Administrative Design Review Application

Yellowstone Pipe Line Company - Horizontal Directional Drill
Under the Spokane River at Pipeline Mile Marker 1.3
Spokane County, Washington

April 26, 2016
Terracon Project No. 26145031

Prepared for:
Yellowstone Pipe Line Company
Billings, Montana

Prepared by:
Terracon Consultants, Inc.
Billings, Montana
Enclosures

1.0 Administrative Design Review Application and Project Summary
2.0 Appendix A – Site Maps, Project Plans, Historic Aerial Photos
3.0 New Block Valve Details
4.0 Vegetation Replacement Plan
NAME OF PROJECT: YPL - HDD under Spokane River at MP 1.3

ADDRESS:
Spokane River north of Felts Field, adjacent to N Waterworks St and N Upriver Dr

TYPE OF PROJECT:
- Public Project
- Shoreline Conditional Use Permit
- Skywalk Over Public ROW
  - Required by CBD Zones and Downtown Plan
  - Design Departure

FEES:
Administrative Review
- $600

APPLICANT:
Name: Yellowstone Pipe Line Co. Attn: Mike Miller
Address: 2626 Lillian Avenue
          Billings, MT 59101
Phone (home): 406-255-5727 Office
Email address: mike.s.miller@p66.com

PROPERTY OWNER:
Name: City of Spokane, Attn: Elizabeth Schoedel
Address: 808 West Spokane Falls Blvd
          Spokane, WA 99201
Phone (home): 509-625-6225 office
Email address: eschoedel@spokanecity.org

AGENT:
Name: Terracon Consultants, Inc. Attn: Jean Ramer
Address: 2110 Overland Ave, Ste 124
          Billings, MT 59102
Phone (home): 406-830-7621 Cell
Email address: jean.ramer@terracon.com

REPRESENTATIVE SIGNATURE: DATE:

DEPARTMENT USE ONLY:
Submittal Date:
Accepted as Complete:
Design Review Committee Meeting Date:
This checklist includes all of the required information for submitting an ADMINISTRATIVE review from the Design Review Board. Applications will be processed when all of the following information is submitted and determined “Counter Complete.”

**Materials Required:** (1) Full sized scalable site plan and (3) 11x17 sets of all required submittal materials. Digital versions of materials are required and the preferred file types are .pdf and .jpg.

**Written Project Summary (1-2 pages max. 12 pt. font)**
- Statement of development objectives. For example include building square footage and approximate number of residential units (if applicable).
- Describe design goals, site opportunities and constraints, site character, architectural character, and how the project fits within the local context.
- Note how the proposal addresses issues in the Comprehensive Plan and any other applicable design plans or guidelines; i.e. The Downtown Plan and Design Guidelines.
- List any proposed departures from design standards.
- Description of Design Evolution. Describe what design alternatives have been explored, why choices have been made, and any limiting factors. This description can be written and/or graphic.

**Site/Context Analysis**
- Vicinity Map – Note public viewpoints and major traffic corridors from which the site is visible.
- Photos of site, adjacent properties and streetscape(s).
- Aerial photograph showing site and all surrounding properties within 200’.  
  *On the graphics above identify topography, healthy trees, substantial vegetation, significant land forms or rock outcroppings, street names, any major building names, pedestrian, bike and auto circulation patterns, zoning, surrounding development (including streetscape improvements such as overhead weather protection, bus stops, bicycle racks, landscaping, specialty paving, etc.), or any other significant elements on or abutting the site.*

**Site Design**
- Site Plan – bldg. footprints, hardscape, lighting, signage and streetscape elements.  *All required setbacks, and all elements required by zoning code such as street trees, sidewalks, required landscape areas, or parking requirements shall be shown on this plan.*
- Conceptual Planting Plan.
- Conceptual Grading Plan.
- Axonometric 3-D drawing or Site Cross Sections to show massing and spatial relationships between major site elements and all surrounding properties within 200’ (bldgs., trees, berms, light standards, streets, etc.).  Cross sections are preferred for projects on steep slopes.

**Building Design**
- Building Elevations – entire building.
- Building Elevations - street level (first 3 to 4 floors) at ¼” = 1’-0” min.
- Schematic Floor Plans - when/if germane to achieving a design objective.

