponderosa pine trees that are showing signs of beetle infestation were observed in and around Tollgate.

Antelope Bitterbrush: This native, deciduous shrub is found in parts of Tollgate Subdivision and is of great concern as a ladder fuel intermixed with stands of ponderosa pine trees. Antelope bitterbrush is found on all slopes and aspects - usually on well-drained, permeable soils from 3,100' - 10,000' elevation. It is found in areas with average annual precipitation of 12 - 36 inches - most of that falling as winter snow. Bitterbrush is more prevalent in areas where fire has been suppressed for decades than in areas that have occasionally burned. However, when fire is completely excluded from ponderosa pine for extended periods of time, antelope bitterbrush becomes decadent (having a high percentage of dead limbs and foliage). Bitterbrush in a subdivision development can be especially dangerous as it can serve as a ladder fuel to ignite the ponderosa pine overstory.

Western Juniper: This native tree is found throughout the subdivision. During its first few decades, western juniper is extremely susceptible to wildfire and spends most of its resources putting down major root systems instead of developing thick bark or other fire-resistant characteristics. Prior to settlement of the western United States, juniper was frequently killed by wildfires that moved through the landscape approximately every 30 years. As a result, it grew almost exclusively in rocky areas and outcrops where fire could not reach it. Historically, in Central Oregon's pumice region, western juniper savannas and savanna-like communities (some shrubs but a mostly herbaceous understory) had <10% canopy cover. The increase in its range is attributed to more effective fire suppression which has allowed stands to grow unchecked by fire.

Landscaping: Some residents have brought their landscaping tastes from wetter environments to their properties and added significant numbers of fir, spruce, ornamental juniper, and other non-fire adapted species to Tollgate. Many of the fir and spruce trees have boughs in contact

with the ground and are highly flammable. Bark mulch is also present. Mulch is highly flammable, can self-ignite, is adept at catching burning embers, and provides a continuous fuel bed for fire to spread.



Photo 1: Common Area: note the brush and dense overstocking of reproduction (second growth trees).



Photo 2: Heavy fuel loading with bitterbrush and young ponderosa pines in the Trout Creek Conservation Area.

Local Wildland Fire Characteristics

The vegetation consists primarily of native ponderosa pine with an understory of bitterbrush and grasses. Most of these vegetation types are moderately to highly flammable, with few natural defenses to wildfire. Before European settlement, ponderosa pine forests were more open than we see today. Widely spaced trees towered over antelope bitterbrush and bunch grasses with low intensity / low severity fires occurring every 7- 12 years. Today we see overstocking of younger trees with an abundance of antelope bitterbrush serving as a ladder fuel in the event of a fire start.

The subdivision is located in a fire-prone environment with multiple wildland fires occurring every year in the area (both human and naturally caused). Most fires have historically been under 1 acre in size due to aggressive initial attack by firefighters, a moderate number of access points and roads, and close proximity to nearby firefighting resources. However, in the last three decades there have been many large fires in the area.

Fire History: The Sisters basin has seen an abundance of fire activity in the last few decades. Numerous large fires have occurred in the area since 2000. A few of note are:

Cache Mtn (2002): 3,888 acres
B and B Complex (2003): 90,769 acres
Black Crater (2006): 9,395 acres
Rooster Rock (2010): 6,119 acres
Pole Creek (2012): 26,578 acres
Milli (2017): 24,028 acres



Grandview Fire (2021): 6,032 acres
Flat Fire (2025): 23,380 acres

Numerous small fires started by lightning or human activity have occurred over the years in and around the Tollgate subdivision, the majority of them successfully suppressed during the initial attack phase. However, in 1979 a wildfire swept through the subdivision destroying several uncompleted homes. The Tollgate Fire was approximately 660 acres in size and burned through 15 lots in the northern portion of the subdivision. Tollgate subdivision was also evacuated during the Black Crater Fire in 2006.

Fire Behavior: Wildfire in Central Oregon generally spreads from linear fire movement over the ground with direct flame contact and / or spotting as the result of firebrands carried aloft. The fire convection (smoke) column is fueled by torching trees, carrying firebrands and embers downwind and landing on susceptible fuel beds. This spread of embers and firebrands creates a "hopscotch" effect, allowing a fire to grow in size exponentially in a short amount of time.

Fire managers refer to two models to explain how fire can exist and how it moves across a landscape. The "Fire Triangle" is composed of fuel, heat, and oxygen. The "Fire Behavior Triangle" is composed of fuels, weather, and topography. Both of these models need all three elements to support fire behavior. The only element humans can modify in either triangle is the fuels component.

