



FOREST, COVE & WELAND MANAGEMENT PLAN

Resolution Number 19-03

Developed By
Forest Management Committee
Paul Banas, Chair
Adopted: March 16, 2019
Revised: November 23, 2019

Little Whale Cove Homeowners Association, Inc.

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1. INTRODUCTION

The Little Whale Cove (LWC) Planned Development is located in Depoe Bay on approximately 140 acres of heavily forested rolling terrain on the Oregon Central Coast. In addition to 268 lots for single-family homes and condominiums, LWC features approximately 45 acres of common area forests, coastline and mosaic wetlands. The LWC Forest Management Committee (FMC) was chartered by the LWC Homeowners Association to develop a Forest Management Plan (FMP) to help actively manage these 45 acres that up until now have been primarily left to nature and chance to develop, mature and renew. The goal of the FMP is to help ensure the health and vitality of these natural surroundings for many decades to come.

The focus of the FMC shall be on the long-term (strategic) preservation, health and revitalization of LWC forest areas, with the short-term, routine forest maintenance provided by the Staff (tactical, e.g., after a storm). The FMC may be called upon by the Architectural Committee (AC) for consultation regarding such things as interface issues between common and private areas, or for specific expertise that the FMC may develop, as required. The primary goal of the FMC is to balance the (sometimes conflicting) priorities of maintaining and renewing healthy forests, fire risk mitigation, and invasive species removal.

This FMP is divided into a Near Term Plan (i.e., the next five years) and Long Term Plan (i.e., greater than five years). The Near Term Plan is intended as a transition from passive (no) management to semi-active management, and will include: 1) community education and involvement; 2) selection of "test areas" for applying best practices in forest management, including selective thinning and trimming to open the canopy and undergrowth to encourage healthier, more vigorous native tree and shrub growth while reducing fire risk; and 3) removal of invasive species that crowd out native vegetation. The Long Term Plan will employ the results and "lessons learned" during near term and test areas over the entire common area forest units.

To facilitate the discussion of the variety of common areas and specific management needs, the FMC has divided the LWC Community Forests into four Management Area Units:

- Forest Unit #1- Coastal Residential
- Forest Unit #2 - Natural Forest South
- Forest Unit #3 - Natural Forest North
- Forest Unit #4 - Interior Residential

These areas are described in this Management Plan.



2. LWC FOREST MANAGEMENT PLAN

2.1 LWC Boundary – Aerial Photo

LWC

boundary photo



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2.2 Landowner and Property Information

Landowner Information

Name: Little Whale Cove Homeowners Association, Inc.
Address: P.O. Box 49, Depoe Bay, OR 97341
Phone: 541-765-2489
FAX and email: 541-765-4594 lwcha@lwcha.org

Tract Information

Name: Little Whale Cove Community Forests
Size: Development – 140 acres Forests approx. 45 acres
Legal Description: T95, R 11, west of Willamette Meridian,
Parts of Sections 7, 8, 17 and 18
Latitude and Longitude: At Gatehouse – N 44/47 and 51.48, W 124/3 and 54.38

