



ENVIRONMENTAL POLICY
INNOVATION
CENTER

More Nature, Less Paperwork

Pathways to Speed and Scale Environmental Restoration

Local Government Advisory Committee

Thursday, September 4, 2025


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EPIC Permitting Work



Hide fields	Filtered by Topic	Group	Sort		
<input type="checkbox"/>	Title	Location	Topic	Type	Keywords
43	NC DEQ Permitting Transformation Program	N	Federal 38	State 8	Private 21
44	NC SB 107 Streamline Dam Removal	N			
45	NH Expedited Minimum Impact Wetlands Permit	N			
46	NM RGP 14-01 for Stream Stabilization and Water Quality Improvements in Urban Ephemeral Channels	N			

Restoration streamlining and Pay for Success
database (filter Topic = Permitting)



NEPAassist

Description
Draws environmental data from Environmental Protection Agency (EPA) Geographic Information System (GIS) databases and web services to provide ...


URL
<https://www.epa.gov/nepa/nepasist>

Entity
Environmental Protection Agency

Bureau
All Bureaus

Stage
Siting & Design

Publicly Available
Yes



Renewable Energy Siting Asses...

Description
Reviews relevant planning data and inputs potential project characteristics to capture a coarse level perspective of potential land use, military, natural ...

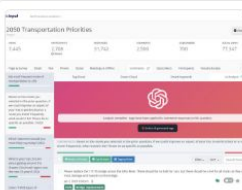
URL
https://tools.oregonexplorer.info/OE_Ht...

Entity
Oregon

Bureau
Oregon Department of Energy

Stage
Siting & Design

Publicly Available
Yes



GPT Public Comment Analysis

Description
Autogenerates tags of common themes and topics in public comments, organizes letters and individual comments by those themes and tags for faster response tim...

URL
<https://publicinput.com/wp/gpt-comm...>

Entity
Public Input

Bureau
N/A

Stage
Permit

Publicly Available
Contract basis

Permitting tech inventory

Existing Pathways in the Chesapeake Bay



General permits for federal permits

US Army Corps [Nationwide Permits](#)

MD Dept of Environment's dedicated [stream team](#)

Meets goal of reviewing restoration projects in 90 days 96% of the time

SolarApp+

Grants available in [Maryland](#), [2 VA localities](#)

VA's Permitting Enhancement and Evaluation Platform ([PEEP](#))

Transparency & accountability



Ideas to Consider Adopting

General permits, exemptions for state permits

CEQA Statutory Exemption for Restoration Projects, proposal in Massachusetts

Regional interagency coordination

Puget Sound 'MART' (Multi-Agency Restoration Team)

New permits specifically for restoration

Washington's Habitat Recovery Pilot Program

Find more info for all in our [database](#)



What You May Not be Considering

Self-certification, automatic approval

Bald and Golden Eagle Protection Act General Permits, California's 'OpLaw' for state wetland/stream permitting

e-Permitting, including use of AI

VA DEQ proof of concept

Leadership

Governor, agency initiatives, performance metrics

Find more info for all in our [database](#) and [permit tech inventory](#)



SOURCES OF PERMITTING ISSUES

While staffing constraints are frequently cited as a source of application backlogs, addressing permitting delays requires tackling multiple interconnected challenges. Key sources of permitting issues include: organizational cultures resistant to change, outdated systems lacking standardization and transparency, agency coordination issues, and burdensome requirements treating restoration like development.

Staffing Issues	Resource shortages (staffing, workloads, expertise, turnover) cause delays, while applicant deficiencies lead to poor incoming applications.
Expertise	
App. Issues	
Leadership	Organizational culture can lack leadership prioritization, urgency of deadlines, accountability, or overemphasize risk avoidance.
Accountability	
Risk Tolerance	
Inefficiency	Permitting systems may be inefficient, outdated, and ripe with inconsistency when there is a shortage of guidance, standardization / rubrics of review or tools and technology.
Inconsistency	
Outdated Tech	
Lack of Coord.	Multi-agency reviews exacerbate process issues, such as a lack of coordination, duplication, and no transparency for the applicant.
Poor Processes	
'Black Hole'	
Burdensome Req.	Restoration projects use the same permits as development, causing a mismatch in requirements and burden of proof for these beneficial efforts.