**Design Details**
- Signage.
- Lighting.
- Color, texture, pattern, materials, illustrations or submittals.
Objective:
Using a horizontal directional drill (HDD) a new section of 10-inch diameter refined petroleum products pipeline will be installed between 22 and 37 feet under the river. The new section will replace an existing section, which will be abandoned in place after the new section is tied in. The drill will enter on the south side outside the floodplain and will exit north of N Upriver Drive. New valves will be constructed on pipeline right of way 250 feet away from the south bank and 450 feet away from the north bank. Two existing valves will be removed 120 feet from the south bank and 195 feet from the north bank. Pipe will be laid out and welded on the north side of N Upriver Drive. The river bed will not be disturbed. Some clearing of small trees and shrubs is proposed 15 feet on each side of the new pipeline centerline to allow regular aerial monitoring in compliance with state and federal pipeline safety regulations.

Design Goals:
The goal of this proactive maintenance project is to increase the depth of cover over the pipeline. This project will not result in additional impacts beyond those currently in existence at this location, nor will a change in land use occur. There has been a functioning pipeline at this location since 1954. After the new pipeline is in place, the condition of a functioning pipeline will continue for the foreseeable future. Ongoing monitoring and maintenance of the pipeline system will ensure its integrity, thereby ensuring the wellbeing of the public and the environment.

Comprehensive Plan:
The land is designated Residential (north side of river) and Light Industrial (south side of river). See Map LU 1 in the Comprehensive Plan.

The proposed pipeline will be placed in generally the same corridor, but on a slightly different alignment under the river, with the intent of maintaining a deeper, safer pipeline. The Comprehensive Plan stated goals and policies include:

♦ Limiting commercial and higher density development outside centers and corridors to support growth and development of centers and corridors. This project stays within an existing pipeline corridor and does not involve activities that would induce growth in the community. Moreover, development is not allowed on the pipeline right of way.

♦ Directing new higher density housing to centers and corridors and restricting this type of development in single-family areas. This goal does not apply to this pipeline maintenance project.
♦ Using design guidelines to ensure that commercial buildings and higher density housing are compatible with existing neighborhood character in and around centers and corridors. The project does not involve commercial buildings or high density housing. The existing and proposed above ground structures consist of two block valves and enclosure fencing.

Generally, this project will maintain the status quo with a new pipe. The current situation is that a refined petroleum products pipeline is transporting product under the river and has been since 1954. Replacing the pipeline will not induce or contribute to additional development or community growth, as the intent is to maintain the pipeline system to ensure its safety and integrity for the foreseeable future.

**Departures from Design Standards:**
None proposed.

**Design Evolution:**
Horizontal Directional Drill methodology is the preferred method of pipe installation at this location. Other alternatives include open trench installation of a new section of pipeline adjacent to the existing pipeline. This was not the preferred alternative due to the extensive disturbance to the bed and banks of the river. Block valves are necessary, above-ground features that are integral to the operation of the pipeline. YPL’s standard block valve design addresses the required components to shut down the pipeline, if necessary. The design is driven by the functionality of the valve. The valve enclosure is required for security purposes.

YPL proposes the new block valve enclosures be constructed of black 8 foot high chain link with three strand barbwire along the top of the fence, or of beige/tan 8 foot vinyl panels also with three-strand barbwire. The barbed wire is driven by YPL’s Homeland Security approved system security plans. The enclosures will require a 3 foot man gate and a 12 foot wide swing gate for access and maintenance. The enclosure fence will also have two Phillips 66 signs on all four sides indicating No Smoking and the Yellowstone Pipe Line Company’s phone number. Due to the large gates required for emergency access/egress, an enclosed building is impractical and would still require a 12 foot chain link section for access.

The suggestion by the City to enclose the block valves within a rock or brick structure does not conform to currently accepted safety design for refined petroleum products facilities. Ready access to an enclosed facility would not be available as confined space safety protocols would be required for maintenance personnel. Enclosed rock or brick structures are incompatible with current industry standards for block valve enclosures for petroleum pipelines by virtue of the nature of the materials being transported in the pipe.