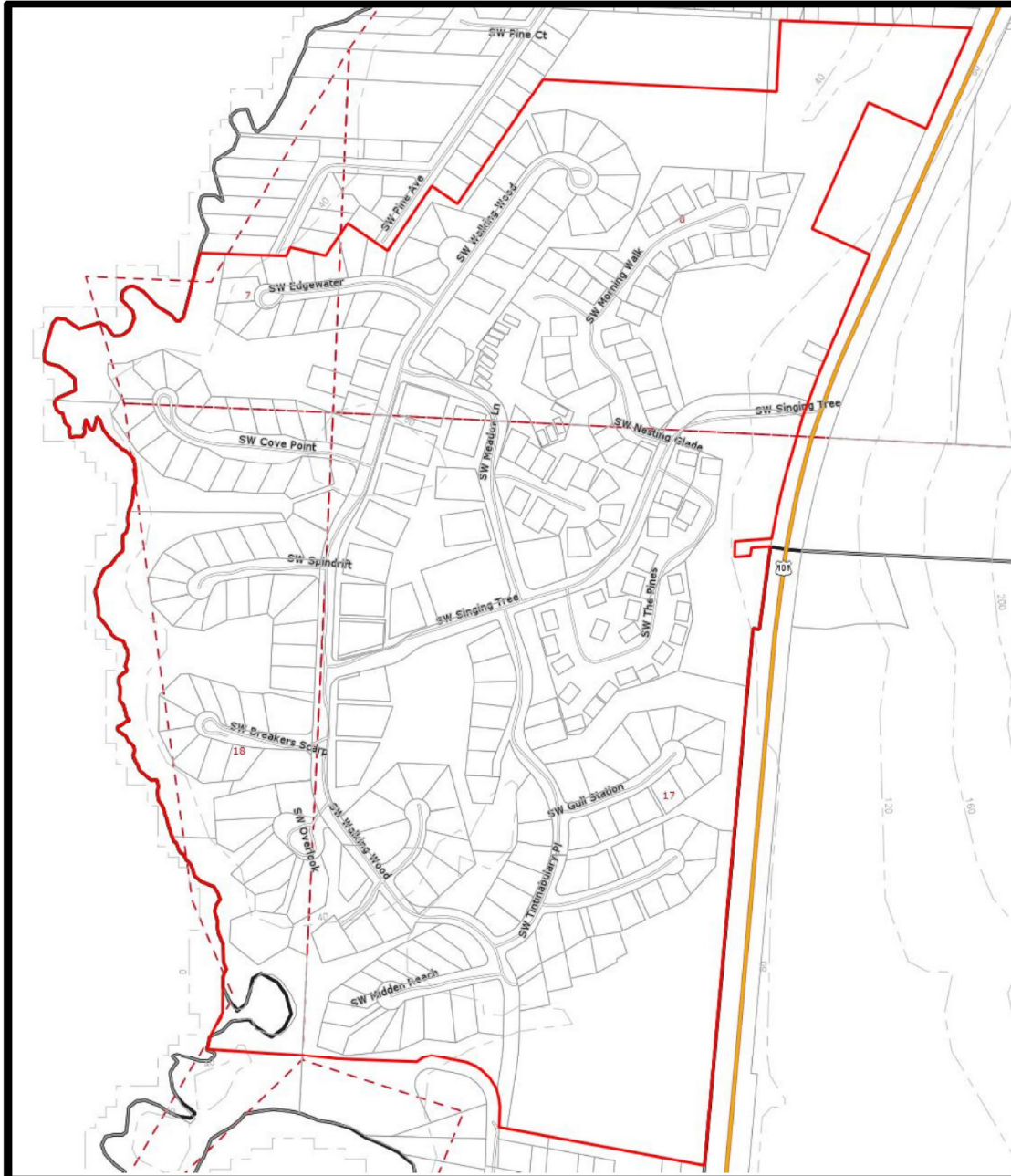
Tax Information

Land use classification: 010 misc. residential vacant land/common area
Planned Development, City of Depoe Bay
Fire Protection District: Depoe Bay Rural Fire Protection District
Property use classification: DLNA, Little Whale Cove misc. common areas.



2.3 LWC Boundary – Map

LWC boundary



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2.4 General Goals (GG)

GG-1 - Maintain natural forested look throughout the community via native and other approved species, while also maintaining and enhancing wildlife habitat

FIRE MANAGEMENT PLAN - A plan that identifies and integrates all wildland fire management and related activities within the context of approved land/resource management plans. A Fire Management Plan defines a program to manage wildland fires (wildfire and prescribed fire).

GG-2 - Balance the competing objectives of maintaining a healthy forest while addressing fire mitigation best practices and homeowner privacy needs for interior forest areas.

GG-3 - To ensure the presence over time of an evergreen, healthy, and somewhat impenetrable conifer forest on the North, East and South property edges of LWC to provide sight, sound and privacy boundaries that separate LWC residential and common areas from adjoining highway and outside developments.

GG-4 - Ensure sufficient new growth to compensate for older, diseased or damaged trees that must be removed.

GG-5 - Minimize Forest Management Costs by establishing a schedule of volunteer work projects open to residents to help address the forest management issues of health and preservation, thinning and re-planting, fire fuel mitigation, and invasive species removal.