Fuels: The fuels variable is common to both Triangles and can be mitigated by reducing the amount and continuity of available flammable materials. In the fuels commonly found in Tollgate, changing the continuity can be accomplished by limbing branches up to 6-8 feet from the ground on standing trees, removing brush from under the tree canopy, and thinning trees to provide breaks in the crown canopy. These actions will reduce the potential for a crown fire.

Reducing the amount of available fuels reduces fire intensity and produces less heat. This will lower spot fire risk by minimizing the production of firebrands available to produce downwind ignition.

Adjacent to Tollgate, the Trout Creek Conservation Area to the south has a heavy fuel load with bitterbrush and an overstocking of young ponderosa pine. This could lead to rapid fire growth if a wildfire were to start before this area is treated. The US Forest Service lands have been treated in the recent past, but need to be monitored to ensure maintenance treatments are completed in the future.

Lightning and human fire starts in and around Tollgate subdivision pose a risk to structures and their occupants. A new start may spread to houses and untreated common areas. Burning structures are as much of an ignition source to adjacent houses as wildland fuels. New starts under severe weather conditions could result in structure losses before enough initial attack forces (engines, crews, dozers, and aviation assets) are able to respond and engage in suppressing the fire.

Weather: The subdivision is located in the east Cascade ecoregion with a cold, arid climate and an approximate annual total precipitation of 13.5 inches a year. Summers are hot and dry with the only precipitation associated with thunderstorms. The predominant wind direction in the



summer is northwesterly unless associated with a cold front passage or thunderstorms. As is the case globally, high temperatures have been increasing over the decades. Research shows higher temperatures are causing fuels (vegetation and structures) to dry out more rapidly, creating longer and more intense fire seasons.

Topography: Topography is a variable that cannot be changed, but buildings and infrastructure can be sited in such a way to protect them from the topographical influences on wildfire. Drainages and steep slopes can accelerate wildfire spread. This is due both to increased winds and the effect of slope causing the radiant and convective heat from the flames being closer to adjacent fuels than on flat ground. In Tollgate, topography is not a factor due to flat terrain.

RECOMMENDATIONS: COMMON SPACE MITIGATION

The objective of fuels reduction is to keep the fire on the ground. The current fuel conditions in the common areas are susceptible to rapid rates of spread, and flame lengths of 8-12 feet or higher greatly increase the chances of a crown fire. By implementing the hazardous fuel reduction recommendations, fire intensity and spread rates will be greatly reduced, life safety would increase, and the chances of successful suppression of the fire by first responders would increase significantly.

While this section focuses on common areas, chances of success will increase exponentially if mitigation efforts in Tollgate are addressed as a whole and the flammability of structures and vehicles are taken into consideration.

Treatment Goals Overview

- We recommend having a licensed Arborist survey and mark trees with insect or disease issues in the common areas. We observed a significant number of ponderosa pine trees showing signs of beetle infestation. Identifying and removing these trees prior to meeting other spacing requirements is critical to maintaining as many healthy trees as possible.
- Treat the common areas to mimic more historic vegetation composition and spacing. This includes breaking up the canopy of trees, removing junipers, and removing brush. This will not eliminate the chance of wildfire in the common areas but promote an environment where any fire that might occur would stay on the ground and be significantly more receptive to firefighting efforts.
- Engage in discussion with the Sisters Ranger District about possible cross boundary fuels treatment (both mechanical and prescribed fire). Explore options for residents to treat fuels on Forest Service land within a certain distance of their property and for the Forest Service to include TPOA common areas in future prescribed fire operations.
- Renegotiate the requirement for Common Area irrigation (45 properties). Many of these areas have been planted with trees that are a high hazard (i.e. spruce trees with boughs to the ground) in the event of a wildfire.
- Ingress / Egress: remove trees along roads that would cause difficulty for emergency vehicles to navigate. For example, trees that are close to the road edge causing fire engines to slow down or back up in order to navigate turns, especially in cul-de-sacs.

- Continue partnership with Firewise, and explore options to adopt the Insurance Institute for Business and Home Safety (IBHS) Wildfire Prepared Home Technical Standard (2025) as a requirement.



Photo 3: Example of landscaping in a common area frontage that is a fire hazard (highly flammable spruces, evergreen boughs not limbed to 6 feet off the ground, ladders fuels).

Treatment Specifications

Trees

The predominant tree in the common areas is ponderosa pine. Scattered junipers have encroached into the area and present a high fire hazard, followed by smaller ponderosas that serve as ladder fuels. The treatment objective here is to prevent fire from traveling up to and through the crowns of the trees.

