

Lake Erie Balanced Growth Program Streamlining and Predictability Incentives

Why would streamlining and predictability of state regulatory programs be an incentive?

The unpredictability and long time frame typically needed to secure permits presents significant challenges to successful development practice. Extended permit review periods and conflicting information across regulatory agencies jeopardizes private developer ability to finance projects reasonably and bring projects to completion. Therefore, state efforts to streamline these processes and make them more predictable would serve as an incentive for private developers and local communities if they could anticipate streamlined, predictable decision making to encourage development or redevelopment in the PDAs and consistently greater levels of difficulty for equivalent projects in PCAs.

Which state regulations can be streamlined and made more predictable?

- A rules package for **stream mitigation, wetland mitigation, and 401 certification** is in the process of being developed by OEPA. Development of these rules should provide improvements to predictability and timeliness in the permitting process.
- Ohio EPA is in the process of developing and issuing **general NPDES permits** for a variety of discharges in order to increase efficiency and to help make it easier for various dischargers to obtain an NPDES permit.
- Programs that require **consistency** between federal, state or local actions and specifically adopted plans (e.g. Ohio Coastal Management Program and Section 208 Plans) are another method that Watershed Planning Partnerships and local governments can use to assure that state and federal actions are consistent with their Watershed Balanced Growth Plans. Programs that depend upon local recommendations (e.g. ODOT in MPO areas) will reference consistency with a locally adopted and state endorsed Watershed Balanced Growth Plan where such a plan has been completed.
- The State Assistance Work Group will look at **additional methods** to provide more advance predictability pertaining to site-related decisions. While these regulatory changes will generally be available statewide, they also will address the need for state regulatory streamlining and predictability in Balanced Growth Watersheds.



For more information, please visit www.epa.state.oh.us/oleo or call (419) 245-2514.