GG-6 - Develop regular education series to educate homeowners on such topics as fire risk mitigation around homes and lots, native vs non-native/ornamental trees and shrubs, invasive plant species eradication, and suitable plantings for homeowner privacy.

2.5 General Objectives (GO)

GO-1 - Develop a "net zero loss" policy within LWC, where any tree or shrub removed is replaced by an acceptable substitute within LWC.

NET ZERO LOSS - Means allowing no change to the total forest area, with new forests — natural or planted — compensating for lost forests.

GO-2 - Establish a nursery program to harvest, propagate, and transplant excess trees and shrubs available in LWC common areas to other areas needing new plantings.

GO-3 - Establish "lunch and learn" series featuring OSU Extension Service and other qualified personnel to provide topical information, handouts and helpful tips on a variety of relevant topics.

GO-4 - Develop a list of equipment currently unavailable to LWC for Forest Management activities, and acquire or rent as needed.

GO-5 - Maintain a photographic record of all forest management activities



and work performed to establish baseline.

G0-6 - LWC has a practice of spraying roadway shoulders and covering with chipped debris. The FMC intends to review alternatives.

G0-7 - Develop a Fire management Plan specific to our coastal environment, based on latest research and incorporating outside expert resources.



3. FOREST UNIT #1 – COASTAL RESIDENTIAL

3.1 LWC Tract #1 – Aerial Photo

LWC tract #1

coastal residential forest



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3.1.1 Location – The area generally bounded by Walking Wood to the east, the Pacific Ocean to the west and south, Edgewater to the north, and a portion of the Whale Cove Wildlife Refuge to the southeast.

3.1.2 Tax Lots

09-11-07-DD-00411-00	5.34 acres, approx. 50% forest/meadow
09-11-18-AA-00114-00	1.68 acres (est.), approx. 40% forest/meadow
09-11-18-AA-00320-00	5.52 acres (est.), approx. 40% forest/meadow
09-11-18-AD-00800-00	2.28 acres, approx. 35% forest/meadow
*09-11-17-BC-07600-00	1.42 acres (est.), approx. 90% forest/meadow

*This tax lot is actually estimated at 1.83 acres, but a .41 acre portion, northwest of Walking Wood and Midden Reach is removed and added to Unit #4 Interior Forest.