A chain link enclosure can be fitted with vinyl slats to provide additional visual screening. Vegetation screening will be incorporated around the fence exterior using shrubs native to the region that would provide some habitat for birds and small mammals. Any vegetation and landscaping rocks would have to be positioned to allow for unimpeded gate movement and access for maintenance. Any vegetation that over time would create a canopy, would have to be positioned sufficiently far from the valve and pipeline so as not to obstruct visual surveillance from the air, and whose roots would not eventually damage the pipe.
APPENDIX A

SITE MAPS

Spokane River HDD Plans – Figures 1-6
Spokane River Exhibit A-1 – Stormwater Flow
Spokane River Exhibit A-2 – Site BMP and Sample Locations
Approx. Crossing Location
River Mile 80.7
Lat: N 47° 40' 46.4"
Long: W 117° 20' 05.1"

SW 1/4 NE 1/4 Section 11, T.25N., R.43E.
Approximate Clearances Under Active 10" Pipeline

Proposed HDD Route 848 Feet

Approximate Clearance Under Channel, Actual Profile May Differ

Existing 10" Pipe

HDD Entry Point 30' Offset

~31,500 ft² Work Area and New Valve ~50'x25' to be Fenced

Proposed HDD Route 825'

Abandoned 10" Pipeline Crosses Under Existing Pipe

Proposed Pipe Stringout Area 870' Long x 40' Wide

1,000' Radius Curve

Estimated Pullback Route

Existing Valves to Be Removed

Staging Area ~200'x30'

Access Routes and Staging Areas

Proposed Powerline 200' Zone

Approximate Pipe Route (Not Mapped)

New Block Valve Location

HDD Data

Description

Length

Overburden

Entry at 20°

98'0'

Point 1 (1,000' R) 341'17'

Point 2 1'42'

Point 3 (1,000' R) 349'42'

Point 4 59'20'

Exit at 20° -0'

Horizontal Distance = 825'

HDD Pipe Length = 848'
YPPA1 - 10. Phillips 66 Pipeline LLC
Spokane - Pomeroy
Spokane River HDD Overview at MP 1.3

Aerial Date: July 2, 2014. Excerpted from Google Earth.
Approx. Crossing Location
River Mile 80.7
Lat: N 47° 40' 46.4"
Long: W 117° 20' 05.1"

Stormwater Flow

SITE LOCATION
YPL Spokane River HDD
Spokane River
Spokane, WA
INQUIRY #: 4251817.5
YEAR: 1972
INQUIRY #: 4251817.5
YEAR: 2005
= 500'
ENCLOSURE 3

PLAN FOR NEW BLOCK VALVES
Enclosure 3

Yellowstone Pipe Line Company
Horizontal Directional Drill Under The Spokane River at MP 1.3
Plan for New Block Valves
November 2, 2015

This information is being provided to the City of Spokane, to clarify the new block valve design and to address ways to mitigate the visual impacts of the block valves on City property. This issue was discussed at a recent meeting with Tami Palmquist and Elizabeth Schoedel with the City of Spokane on October 13, 2015, in relation to YPL’s forthcoming application for a Conditional Use Permit.

The suggestion by the City to enclose the block valves within a rock or brick structure does not conform to currently accepted safety design for refined petroleum products facilities. Ready access to an enclosed facility would not be available as confined space safety protocols would be required for maintenance personnel. Enclosed rock or brick structures are incompatible with current industry standards for block valve enclosures for petroleum pipelines by virtue of the nature of the materials being transported in the pipe.

YPL proposes the new block valve enclosures be constructed of black 8 foot high chain link with three strand barbwire along the top of the fence, or of beige/tan 8 foot vinyl panels also with three-strand barbwire. The barbed wire is driven by YPL’s Homeland Security approved system security plans. The enclosures will require a 3 foot man gate and a 12 foot wide swing gate for access and maintenance. The enclosure fence will also have two Phillips 66 signs on all four sides indicating No Smoking and the Yellowstone Pipe Line Company’s phone number. Due to the large gates required for emergency access/egress, an enclosed building is impractical and would still require a 12 foot chain link section for access.