- Remove all juniper trees.
- Remove all diseased trees.
- Thin stands of ponderosa pines to provide for:
 - 15 foot spacing between crowns of individual trees, or
 - 25 foot spacing between crowns of small groups (2-5) of trees.
- Remove conifer trees that serve as ladder fuels.



- Remove all pines less than 5" diameter breast height (DBH), measured at 4.5 feet above the ground, unless they are separated from other pine trees by 30 feet or more.
- Prune conifer trees to a minimum of 6 feet above ground level or no more than 1/3rd of the live crown of the tree on trees less than 18 feet tall.

Brush

Native brush in the parcel consists primarily of bitterbrush. Brush typically re-sprouts and requires another treatment every 5 - 7 years.

- Remove 80% of the brush on the parcels.
- Remove all brush equal to or greater than 3 feet tall.
- Ensure brush near or under the dripline of trees is removed.

Tamarack Wildfire Consulting is available to flag the trees and brush to be removed per the above specifications. We have found this to be more efficient than relying on the vendor to implement the treatment specifications. It also gives the owner a chance to view and visualize the treatment before implementation.

COMMON AREA MAINTENANCE

Problem: Tollgate has over 126 acres of shared common areas. Historically, homeowners have been strongly discouraged from maintaining common areas, an approach that seems illogical if one considers the community's wildfire risk. Since TPOA employs only two full time maintenance staff it is recommended that property owners be encouraged and empowered to contribute to the maintenance of the common areas for the benefit of all.

The following guidance establishes consistent common area maintenance goals:

- Between November and March, prune tree limbs to provide a minimum clearance of six feet above the ground, or 1/3 of the tree height, whichever is less. Doing so can prevent a ground fire from rising up the tree and into the crown. Limbing during the warmer months can allow bark beetles to infect a healthy tree.
- Encourage healthy, fire resilient ponderosa stands by establishing 15 feet between canopy tops or 35 feet trunk-to-trunk spacing within 60 feet of the home. Trees 60-100 feet from structures should have at least 10 feet between canopy tops or 30 feet trunk-to-trunk spacing. Small groups (2-5) of mature trees (18" DBH or greater) are acceptable.
- Remove all pines less than 5" DBH unless they are separated from other pine trees by 30 feet or more.
- Remove ladder fuels from under dominant trees, including bitterbrush, junipers, smaller ponderosa trees.
- Remove all juniper seedlings/trees. In addition to being highly flammable, junipers compete with ponderosas for water and sunlight, negatively affecting forest health.
- Rake and remove pine needles, leaving a thin layer to preserve ground moisture, control dust and provide nutrients for trees as they decompose. There is no need to remove all vegetation and needles down to bare dirt.



- Remove all invasive cheatgrass, foxtail, and medusa head grass by hand-pulling before they turn brown and seeds disperse.

Do Not:

- Remove native grasses, bunch grass, rabbit brush, wildflowers such as lupine and arrowleaf balsamroot. When native grasses dry out, weed whack to a height of 4" to reduce fire risk.
- Do not leave debris piles.
- Do not drive or park cars in the common areas. Parking or driving over dry grass is a fire hazard.

For tree removals over 4" DBH, you will need to obtain permission from PLURC and maintenance staff.

Treatment Map

Tamarack Wildfire Consulting has developed a map of the Tollgate subdivision showing prioritized phases for treatment. The map is a dynamic, living document that can be updated and edited by Tamarack Wildfire. The map can be viewed by the public at:

<https://arcg.is/0mf5uz0>

RECOMMENDATIONS: DEFENSIBLE SPACE and STRUCTURE MITIGATIONS

The creation and maintenance of defensible space around buildings and along driveways and roads (ingress / egress routes) is a critical component of reducing the spread and intensity of wildfire as well as protecting human life and infrastructure. The defensible space requirements Tamarack Wildfire Consulting recommends are based on years of scientific research from the Insurance Institute for Business and Home Safety (IBHS), the National Fire Protection Association (NFPA), and Project Wildfire.

The concept of defining defensible landscape zones was developed in the late 1990s following breakthrough experimental research into how structures ignite due to the effect of radiant heat. The "Zone" concept is also part of the NFPA's "Firewise USA" community recommendations. Limiting the amount of flammable vegetation and materials surrounding a structure and increasing the moisture content of the remaining vegetation are the primary goals of these standards.

Below is an overview of the three defensible space zones. The foundation for these requirements can be found in the *IBHS Wildfire Prepared Home Checklist*.