3.1.3 Size – 16.16 acres with approx. 8.25 acres forest/meadow

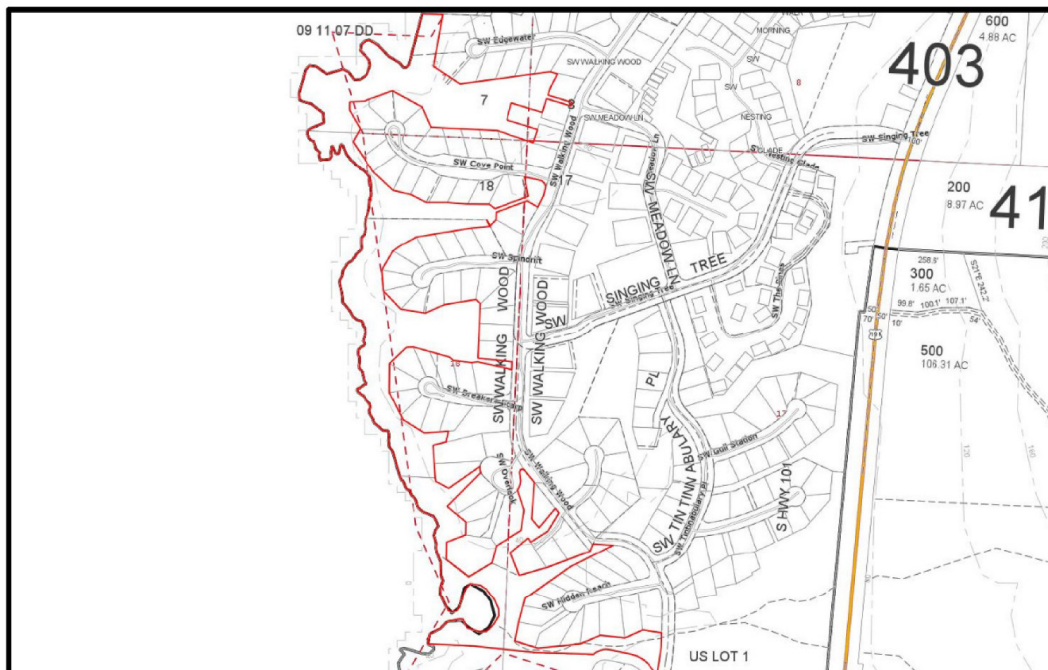


3.1.4 Description-Adjacent to the coast and bordered by residential lots, this Unit features exposed rocky headlands that are generally void of vegetation. Inland from the rocks are meadow and forest areas. Trees are predominately Sitka Spruce and Shore Pine, with severely contorted stands near exposed rocky headlands. Progressing inland, trees are more normal in habit with overgrown younger stands near Edgewater, Cove Point, and Spindriff, and older Sitka Spruce dominating stands from Breaker’s Scarp to Midden Reach. Salal, Twinberry, groundcovers, and managed grasslands are found in meadow areas. Invasive English Ivy is present and struggles to grow near the immediate coast, but is problematic a short distance inland where a few severe infestations are present. There is a wetland in the southeastern area bordering Whale Cove Wildlife Refuge, with a small year-round stream that flows into Little Whale Cove. A thick stand of Twinberry, Elderberry, Skunk Cabbage, and Willows, along with scattered mixed age Alders and Sitka Spruce cover the area. Invasive English Ivy and Himalayan Blackberry are present and concentrated in the northern portion of the wetland.

3.2 LWC Tract #1 – Map

LWC tract #1

coastal residential forest



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3.3 Forest Health and Potential Concerns

Forest Unit #1 represents a mosaic area of rocky headlands, wetlands, meadows and forested areas. There are few areas of overcrowding of trees and shrubs, with potential for careful planting of hardy, salt-resistant trees and plants. Specific concerns are:

- Storm Damage - High winds and strong winter storms are common to the central Oregon coast, and will continue to impact Forest Unit #1 in terms of downed trees, limbs and branches. In some cases, the materials will be allowed to remain where they fall unless blocking an approved pathway or constituting a fire hazard;
- Invasive Plant Species -Continued monitoring and vigilance is required for Forest Unit #1 as there are excessive areas of English Ivy and other undesirable species in and near the area. Removal of invasive plant species will be undertaken to maintain the health of this mosaic area;
- Wildlife Damage - Little wildlife damage is seen or expected in Forest Unit#1. No mitigation steps are currently planned;
- Wildfire Fuels (size(s) and whether they form "ladder fuels") - Forest Area #1 has the smallest amount of fuels of the four areas due to the large open meadow areas, rocky headlands along the ocean, and wetlands to the south. However there are certain cases of fuels being in close proximity to residences. A community-wide effort is required to help address this situation;
- Drought - While typical annual precipitation amounts usually keep the coastal forests and meadows green, periods of drought are not uncommon to the central Oregon coast. Extra care must be taken during these periods of little-to-no rain to ensure no fires or sparks of any kind are allowed in Forest Area #1;
- Trespassers - Forest Area #1 is bounded on the east by Walking Wood, the West by the Pacific Ocean and the south by a National Wildlife Refuge. Past issue of trespassers in this area warrants consideration of natural barriers to discourage trespassers;
- Landslide Risk - There is a slight landslide risk in Forest Unit #1 adjacent to Little Whale Cove from the sandstone bluffs.

3.4 Forest Management Objectives

We will maintain Forest Unit #1 in a natural state for residents to enjoy the ocean paths, benches, and trails through the meadows and forest. The Maintenance model shall be semi-active to encourage residents to walk, sit and enjoy the natural beauty of the coastal forest. Trees will be monitored closely for health and safety risks, and selective thinning and re-planting will be encouraged, particularly after strong storms. A re-evaluation of the size of the meadow areas will also be undertaken to determine if a more natural forested look would be more appealing to residents with lower maintenance costs.