TYPES OF PERMITTING REFORMS

To address foundational issues in permitting reform, leadership directives and adoption of technology are two key places to start. Other key reforms include: executive orders that drive cultural change through prioritization and accountability; templates and review rubrics that create consistency; e-permitting systems that boost efficiency and agency coordination; and streamlined pathways like general permits and categorical exclusions that reduce the permitting burden.

Leadership directives like executive orders catalyze cultural change by introducing permit timeliness goals and performance metrics. Leaders can also advocate for sufficient staffing and workload allocation ('regulators without borders'), subject matter and project management training. Guidance memos improve risk tolerance by emphasizing outcomes over processes.	Leadership
	Accountability
	Staffing
	Expertise
	Guidance
	Risk Tolerance
Standardization through templates, checklists, and review rubrics create consistent requirements while applicant training reduces incomplete applications.	Templates
	Review Rubric
	Training
Tech adoption boosts staff efficiency, provides transparency, automates processes, improves project management and agency coordination.	e-Permitting
	Transparency
	Coordination
Categorical exclusions and fast-track pathways like general permits and programmatic reviews reduce permit burdens for restoration projects.	CATEX
	General Permit
	Programmatic

Thank You!

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Additional Examples and Resources



Tell me if the draft ILF prospectus includes all of the checklist items noted in the EPA ILF Prospectus Review Workbook.

2 sources



How Should I Be Using A.I. Right Now?



The Ezra Klein Sh...

334K subscribers

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[link](#)



Andy Stapleton

@DrAndyStapleton · 310K subscribers · 600 videos

I'm Here To Help You Navigate Academia & AI Like a Pro ...more

academiainsider.com/work-with-dr-andy and 5 more links

Subscribe

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Chat

Refresh



Here's how the Draft Prospectus corresponds to the checklist items in the EPA workbook:

- **1. Objectives:** The Draft Prospectus includes a section dedicated to the Objectives of the XXXXILF (Section I) ¹. This aligns with the first element of the EPA checklist ². It covers both Ecological Objectives ¹ ... and Public Service Objectives ¹ ..., which implicitly include identifying aquatic resource types/amounts ⁶ and the functions/services expected to be provided ⁷. The consideration of site location relevance to functions/services ⁸ is addressed within the CPF's prioritization strategy (Appendix A) ⁹ The goal(s) should provide an overview of the intended result and list the major functions and services to be achieved by the proposed ILF program ¹². The ecological objective of the XXXXILF is to advance the Commonwealth's goal of ensuring compensatory mitigation achieves "no net loss of existing wetland acreage and no net loss of functions in all surface waters [wetlands and streams]" where mitigation bank and in-lieu fee fund program credits are not available ³.

- **2. How the ILF Program will be Established and Operated:** The Draft Prospectus has

Permitting Tech - Future



- Helping draft documents

- Templates
- AI drafting

Generate a Draft in Seconds

Then add more information and review the final report

Find Site Location

Swallow Street, Birmingham

Draw Site Boundary

Finish Clear

Draw a new polygon

- Draw: Click to draw site boundary points.
- Delete: Press Backspace/Delete to remove last point.
- Cancel: Press Escape to cancel drawing.
- Finish: Click again on first point OR click on first point OR press Enter OR click Finish.

Edit an existing polygon

- Click and drag a node/corner to adjust the site boundary.
- Click and drag in the middle of an edge to add a new node/corner.

Schemeflow

Save & Exit

- 1 Dear Interested Parties
- 2 Project Planning
- 3 Project Scope

P52 Scoping Letter (Fuel Break)

Scoping Letter

1 Dear Interested Parties,

The North Fork John Day Ranger District in United States Forest Service is planning a project to fill out variables for your Forest System (NFS) lands.