Defensible Space



There are three defensible landscape zones (also referred to as the Home Ignition Zones) that are measured from the wall of a structure or edge of a deck:

Noncombustible Zone (0 - 5 feet):

Location: The structure and the area 0 - 5 feet from the furthest attached exterior point of the structure (decks, covered patios and fences); defined as a non-combustible area.

Purpose: Research shows this is the most important zone to take immediate action on as it is the most vulnerable to embers. The objective here is to develop and maintain a space free of any combustible materials to greatly reduce the chance of a structure catching on fire.

Vegetation:

- Remove all vegetation, including grass, artificial turf, weeds, flowers, succulents, cacti, plants, shrubs, bushes, vines, and vegetative debris within 5 feet to bare mineral soil. No exceptions, even if irrigated or classified as fire-resistant.

Trees:

- Remove all trees, limbs, and branches within or overhanging (looking vertically to the sky) the 0–5 Foot Noncombustible Zone.

Groundcover:

- Remove all combustible groundcover materials (e.g., wood/rubber mulch, pine needles, and exposed weed cloth) down to bare mineral soil.
- Permitted noncombustible hardscapes include gravel, pavers, river rocks, decomposed granite (DG) base, steppingstones, and concrete.

Fences and Retaining Walls:

- Remove all combustible fencing materials (e.g., wood, vinyl) including posts, gates, and retaining walls within 5 feet of the home.
- Permitted noncombustible fences include metal (e.g., aluminum, chain link, steel, iron) or concrete.
- Fire-resistant materials (e.g., vinyl, composite, or fire-rated paint) are not permitted.

Parked Items:

- Do not store vehicles, motorcycles, trailers, boats, campers, RVs, ATVs, golf carts, or similar vehicles within 5 feet of the home.
- During Red Flag Warnings or extended absences, relocate them at least 30 feet away or store them in a closed garage.

Combustible Items:

- Remove all combustible items from within 5 feet of the home, including but not limited to: firewood, furniture, hanging lamps, window-mounted AC units, large area rugs, combustible privacy dividers, plastic rain barrels, wine barrels, wood



planters, sheds, saunas, storage containers, shade screens, and retractable shade screens without a noncombustible housing.

Intermediate Zone (5 - 30 feet):

Location: 5 - 30 feet from all structures and all attachments (decks, covered patios and fences).

Purpose: To employ careful landscaping to significantly decrease fire behavior near structures.

Tree Spacing:

- 6 Ft Vertical Clearance – Regularly prune branches to a minimum height of 6 feet above the ground, or 1/3 of the tree height if the tree is shorter than 18 feet.
- 10 Ft Horizontal Clearance - Maintain at least 10 feet of horizontal clearance between the edges of adjacent tree canopies and at least 10 feet of clearance from chimneys or stovepipe outlets. Privacy rows of trees are not permitted.

Shrub Spacing:

Ensure shrubs have proper spacing based on their mature height.

- Clustered shrubs must not exceed 10 feet in combined width (treated as an individual shrub) and must not form continuous rows or privacy rows.
- Individual shrubs, bushes, and plants, or groupings must have a minimum horizontal spacing that is twice the height of the tallest plant from other trees, shrubs, or plants (e.g., A 3-foot-tall shrub requires 6 feet spacing).
- Remove shrubs and plants from under larger trees.

Yard Maintenance:

- Keep grass cut to less than 4 inches. Remove all dead or dying vegetation (e.g., grass, weeds, plants, shrubs, trees, logs, stumps, branches, and pine needles).

Firewood Storage:

- Firewood and wood piles must be stored at least 30 feet from the home, unless stored in an approved accessory structure. Fire-retardant tarps are not permitted.

Extended Zone (30+ feet):

Location: 30 feet to lot boundary

Purpose: The goal in this zone is not to eliminate fire, but to interrupt fire's path and foster a low intensity fire that remains on the ground and out of the canopy.