3.4.1 Aesthetics/Recreation

We will maintain Forest Unit #1 in a natural state for residents to enjoy the ocean paths, benches, and trails through the meadows and forest. The Maintenance model shall be semi-active to encourage residents to walk, sit and enjoy the natural beauty of the coastal forest. Trees will be monitored closely for health and safety risks, and selective thinning and re-planting will be encouraged, particularly after strong storms. A re-evaluation of the size of the meadow areas will also be undertaken to determine if a more natural forested look would be more appealing to residents with lower maintenance costs.

3.4.2 Forest Health

The overall objective is to maintain the health of Forest Unit #1 with semi-active management, as further described in the above section.

3.4.3 Managing Forest Structure

While preserving and enhancing the forest areas in Unit #1 are important, due consideration will be made for preserving view corridors from specific ocean-view lots on a case-by-case basis, as is the current practice by the LWC Grounds Team. Trimming and using shorter vegetation in re-planting will be encouraged. No additional trails/pathways are needed or recommended at this time.

3.4.4 Wildlife Fuels Management

We will begin a community-wide volunteer clean-up program of downed limbs and branches, as well as reducing some of the obvious ladder fuels near residences throughout Forest Unit #1.

3.5 Specific Goals (SG) – Forest Unit #1

SG-FU#1 – 1 Manage for aesthetics and privacy.

SG-FU#1 – 2 Protect, preserve and maintain tree and plant health in this weather exposed and high traffic area.

SG-FU#1 – 3 Reduce use of herbicides where practical along ocean paths and encourage plantings of native coast species.

SG-FU#1 – 4 Develop a fire management plan for this unit.

3.6 Specific Objectives (SO) – Forest Unit #1

SO-FU#1 – 1 Preserve and maintain areas adjacent to paths with salt and wind resistant plants and trees that do not require frequent replanting.



SO-FU#1 – 2 Perform long-term planning to assess tree health in this weather exposed area as a precaution against storm-driven tree failure and resultant longer recovery times and higher maintenance costs.

SO-FU#1 – 3 Maintain south path to Little Whale Cove as a stream/wetland/natural area with minimal maintenance and fire mitigation efforts, while preserving existing wetlands.

SO-FU#1 – 4 Provide homeowners with planting guidelines for privacy barriers adjacent to pathways when requested. These planters are preferred on private land, but may be implemented on adjacent common area when reviewed and approved by the LWC Management.

INVASIVE SPECIES – is a plant or organism that causes ecological or economic harm in a new environment where it is not native...**Invasive Species** are capable of causing extinctions of native plants and animals, reducing biodiversity, competing with native organisms for limited resources, and altering habitats.

SO-FU#1 – 5 Removal of invasive species (e.g., English Ivy) manually or chemically.

SO-FU#1 – 6 Reconsider size of grassy areas for return to ore natural look with lower maintenance.

