

EXHIBIT L

Tree Planting Plan

WASHINGTON FORESTRY CONSULTANTS, INC.

FORESTRY AND VEGETATION MANAGEMENT SPECIALISTS



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- Preliminary Tree Protection Plan-

CEDARVIEW AT GLENNWOOD

NW Mushroom Lane
Poulsbo, Washington

Prepared for: Trumark Homes Washington LLC
Prepared by: Washington Forestry Consultants, Inc.
Date of Report: April 23, 2026

Introduction

The project proponent is planning to construct a new 22-lot single-family home plat on 4.92 acres on two parcels off NW Mushroom Lane in Poulsbo, WA. The proponent has retained WFCI to:

- Evaluate all significant (≥ 6 inches diameter) trees on the site pursuant to the requirements of Chapter 18.180 of Poulsbo Municipal Code.
- Make recommendations for tree removal and retention.
- Complete the required minimum stocking and tree replacement calculations.

Methodology

The significant (6-inches DBH and larger) trees on the parcel were inventoried using standard forestry sampling methodology. Six variable area plots were installed on a systematic grid across the parcel. The plot locations are marked in the field with pink flagging. Data from the counts of significant trees were entered into SuperAce[®], a forest inventory software program that projected the total number of significant trees of the project. This plot data will be used to determine the 25% tree retention requirement. Sampling was designed to and achieved a 95% confidence level for the projection of the population of significant trees. The evaluation used methodology developed by the International Society of Arboriculture and Matheny and Clark (1998)¹.

¹ Nelda Matheny and James R. Clark. (1994). A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas (2nd Edition). International Society of Arboriculture, Champaign, IL.

Observations

Site Description

The site is made up of 2 parcels, legally described as parcel #: 102601-2-018-2009 & 102601-2-017-2000. Each parcel is 2.46-acres, for a total of 4.92-acres of project area. The parcels are mostly flat with moderate slopes in the west portion of the site. The site is bordered by single-family homes to the north, south and west, and Olympic College to the east. There are no improvements on the site.

Soils

According to the USDA Web Soil Survey there are two variants of the Poulsbo gravelly sandy loam located on the site. These soil types are a moderately deep, moderately well drained soil found on glacial terraces. A weakly cemented hardpan is at a depth of 20 to 40 inches. Permeability is moderately rapid above the hardpan and very slow in the pan. Available water capacity is very low. Effective rooting depth is 20-40 inches. A perched seasonal high-water table is at a depth of 12-30 inches from November to March. The potential for windthrow of trees is moderate under normal conditions. New trees require irrigation for establishment.

Figure 1: Cedarview at Glennwood Plat Project Soil Map.



39 – Poulsbo gravelly sandy loam 0 – 6% slope
40 – Poulsbo gravelly sandy loam 6 – 15% slope

Existing Tree Conditions

There is one forest cover type on the parcel for the purposes of description (see Attachment #1).

Type I. -- Cover Type I covers the entire 4.92-acre site. The type is a very dense stand of native, second growth trees. Tree species include Douglas-fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), western white pine (*Pinus monticola*), and western hemlock (*Tsuga heterophylla*). There are projected to be 1,784 trees in this type, ranging in size from 7 to 22 inches DBH. Tree conditions range from 'Dead' to 'Good' with most trees described as being in 'Fair' condition or better. One thousand two hundred and ninety-one (1,291) of the 1,784 trees are healthy significant trees. There are also 787 healthy, non-significant trees <6" DBH in the type. There are many trees infected with red ring rot (*Porodaedalea pini*) and brown crumbly rot (*Fomitopsis pinicola*) throughout the stand.



Photo 1. View of typical trees in Type I on Poulsbo - Figgis Plat site.

The understory vegetation is very dense shrubs including evergreen huckleberry (*Vaccinium ovatum*), salal (*Gaultheria shallon*), and western rhododendron (*Rhododendron occidentale*).

