RECOMMENDATION

Staff recommends the following modifications as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, as amended through December 3, 2019, pages 10-11:

"A *Chesapeake Bay Supplement* has been prepared to address a range of issues related to water quality protection and is incorporated by this reference as part of the Comprehensive Plan. This Supplement includes a map of the county's Chesapeake Bay Preservation Area components as well as discussions and analyses of water quality issues as they relate to pollution sources, infill development, redevelopment, shoreline erosion control, and shoreline access.

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the county's Chesapeake Bay Preservation Ordinance, as applied to Chesapeake Bay Preservation Areas adopted by the Board of Supervisors as generally depicted in Figure 5 of the *Chesapeake Bay Supplement* to the Comprehensive Plan, as may be amended by the Board of Supervisors.

Policy b. Support the analysis and recommendations contained in the *Chesapeake Bay Supplement* to the Comprehensive Plan.

Policy c. Where tidal shoreline erosion control measures are needed, apply techniques that are consistent with the "Guidelines for Tidal Shoreline Erosion Control Measures" in the Environment Appendix. Consistent with this guidance and with guidance developed by the Virginia Institute of Marine Science pursuant to §15.2-2223.2 of the Code of Virginia and § 28.2-104.1 of the Code of Virginia, support the application of living shoreline approaches as preferred approaches for stabilizing eroding tidal shorelines.

Policy d. Boating and other tidal shoreline access structures should be sited, designed, and constructed in a manner that minimizes adverse environmental impacts. Where county approval of tidal shoreline access structures is needed, the following guidelines should be consulted and considered in the decision-making process: the Chesapeake Bay Program's document entitled "Chesapeake Bay Area Public Access Technical Assistance Report;" and the following guidelines issued by the Virginia Marine Resources Commission; "Shoreline Development BMPs," "Wetlands Guidelines," and "Subaqueous Guidelines."

Policy e. Support efforts to mitigate or compensate for losses of wetlands near the area(s) of impact."

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, as amended through December 3, 2019, pages 23-24:

"APPENDIX 1

GUIDELINES FOR TIDAL SHORELINE EROSION CONTROL MEASURES

Measures to control erosion along the county's tidal shoreline are often pursued in order to protect adjacent property. Where county approval of tidal shoreline erosion control measures is needed, ~~the following guidelines~~ the Virginia Marine Resources Commission Habitat Management Division's Tidal Wetlands Guidelines should be consulted. ~~issued by the Virginia Marine Resources Commission should be consulted and considered in the decision-making process: "Shoreline Development BMPs," "Wetlands Guidelines," and "Subaqueous Guidelines."~~ Consistent with this guidance ~~these documents~~, shoreline protection structures should only be pursued where there is active, detrimental shoreline erosion which cannot be otherwise controlled, and such structures should be constructed in a manner that minimizes adverse wetlands impacts.

Living shoreline approaches to shoreline stabilization (approaches that apply biological techniques, using native plant species) have been identified by the Commonwealth of Virginia as the preferred stabilization methods for tidal shorelines. Only living shoreline approaches shall be permitted unless the best available science shows that such approaches are not suitable. If the best available science shows that a living shoreline approach is not suitable, then elements of living shoreline approaches should be incorporated into permitted projects to the maximum extent possible. Unless otherwise advised through such guidance, best available science resources include:

- Virginia Marine Resources Commission Habitat Management Division's Tidal Wetlands Guidelines,
- Virginia Institute of Marine Science's Comprehensive Coastal Resource Management Portal, and
- Virginia Institute of Marine Science as the Commonwealth's designated science advisor on coastal and marine natural resource-related issues.

~~Shoreline stabilization approaches that apply biological techniques, using native plant species, are preferred where such approaches are consistent with the best available technical guidance, which may include guidance provided by the Virginia Marine Resources Commission, the Virginia Institute of Marine Science, and the Shoreline Erosion Advisory Service. Unless otherwise advised through such guidance, the following preferences, as refined from guidance developed by the Hampton Roads Planning District Commission and subsequently recommended for broader application in tidal areas by the Division of Chesapeake Bay Local Assistance of the Virginia Department of Conservation and Recreation (formerly the Chesapeake Bay Local Assistance Department), should be applied, where feasible, in determining the appropriate approaches to shoreline stabilization (with practices listed in decreasing order of preference):~~

~~**Areas with Low Erosion Rates (< 1 ft/yr.)**~~
~~**(low energy shorelines with an average fetch exposure of <1 nautical mile)**~~

~~1. Vegetative stabilization with or without bank re-grading~~
~~2. Revetments~~
~~3. Bulkheads~~

~~**Areas with Moderate Erosion Rates (1-3 ft/yr.)**~~
~~**(medium energy shorelines with an average fetch exposure of 1-5 nautical miles)**~~

~~1. Vegetative stabilization with/or without bank grading~~
~~2. Revetments~~
~~3. Breakwaters~~
~~4. Groins*~~
~~5. Bulkheads~~

~~**Areas with Severe Erosion Rates (> 3 ft/yr.)**~~
~~**(high energy shorelines with an average fetch exposure of > 5 nautical miles)**~~

~~1. Relocation (of threatened structures)~~
~~2. Revetments~~
~~3. Breakwaters~~
~~4. Groins*~~
~~5. Seawalls~~

~~*Groins may not be appropriate in riverine conditions or where they may impede navigation."~~

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Glossary, as amended through February 23, 2021, page 9:

"**LIVING SHORELINE**: A "living shoreline" is a shoreline management practice that provides erosion control and water quality benefits; protects, restores, or enhances natural shoreline habitat; and maintains coastal processes through the strategic placement of plants, stone, sand fill, and other structural and organic materials. When practicable, a living shoreline may enhance coastal resilience and attenuation of wave energy and storm surge."

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.