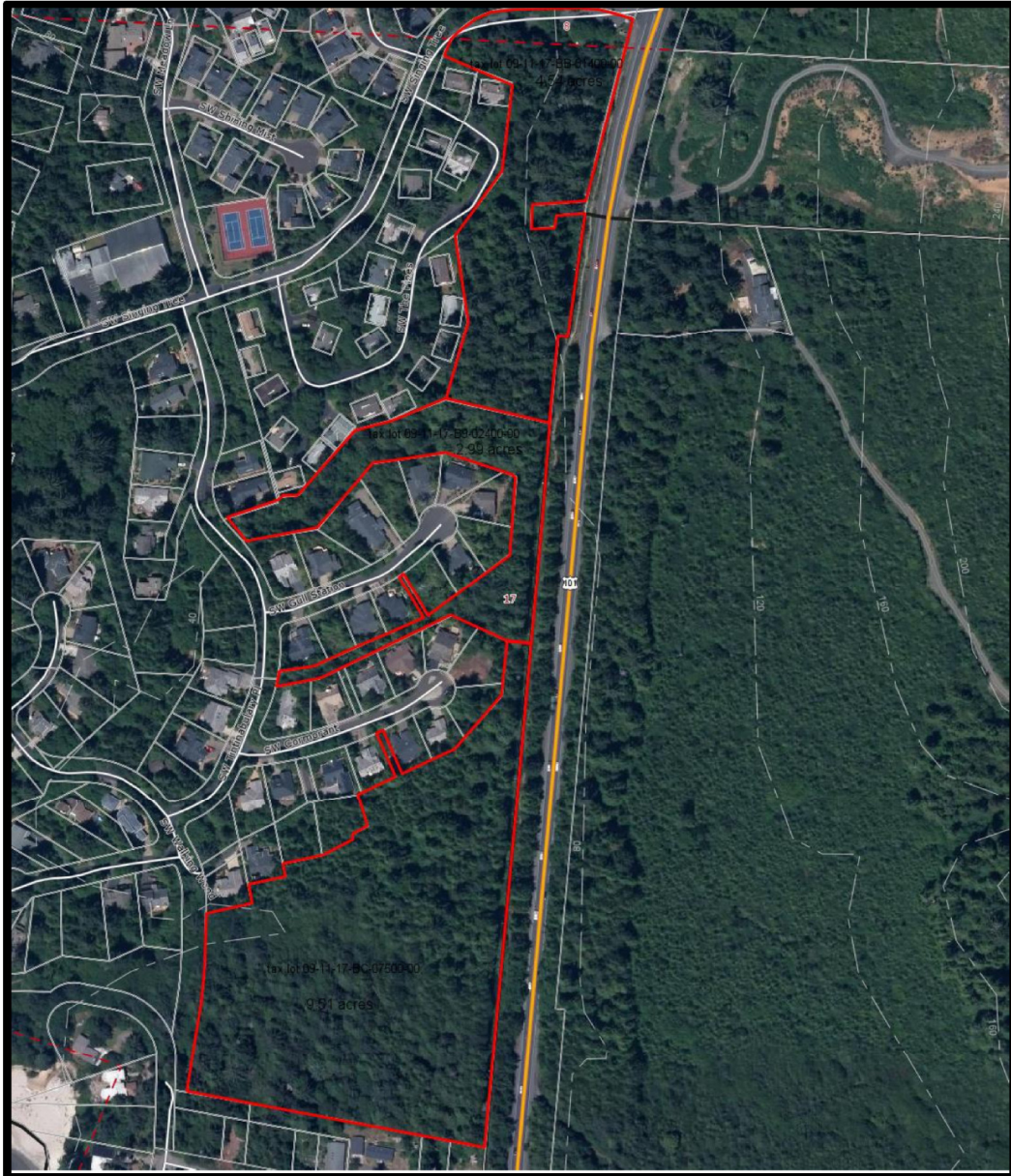


4 FOREST UNIT #2 – NATURAL FOREST SOUTH

4.1 LWC Tract #2 – Aerial Photo

LWC tract #2

natural forest south



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4.1.1 Location

That area bounded by Singing Tree to the north, Highway 101 to the east, the platted right of way of Walking Wood (currently paved walking trail) to the south, and residential lots on Cormorant, Gull Station, Walking Wood and The Pines to the west.

4.1.2 Tax Lots

09-11-17-BC-07500-00 9.51 acres
09-11-17-BB-01400-00 4.54 acres
09-11-17-BB-02400-00 2.37 acres (lot is listed as 2.99 acres but a .62 acre portion located adjacent to Tintinnabulary and Singing Tree will be added to Unit #4 – Interior Residential Forest.)