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A combination of low (< 4 feet at maturity) and medium height (4 – 8 feet at maturity) shrubs that are drought tolerant and native to Washington that may be used, depending on availability at time if planting include:

- Western Serviceberry
- Juniper
- Fernbush
- Bush cinquefoil
- True Mountain Mahogany
- Birchleaf Spirea
- Yew
- Rabbitbrush

Source:
http://public.wsu.edu/~lohr/wcl/shrubs/shrubs.html

Shrubs can be planted irregularly, interspersed with boulders or in a row along the fence perimeter as shown in Photo 1. Consideration should be given to fence maintenance and grounds keeping. Landscaping elements must not interfere with the normal operation and maintenance of the pipeline. Every effort will be made to mitigate the visual impacts of the block valves with vegetation. However, if unforeseen conflicts between the landscaping and pipeline operation develop over time, YPL reserves the right to alter the vegetation on its right of way to ensure pipeline integrity.

Areas adjacent to the block valves that are not planted with shrubs, will be reseeded with a weed-free species of upland grass approved by the City of Spokane. Seeded areas will be mulched with weed-free straw and crimped. Weed treatment, should it become necessary, will be conducted, by a professional applicator, licensed in the State of Washington. The disturbed areas will be monitored as required in the Storm Water Pollution Prevention Plan, until final stabilization is achieved.
Photo 1. Photo courtesy Google Earth Street View. Existing communication and control building on the north side of N Upriver Dr adjacent to N Carnahan Rd looking southeast. The new block valve will be placed immediately to the north (photo left) of the existing building. The communication building will remain.
Photo 2. Google Earth Street View showing location of proposed new block valve on the south side of the river looking towards the north from N Waterworks St.
Photo 3. Example of proposed block valve and chain link enclosure with vegetation screening.
Photo 4. Example of low shrub incorporated with boulder cluster.
North Side Block Valve Plan View

South Side Block Valve Plan View

Elevation View of Proposed Block Valve

- Chain Link Fence (Typ. 6"
- 3" Typ. Gravel or Concrete
- 10" Pipeline
- Valve
- Concrete Support (2)
- Ground Line Graded to Match Existing Contours. Re-vegetate Disturbed Areas With an Approved Overland Grass Mix

Plan View of Proposed Block Valve

- Chain Link Fence (Typ. 6"
- Gravel or Concrete
- 10" Pipeline
- Smooth Contours to Match Surrounding Area

Block Valve Grading Plan
Spokane River / MP 1.3
Phillips 66 Pipeline LLC
YP03 - 10" Pipeline

Spokane County
Washington
MEMO

To: Terracon  
Attention: Jean Ramer  

From: Mike Terrell, ASLA  
Date: 4/4/2016  

Project: Yellowstone Pipeline  
Project No: 16-012  
Re: Revegetation Requirements  
CC: File  

Jean,

I reviewed the city of Spokane comments and requirements for replacement of vegetation as a result of clearing and construction activities for the installation of the proposed pipeline. The following is the response to the City of Spokane letter of 2/12/16 from Tami Palmquist (Subject: #X16-048 SCUP Corrections Required).

“Planning:

1. A Vegetation Replacement Plan will need to be submitted for review and approval as part of the application. Please review the Spokane Municipal Code Section 17E.060.230 Vegetation Conservation, Section 17E.060.260 Vegetation Replacement Plan, additional guidance can also be found in Section 17E.020.090.”

Response: Applicant has reviewed the applicable sections of the Spokane Municipal Code as noted in the staff comments and has prepared a Vegetation Replacement Plan for the areas impacted by the project.

Section 17E.060.230 Vegetation Conservation Requirements:

B. There shall be no net loss of vegetative cover within the shoreline jurisdiction.

Applicant has prepared a Vegetation Replacement Plan (L-1) to mitigate removal of existing native and non-native trees and shrubs required by construction of the project. Applicant has identified three areas where native and non-native trees and shrubs will be selectively removed and those are listed in Table 1, below.

Area A: Area along the existing asphalt driveway (Carnahan RD) serving the apartment complex and south of Buckeye Avenue. Proposed replacement areas are identified on the plan as ‘A-R’.

Area B: Northwest side of the Spokane River where the proposed project will cross under the river. Native trees and shrubs will be selectively removed in
a 30’ strip to allow inspection of the surface over the proposed pipeline. Proposed replacement areas are identified on the plan as ‘B-R’.