Table 1. Summary of Trees in Cover Type I.

Species	DBH Range (in.)	# of Healthy Trees	# of Unhealthy Trees	Total # of Trees
Douglas-fir	7 – 22	950	409	1,359
Western Hemlock	8 – 21	177	84	261
Western Red Cedar	9 – 12	143	0	143
Western White Pine	10 – 19	21	0	21
Summary	7 – 22	1,291	493	1,784

Potential Tree Retention

The site plan shows two tracts (Tracts A & B) where trees could be retained. The trees in these tracts are tightly spaced that have grown very tall and thin with small live crowns. There is also a significant amount of dead and unhealthy trees in the stand from multiple wood decay fungus. Saving trees would require large tree protection areas to reduce the chances of windthrow after development. The perimeter landscaping areas are only 20' wide, which is not enough space to provide adequate protection for the root systems of potential save trees resulting in short-term trees from dying or failing. Targets for the save trees would include the new proposed homes and off-site homes to the north, south, and west that are all within target range of on-site trees if they failed. The likelihood of tree failure would increase considerably with the surrounding trees removed from the interior of the site.

Considering the required grading, the small width of planned save areas, the condition and density of the stand it would be prudent to remove all the trees and replant to eliminate the risk of tree failure after clearing.

Impacts to Off-Site Trees

Trees on the parcels to the north, south, and east will be exposed to additional winds after the site is cleared. Property lines need staking to properly inventory the edge trees.

Discussion

There are 1,291 healthy significant-sized trees currently growing in the project area. The City of Poulsbo requires 25% significant trees to be retained.

The following is a summary of the proposed tree retention:

Total Trees on Site:	1,784 Trees
Number of Unhealthy Trees:	<u>493 Trees</u>
Number of Healthy Trees:	1,291 Trees
Required Tree Retention (25% of 1,291 trees):	323 Significant Trees
Planned Tree Retention:	0 Significant Trees <u>0 Non-significant trees</u> 0 Saved Trees
Shortfall of Tree Retention Requirement: (323 – 0)	323 Trees
Required Replacement Trees:	323 Replacement Trees

The proposed site plan is retaining 0 trees in two save tree areas on the site. Per the City of Poulsbo Arborist memo, dated April 21, 2026, a total of 323 2”-caliper or 6’ tall evergreen replacement trees are required since the planned tree retention is under the 25% retention requirement.

The applicant shall utilize plant materials which complement the natural character of the Pacific Northwest, and which are adaptable to the climatic, topographic, and hydrologic characteristics of the site. A landscape plan is required to be submitted.

When an alternative proposal includes supplemental or replacement trees in lieu of retention, the application shall be required to provide a maintenance assurance device, as set forth in Section 18.130.060(C) or (D).

Tree Protection Measures

Tree planting areas should be protected during site grading and construction with high visibility NPGA fencing on driven posts (see Attachment #4) located at the edge of construction. The fencing should contain signs stating, “Tree Save Area—Keep Out”. While code calls for fencing constructed of chain link, other approved material at least four feet high can be authorized by the review authority. Past projects in Poulsbo have used the NPGA fencing, and they were accepted.

Protection of these areas will maintain soil structure for future plantings. The fences should be installed after logging, but prior to the start of land clearing. Placing the fencing on-site prior to logging results in smashed fences. Installing the fencing after clearing has been successfully accomplished on multiple projects. To keep machines out of tree protection areas the edges of the tree protection areas should be flagged in the field prior to work starting to identify the protection areas. Trees in the tracts should be hand cut and yarded by machines from the outside. Machines should stay back from the lot perimeter during clearing.

There should be no root disturbing activity within the critical root zone of save trees. This includes irrigation line installation, rototilling, equipment operation, trenching, cuts, or fills. If roots are encountered outside of the established root protection zone, they should be cut cleanly with a saw and covered immediately with moist soil. If grading or fill soils must impact tree, then the tree should be re-evaluated by WFCI to determine if the tree can be saved. Mitigation to save the tree can then be prescribed, or tree removal may be necessary.