4.1.3 Size – 16.42 acres

4.1.4 Description

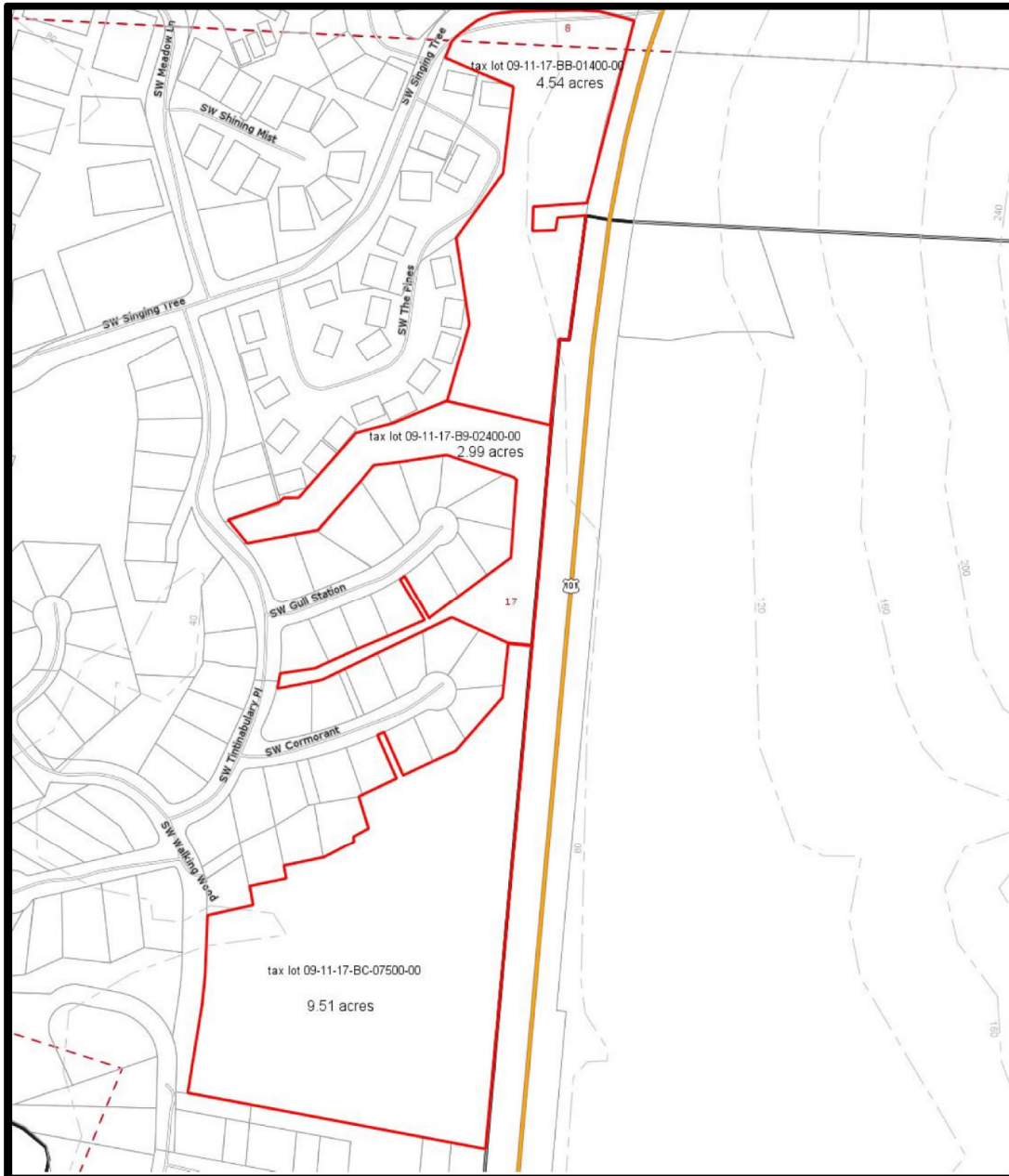
An undeveloped naturally forested area with extensive walking paths in the southern portion of the unit. Paths provided access to a plank and timber lookout tower located in the south eastern area. Mixed age forest of Western Red Cedar, Sitka Spruce, Western Hemlock, Shore Pine and Alder. Two small streams drain from the east through this area, and feature mature Alder and thick understories of Salal, Salmonberry, Elderberry, Blackberry (native), Red and Evergreen Huckleberries, Ferns, and Twinberry. The eastern portions of these drainages were clear cut for highway culvert improvement in 2016, resulting in unsightly and more open conditions. Areas with thick canopy have moderate to minimal understory. The northern portion of this Unit has been less disturbed and features more mature trees with developed understory. Invasive English Ivy is problematic in scattered areas of this unit, while Himalayan Blackberry and Scotch Broom impact the eastern edge.



4.2 LWC Tract #2 – Map

LWC tract #2

natural forest south



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