Area C: Southeast side of the Spokane River where the proposed project will cross under the river. Non-native trees will be selectively removed in a 30’ strip to allow inspection of the surface over the proposed pipeline. Proposed replacement areas are identified on the plan as ‘C-R’.

C. Removal of or alteration to any vegetation within the shoreline jurisdiction shall not be allowed unless such activity is approved by the director as part of a vegetation replacement plan.

Applicant requests director’s approval for the selective removal of native and non-native trees and shrubs identified on L-1 in order to comply with requirements for aerial inspection of the surface above the pipeline.

D. Proposed removal of vegetation for a permitted use shall be reviewed pursuant to the mitigation sequencing specified in SMC 17E.060.230. Avoidance of any impact to shoreline vegetative cover is the preferred method of mitigation.

Applicant proposes to selectively remove identified native and non-native trees and shrubs in order to minimize impact to shoreline vegetative cover. Vegetative cover located directly adjacent to the Spokane River is identified on L-1 as callout #5. This shoreline vegetation is to remain.

E. Vegetation conservation provisions also apply to those shoreline uses, modifications, and developments that are exempt from the requirement to obtain a shoreline substantial development permit.

Applicant notes the requirements.

F. A tree or shrub may be removed if deemed hazardous by a certified arborist.

No trees or shrubs have been identified as hazardous by a certified arborist.

G. Normal maintenance or repair of existing utilities and facilities within an existing degraded shoreline area shall be allowed if the activity does not further alter or degrade shoreline ecological functions or vegetative cover, and there is no increased risk to life or property as a result of the proposed operation, maintenance or repair.

Applicant proposes management of the 30’ clear area over the pipeline to maintain visual access to the surface for security reasons.

H. Vegetation management shall be in accordance with best management practices that are part of ongoing maintenance of structures, infrastructure, or utilities, provided that such management actions are part of a regular ongoing
maintenance. These ongoing activities shall not be subject to new or additional mitigation when they do not expand further into the critical area, are not the result of an expansion of the structure or utility, or do not directly impact endangered species or result in no net loss of shoreline ecological functions. Whenever possible, maintenance activities shall be confined to late summer and fall.

Applicant proposes a Vegetation Replacement Plan with replacement of selectively removed native and non-native trees and shrubs that will result in no net loss of shoreline ecological functions. Applicant proposes to conduct removal and replacement operations in late summer and fall.

I. When an applicant is required to submit a habitat management plan pursuant to SMC 17E.020.090, the requirements in SMC 17E.060.240 through SMC 17E.060.280 may be waived by the director or submitted as a component of the habitat management plan.

Due to the limited area of disturbance, Applicant requests a waiver of the habitat management plan and proposes the Vegetation Replacement Plan. No surface structures or disturbances are planned within the shoreline area, only selective removal of existing native and non-native trees and shrubs.

“Design Review:

1. Please submit an application for an Administrative Design Review at your earliest convenience.

2. In order to help expedite this process you may want to have your landscape architect prepare a planting plan showing proposed native trees and vegetation in the full area of disturbance; the plans should include native plants arranged to mimic the natural vegetation patterns of the immediate surround area. Also please include information on irrigation, plant establishment and maintenance. Please show screening and fencing materials and avoid linear plantings around the perimeter of the protective fencing.”

“Washington Department of Fish and Wildlife:

1. WDFW has reviewed the Yellowstone Pipeline proposal. Given that the pipeline project will result in permanent impacts to shoreline vegetation, WDFW recommends that the City request a shoreline restoration plan with native plants in order to mitigate these impacts. The restoration work can take place just outside of the area that must be visible for aerial inspections.”
TABLE 1: VEGETATION REPLACEMENT
Methodology for replacement quantities. It is not practical to replace the existing native trees and shrubs with material that is of equal size. Applicant is proposing to install replacement material utilizing a ratio that results in approximately an equal caliper size achieved with multiple plants.

