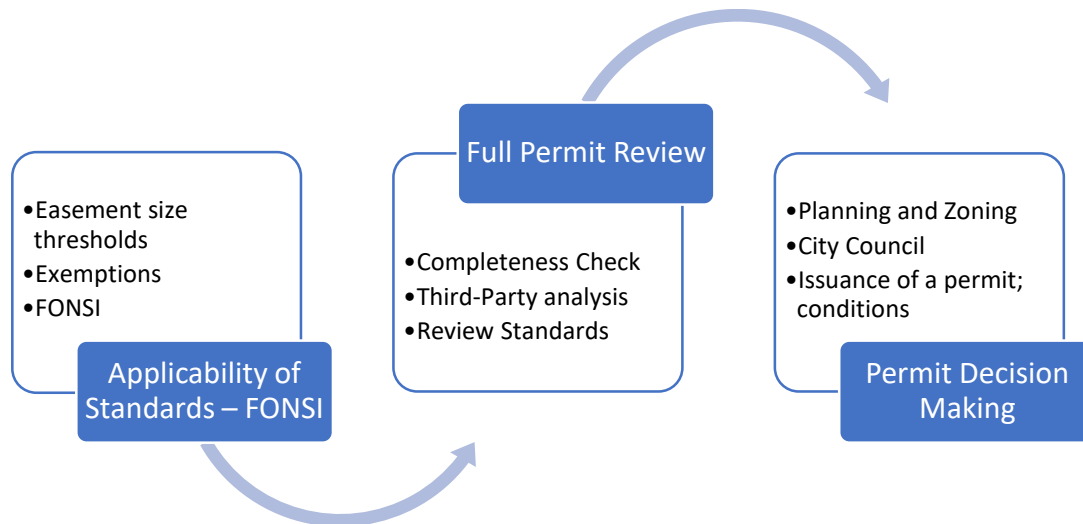


ATTACHMENT – 1041 Permit Review



FONSI – Finding of No Significant Impact

The purpose of the FONSI review is to determine if a permit is required for the proposed development plan, application submittal requirements, procedural requirements, and relevant agencies to coordinate with as part of any permit review process. Once application materials are reviewed, the Director shall make a finding related to whether the proposed development plan will result in significant impacts. If the Director issues a FONSI, the applicant does not need to submit a permit application under these Regulations.

Full Permit Review

If the Director determines a FONSI is not appropriate, the proposed development plan requires a permit and is subject to these Regulations. The Director shall provide the applicant with written comments, to the extent such comments differ from comments provided for any conceptual review, regarding the proposal to inform and assist the applicant in preparing components of the permit application, including a submittal checklist. Once application materials are received, no determination of completeness may exceed sixty (60) days. When the Director has determined that a submitted application is complete including a neighborhood meeting, a City Council hearing is scheduled within 90 days.

Permit Decision Making

The Director may retain third-party consultants at the applicant's expense necessary to assist City staff in reviewing a complete permit application or assist City Council in rendering a decision on a permit. Third-Party Scope of services includes the following:

- A. Review 1041 permit applications and submittal materials including technical environmental studies. Including but not limited to pre-application meetings, formal rounds of review and providing comments to the applicant, and agenda item summary and supporting documentation to be included in a staff report to Council for determining approval or denial of a permit application. The contractor must review construction detail plans and specifications, state and

federal environmental requirements, recommend conditions of the permit's approval for council consideration, attend a Development Construction Permit (DCP) meeting.

Issuance of a permit; conditions

If Council approves a permit, the City Council may attach conditions to the permit to ensure that the purpose, requirements, and standards of the Regulations are continuously met throughout the development, execution, operational life, and any decommissioning period. Before any development occurs pursuant to an approved permit issued, the applicant will provide the City with a guarantee of financial security deemed adequate by the Director to accomplish the conditions of the permit. Several conditions may apply; however, inspections and monitoring are required for all projects. The City's third-party contractor will provide inspection services including but not limited to the following:

- A. Construction Site Inspections and reporting - Perform inspections aligned with the project's construction schedule to ensure compliance with 1041 permit stipulations, environmental mitigation, and federal and state permit requirements, as applicable. frequency may vary depending on complexity of the project.
- B. Permit Closeout Monitoring - Ensure compliance with the ongoing mitigation and reclamation requirements of a 1041 applicant and report at least once quarterly (every 3 months) to City staff of project progress and compliance with permit.
- C. Annual Review and Progress Report - Within thirty (30) days prior to each annual date of the granting of a permit, the permittee shall submit a report detailing any and all activities conducted by the permittee pursuant to the permit including, but not limited to, a satisfactory showing that the permit has complied with all conditions of the permit and applicable regulations for administration of the permit.