The River fuel break would address hazardous fuel conditions on approximately 392.16 contiguous acres adjacent to roadways and ATV Trails.

Turboplan

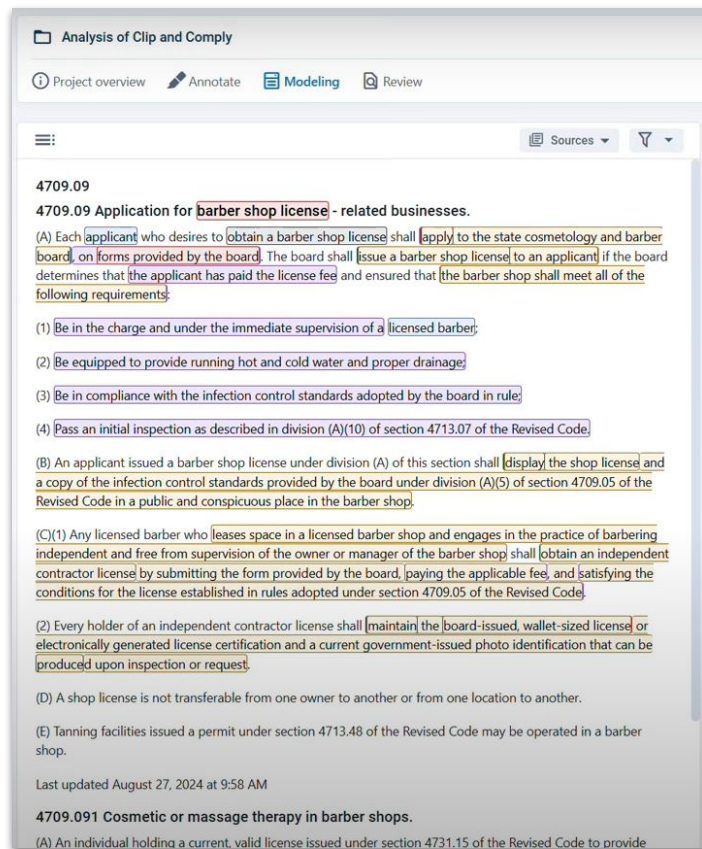
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Permitting Tech - Future



- **Assisting with permit review / management**
 - Internal permit management
 - 🤖 “Norm engineering” / “computational law”
 - 🤖 Automated checks of completeness / eligibility
 - 🤖 Automated permit approval / assisted application review
 - Permit timelines



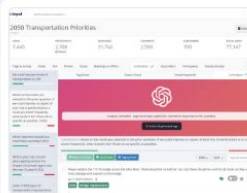
BeInformed





EPIC Permitting Tech Work

- [Permitting tech inventory](#)
- [VA PEEP case study](#)
- [Wetland Impact Tracker](#) tool
- Analysis of [Trump's Permit Tech Memo](#) (4/15)
- Many more resources on
 - Permitting tech and
 - Smart permitting in general

Federal 38	State 8	Private 21
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Reduced requirements for voluntary projects

Proposed revision to [NWP 27](#) (2025)

"Reporting. The permittee must submit a report containing information on the proposed aquatic ecosystem restoration, enhancement, and establishment activity to the district engineer at least 30 days prior to commencing activities in waters of the United States authorized by this NWP. The report must include the following information: ...

(3) Information on baseline ecological conditions at the project site, including a **general description** and map of aquatic and terrestrial habitat types on that site. The map of existing aquatic and terrestrial habitat types and their **approximate boundaries** on the project site should be based on recent aerial imagery or similar information, and verified with photo points or other field- based data points for each mapped habitat type;

(4) A **sketch** of the proposed project elements of the NWP 27 activity **drawn over a copy of the map** of existing aquatic and terrestrial habitat types on the project site;

...
"