Pruning

Tree pruning may be required where trails, sidewalks, access roads, or other improvements occur near saved trees. Crown raising should be done to a height of 8' over sidewalks, and 15' over driveways or streets to allow vehicles to pass without damaging branches. All new buildings should have at least 10 feet of clearance to tree branches. Pruning should be completed prior to construction to avoid tree damage by construction contractors cutting or breaking branches for clearance.

All pruning on save trees should be completed according to the ANSI A300 (2001) standards for proper pruning, and be completed by, or supervised by an International Society of Arboriculture Certified Arborist®.

Conclusions

Timeline for Activity

1. The approved tree protection plan map should be included in the construction drawings for bid and construction of the project.
2. Contact WFCI to attend pre-job conference and discuss tree protection issues with logging and clearing contractor. WFCI can verify all trees to be saved and/or removed are adequately marked for retention.
3. Complete logging and removal of any hazard trees within reach of homes or other targets within the project and outside of the project area.
4. Complete all necessary pruning to provide at least 8' of ground clearance near sidewalks and trails, and 15' above all driveways or access roads.
5. Complete land clearing. Do not excavate stumps within 10' of trees to be saved. These should be individually evaluated by WFCI to determine method of removal.
6. Remove any invasive species within tree protection areas. No equipment should enter the tree protection areas.

7. Install tree protection fences along the perimeter landscape and around all interior trees to be saved. The fences should be located at the edge of grading. Maintain fences throughout construction.
8. Complete grading and construction of the project.

Summary

There are 1,291 healthy significant trees on the subject parcel. At least 323 significant trees are required to be retained to meet the 25% tree retention requirement. Zero significant trees are planned to be retained. Three hundred and twenty-three replacement trees are required to replace the number of trees short of the minimum requirement.

Please give us a call if you have any questions.

Respectfully submitted,

Washington Forestry Consultants



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Attachment 1. Aerial Photo of Cedarview at Glenwood Plat Project Area

(Kitsap County Parcel Viewer 2021)



— Project & Forest Cover Type Boundary

Attachment 2. Cedarview at Glennwood Preliminary Site Plan



— Project Boundary

--- Tree Protection Fence Locations

Attachment 3. Stand Summary Reports by Type
(2 pages attached)

Stand Summary Report

State, County:

Project: KITSAP COUNTY

Tract: FIGGIS

Stand: 0001

Acres: 5.00

Plots: 6

Trees: 35

Measured Trees: 0

Count Trees: 35

Species: GEN WEST

Sort: ACI SORTS-SPECIES

Grade: NW SCALE GRADES

Price: ACI-2018

Cost: ACI-2023

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Date: 06/27/2025

Cruised: 03/26/2025

Grown To:

