



Guidance for a Site Specific Analysis

All shoreline development, use and activities, regardless of whether a permit is required, must result in no net loss of ecological functions and processes necessary to sustain shoreline resources. To demonstrate that the no net loss standard is met, an applicant may either use the Standard Residential Mitigation Manual or submit a Site-Specific Impact Analysis. A site-specific analysis is a technical report that identifies existing conditions and ecological functions, impacts from the project, and proposed mitigation (if needed). The site-specific analysis must be completed by a qualified professional and submitted with the shoreline application. We encourage you to contact planning staff about the scope and content of the site-specific analysis prior to submitting your application.

1. Project description

Describe the what, where, when, who and how of the project, including:

- **What** the project or action is;
- **Where** the project is (refer to attached maps and site plan, include location within shoreline jurisdiction; (e.g.; Zone 1, Zone 2);
- **When** the project is going to take place, time line/implementation schedules;
- **Who** is going to do the project; and
- **How** the project will be accomplished, e.g.; bulldozer, pile driver, chain saw, steam roller, etc.

If it is multi-phased, describe the what, when, where and how of each phased separately. Identify any best management practices (BMPs) that will be implemented to avoid, reduce, or eliminate adverse effects or that would benefit the shoreline environment.

2. Baseline environmental conditions

Describe the physical and biological attributes of the project site (e.g., topography, vegetation, condition and trends, if applicable). Include an inventory of the existing shoreline environment including the physical, chemical and biological elements and an assessment of their condition. Include species and habitat information for fish and wildlife. Provide references to pertinent scientific and technical studies, including but not limited to the Shoreline Inventory and Characterization Report, the Shoreline Restoration Plan and other background studies prepared in support of the SMP. Include an assessment and description of any federal, state, or local special management recommendations which have been developed for wetlands, streams, nearshore species, or habitats located on or within close proximity to the site and their applicability to the project.

3. Impact avoidance and mitigation measures

The use of mitigation sequencing is required and essential to determining how the proposal contributes to the no net loss standard and how the proposed intensity of development is necessary for reasonable

use of the property. Mitigation sequencing includes the steps taken during project planning and implementation that are meant to find the least environmentally damaging practicable alternative to achieve a project need. Demonstrate the application of required mitigation sequencing with a table or bulleted list of each mitigation action and how the proposal addresses it:

1. **Avoiding** the impact altogether by not taking a certain action or parts of an action;
2. **Minimizing** impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology or by taking affirmative steps to avoid or reduce impacts;
3. **Rectifying** the impact by repairing, rehabilitating, or restoring the affected environment;
4. **Reducing** or eliminating the impact over time by preservation and maintenance operations;
5. **Compensating** for the impact by replacing, enhancing, or providing substitute resources or environments; and
6. **Monitoring** the impact and the compensation project and taking appropriate corrective measures.

Include a description and evaluation of anticipated effectiveness of proposed mitigation measures, which mitigate the impacts of the project to ensure no net loss of shoreline ecological functions, values, and proposed success criteria.

4. Impacts of Site Development

Provide an analysis documenting the project's unavoidable impacts and their effect on shoreline ecological functions and processes (including lost time when functions are not being performed) including, but not limited to: noise, dust, vegetation removal and/or disturbance, new impervious surface area, placement of fill below the ordinary high water mark, aquatic habitat disturbance (shading or eliminating, increasing predator opportunities, interrupting nearshore sediment flow and beach formation).

5. Mitigation Plan

When compensatory mitigation is required because of identified unavoidable impacts, the site-specific analysis must include a mitigation plan. This includes, but is not limited to, the following:

- A summary of mitigation goals and objectives;
- A planting plan including plant species, quantities and sizes; planting season or timing;
- Other drawings (e.g.; cross-sections) to illustrate mitigation measures (e.g.; rain garden, removal of fill, etc.);
- Performance standards – identify success criteria; compare functions lost and gained; describe anticipated parameter changes;
- Use of and reference to pertinent scientific and technical studies, including but not limited to the Shoreline Inventory and Characterization Report, the Shoreline Restoration Plan and other background studies prepared in support of the SMP;
- A monitoring plan (including maintenance plan and schedule) for a minimum duration of five years. Monitoring performance standards must be sufficient to estimate the project's impact on identified ecological functions. The monitoring plan must also include a contingency measures and maintenance surety;
- A performance bond or other security to assure that mitigation work is completed (unless mitigation work is completed prior to final occupancy);

- A maintenance bond to ensure mitigation meets performance objectives. Once implemented, you will need to provide a maintenance bond for the duration of the monitoring period (a minimum duration of 5 years); and
- An assurance (through a permanent easement and/or notice to title) that the mitigation area will be protected in perpetuity.