<table>
<thead>
<tr>
<th>AREA 'A' - 'A-R'</th>
<th>AREA 'A'</th>
<th>AREA 'A-R'</th>
</tr>
</thead>
<tbody>
<tr>
<td>SERVICEBERRY</td>
<td>1 X 10’ TALL (APPROX)</td>
<td>AA: 2 X 5 GAL / 4’ TALL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace one existing mature native shrub with two 5 gal / 4’ tall plants.</td>
</tr>
<tr>
<td>AREA 'B' - 'B-R' (SHORELINE)</td>
<td>AREA 'B'</td>
<td>AREA 'B-R'</td>
</tr>
<tr>
<td>PONDEROSA PINE</td>
<td>1 X 24” CAL (APPROX)</td>
<td>PP: 16 X 1.5” CAL / 4’ TALL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace one existing mature native 24” cal tree with 16, 1.5” (16x1.5=24) caliper / 4’ tall plants.</td>
</tr>
<tr>
<td>PONDEROSA PINE</td>
<td>1 X 16” CAL (APPROX)</td>
<td>PP: 11 X 1.5” CAL / 4’ TALL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace one existing mature native 16” cal tree with 11, 1.5” (11x1.5=16.5) caliper / 4’ tall plants.</td>
</tr>
<tr>
<td>PONDEROSA PINE</td>
<td>2 X 14” CAL (APPROX)</td>
<td>PP: 18 X 1.5” CAL / 4’ TALL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace two existing mature native 14” cal tree with 18, 1.5” (18x1.5=27) caliper / 4’ tall plants.</td>
</tr>
<tr>
<td>SERVICEBERRY</td>
<td>1 X 12’ TALL (APPROX)</td>
<td>AA: 2 X 5 GAL / 4’ TALL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace one existing mature native shrub with two 5 gal / 4’ tall plants.</td>
</tr>
<tr>
<td>AREA 'C' - 'C-R' (SHORELINE)</td>
<td>AREA 'C'</td>
<td>AREA 'C-R'</td>
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<tr>
<td><strong>BLACK LOCUST UNDER 6&quot; CAL.</strong></td>
<td>11 X 6&quot; CAL (APPROX) AA: 5 X 5 GAL / 4' TALL SS: 6 X 5 GAL / 4' TALL</td>
<td>1:1 replacement ratio to enhance shoreline function with the replacement of non-native trees with native shrub with habitat value.</td>
</tr>
<tr>
<td><strong>BLACK LOCUST OVER 6&quot; CAL. IN CLEARANCE AREA</strong></td>
<td>1 X 12&quot; CAL (APPROX) 5 X 8&quot; CAL (APPROX) 6 X 8&quot; CAL (APPROX) = 12 trees total</td>
<td>PP: 8 X 1.5&quot; / 4' T AA: 15 X 5 GAL / 4' T SS: 16 X 5 GAL / 4' T 39 Replacement Trees and Shrubs</td>
</tr>
<tr>
<td>Vegetation Removed</td>
<td>Replacement Ratios</td>
<td></td>
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<tr>
<td>------------------------------------</td>
<td>------------------------------------------------------------------------------------</td>
<td></td>
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<tr>
<td>Native Deciduous Trees Less Than 6&quot; Caliper</td>
<td>1:1 replacement ratio; Replacement tree(s) must be a minimum 2.5&quot; caliper</td>
<td></td>
</tr>
<tr>
<td>Native Deciduous Trees Over 6&quot; Caliper</td>
<td>2:1 replacement ratio; Replacement tree(s) must be a minimum 2.5&quot; caliper</td>
<td></td>
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<tr>
<td>Native Evergreen Trees Less Than 6&quot; Caliper</td>
<td>1:1 replacement ratio; Replacement tree(s) must be a minimum 4&quot; caliper</td>
<td></td>
</tr>
<tr>
<td>Native Evergreen Trees Over 6&quot; Caliper</td>
<td>2:1 replacement ratio; Replacement tree(s) must be a minimum 4&quot; caliper</td>
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<tr>
<td>Native Shrubs</td>
<td>1:1 replacement ratio; Replacement shrub(s) must be at a minimum 12&quot; - 18&quot; in diameter (at head)</td>
<td></td>
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<tr>
<td>Native Groundcover</td>
<td>1:1 replacement ratio; Replacement groundcover(s) must be at a minimum 4&quot; in diameter (at pot)</td>
<td></td>
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</table>

* For example, when a ten-inch caliper native deciduous tree is removed, the applicant may propose to replace with two five-inch caliper native deciduous trees or four two and one-half inch caliper native deciduous trees. A qualified professional will determine the appropriate vegetation replacement size(s) for the project site.