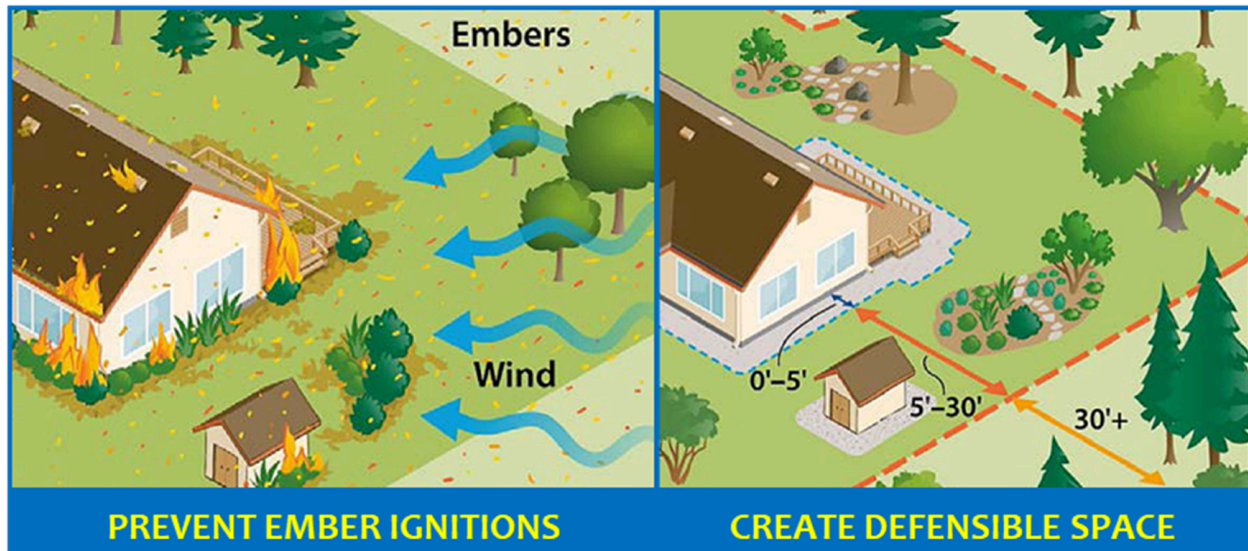
Tree Spacing:

- 6 Ft Vertical Clearance – Regularly prune branches to a minimum height of 6 feet above the ground, or 1/3 of the tree height if the tree is shorter than 18 feet.
- Crowns not touching - Maintain trees such that the crowns are not touching. Small groups of trees (2-3) are allowed. Privacy rows of trees are not permitted.

Shrub Spacing:

Ensure shrubs have proper spacing based on their mature height.

- Clustered shrubs must not exceed 15 feet in combined width (treated as an individual shrub) and must not form continuous rows or privacy rows.
- Individual shrubs, bushes, and plants, or groupings must have a minimum horizontal spacing that is twice the height of the tallest plant from other trees, shrubs, or plants (e.g., A 3-foot-tall shrub requires 6 feet spacing).
- Remove shrubs and plants from under larger trees.



Structural Design and Materials

While defensible space is a critical component, building design and material choices are just as important. As outlined in the Fuels and Ecotypes section, structures are a primary source of fuel in Tollgate.

Fire brands and embers produced by torching trees are lifted by the convection (smoke) column and carried downwind. When these ember showers encounter buildings, they eddy around buildings and accumulate in recesses and corners on the downwind sides of buildings and can penetrate any gaps or openings that exist. If gaps and openings are sealed off and building materials are non-combustible, the vulnerability of these structures to ignition will be greatly reduced.

A thorough checklist of recommended materials and best practices for structure hardening can be found in the Wildfire Prepared Home Checklist:

<https://wildfireprepared.org/wp-content/uploads/WPH-How-To-Prepare-My-Home-Checklist.pdf>

The checklist addresses standards for:

- | | |
|--------------------------------------|---------------------------------------|
| • Roofs | • Exterior walls, windows, and doors |
| • Foundation, soffit, and roof vents | • Decks |
| • Gutters | • Fences and screening |
| • Eaves / soffits | • Accessory structures / outbuildings |



Tamarack Wildfire Consulting highly recommends reviewing the Association's CC&Rs and updating building requirements to meet the Wildfire Prepared Home Plus™ Designation.

SUMMARY

Continuing treatment of common areas is vitally important and will result in more moderated fire behavior if a wildfire were to occur in or near Tollgate. However, the community's resistance to wildfire is only as strong as its weakest link. Preventing the loss of structures is heavily dependent on property owners following defensible space and home hardening recommendations. Therefore it is critical that private and common area properties follow the same recommendations to achieve the maximum benefit from mitigation efforts.

Following the recommendations in this plan will help develop a fire-adapted community and result in an overall fire safety benefit for residents and first responders. Regular fuel treatments will need to be conducted in perpetuity. And it is recommended the Wildfire Mitigation Plan be reviewed and revised, as needed, by a wildfire professional every five years.

DISCLAIMER: *Wildfire mitigation treatment does not eliminate the risk of loss due to wildfire. The intent of this Agreement is to provide expertise and guidance for reducing wildfire risk in the Tollgate Subdivision. Tamarack Wildfire Consulting will not be held responsible for any loss due to wildfire in the Tollgate Subdivision.*