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Spp	St	Dbh	Smpl Trees	Avg Age	Avg FF	Avg Total Ht	Trees /Ac	BA /Ac	Logs /Ac	Ht/D Inches	Net Per Log		Net Per Acre			BdFt Def	Total Net		
											CuFt	BdFt	Tons	CuFt	BdFt	%	Tons	Ccf	Mbf
DF	0	9	0	50	90	0	37.260	16.46	0.000	0.0						0.0			
DF-0			0	50	90	0	37.260	16.46	0.000	0.0	0	0				0.0			
DF	2	7	0	50	90	0	30.796	8.23	0.000	0.0						0.0			
DF	2	10	0	50	90	0	15.090	8.23	0.000	0.0						0.0			
DF-2			0	50	90	0	45.887	16.46	0.000	0.0	0	0				0.0			
DF	3	9	0	50	90	0	55.890	24.69	0.000	0.0						0.0			
DF	3	14	0	50	90	0	7.699	8.23	0.000	0.0						0.0			
DF-3			0	50	90	0	63.589	32.92	0.000	0.0	0	0				0.0			
DF	4	9	0	50	90	0	18.630	8.23	0.000	0.0						0.0			
DF	4	11	0	50	90	0	24.943	16.46	0.000	0.0						0.0			
DF	4	13	0	50	90	0	8.929	8.23	0.000	0.0						0.0			
DF	4	14	0	50	90	0	23.097	24.69	0.000	0.0						0.0			
DF	4	17	0	50	90	0	15.665	24.69	0.000	0.0						0.0			
DF	4	19	0	50	90	0	4.180	8.23	0.000	0.0						0.0			
DF	4	20	0	50	90	0	3.773	8.23	0.000	0.0						0.0			
DF	4	22	0	50	90	0	3.118	8.23	0.000	0.0						0.0			
DF-4			0	50	90	0	102.334	107.00	0.000	0.0	0	0				0.0			
DF	5	16	0	50	90	0	5.895	8.23	0.000	0.0						0.0			
DF	5	18	0	50	90	0	13.972	24.69	0.000	0.0						0.0			
DF	5	19	0	50	90	0	4.180	8.23	0.000	0.0						0.0			
DF	5	22	0	50	90	0	3.118	8.23	0.000	0.0						0.0			
DF-5			0	50	90	0	27.165	49.38	0.000	0.0	0	0				0.0			
WH	0	11	0	50	90	0	12.471	8.23	0.000	0.0						0.0			
WH-0			0	50	90	0	12.471	8.23	0.000	0.0	0	0				0.0			
WH	2	18	0	50	90	0	4.657	8.23	0.000	0.0						0.0			
WH-2			0	50	90	0	4.657	8.23	0.000	0.0	0	0				0.0			
WH	3	8	0	50	90	0	23.579	8.23	0.000	0.0						0.0			
WH	3	13	0	50	90	0	8.929	8.23	0.000	0.0						0.0			
WH	3	21	0	50	90	0	3.422	8.23	0.000	0.0						0.0			
WH-3			0	50	90	0	35.929	24.69	0.000	0.0	0	0				0.0			
RC	3	9	0	50	90	0	18.630	8.23	0.000	0.0						0.0			
RC-3			0	50	90	0	18.630	8.23	0.000	0.0	0	0				0.0			
RC	4	12	0	50	90	0	10.479	8.23	0.000	0.0						0.0			
RC-4			0	50	90	0	10.479	8.23	0.000	0.0	0	0				0.0			
WP	5	19	0	50	90	0	4.180	8.23	0.000	0.0						0.0			
WP-5			0	50	90	0	4.180	8.23	0.000	0.0	0	0				0.0			

Stand Summary Report

State, County:Project: KITSAP COUNTYTract: FIGGISStand: 0001Acres: 5.00

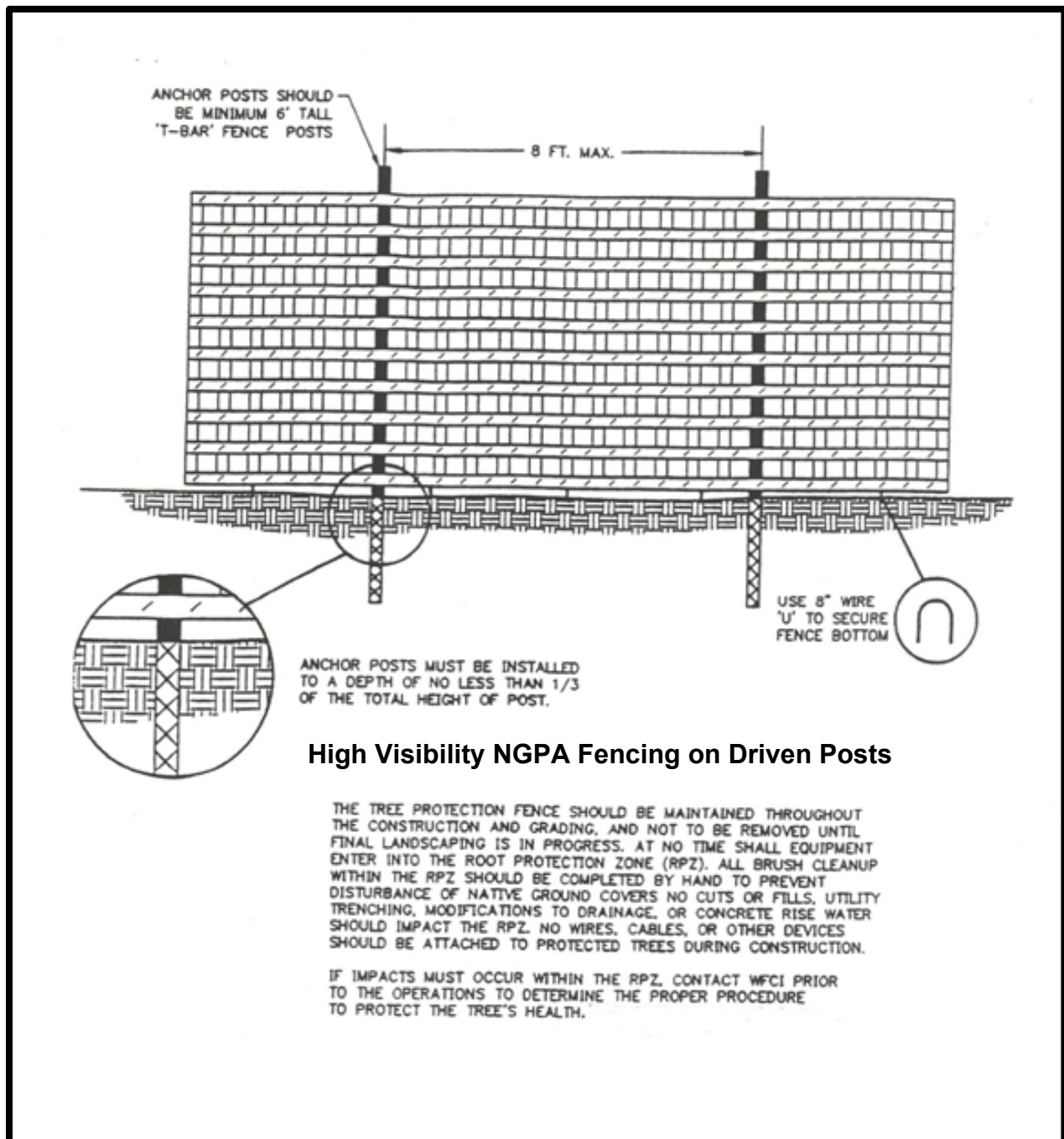
Plots: 6# Trees: 35# Measured Trees: 0# Count Trees: 35

Species: GEN WESTSort: ACI SORTS-SPECIESGrade: NW SCALE GRADESPrice: ACI-2018Cost: ACI-2023

Page: 2/2Date: 06/27/2025Cruised: 03/26/2025Grown To:Edited: 06/27/2025

												Net Per Log		Net Per Acre			BdFt	Total Net		
Spp	St	Dbh	Trees	Avg Age	Avg FF	Avg Total Ht	Trees /Ac	BA /Ac	Logs /Ac	Ht/D Inches		CuFt	BdFt	Tons	CuFt	BdFt	%	Tons	Ccf	Mbf
Stands/Project:			0	50	90	0	362.582	288.07	0.000	0.0		0	0				0.0			

Attachment 4. Tree Protection Fence Detail



Attachment #5. Assumptions and Limiting Conditions

- 1) Any legal description provided to the Washington Forestry Consultants, Inc. is assumed to be correct. Any titles and ownership's to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
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Note: Even healthy trees can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. It is considered an 'Act of God' when a tree fails, unless it is directly felled or pushed over by man's actions.