

NOTICE OF PUBLIC HEARING BY THE
CITY OF LAGUNA WOODS
CITY COUNCIL

SUBJECT: Building, Planning, and Encroachment Permit Fees

PROPOSAL: The City is considering the adoption of a new building and planning services fee schedule, which would establish new and increase or modify the existing fees that the City charges to recover no more than the reasonable costs of providing building and planning review, permitting, inspection, and related activities and services. Building and planning services fees are charged to both public and private parties, as applicable, including, but not limited to, individuals, businesses, and homeowners' associations, for a variety of purposes, projects, alterations, and improvements.

The City is considering the adoption of a new encroachment permit fee schedule, which would establish new and increase or modify the existing fees that the City charges to recover no more than the reasonable costs of providing review, permitting, and inspection of encroachments on public property/right-of-way, and related activities and services. Encroachment permit fees are charged to both public and private parties, as applicable, including, but not limited to, individuals, businesses, and homeowners' associations when work or activities are to occur on public property/right-of-way.

Following the close of the public hearing, the City Council will consider adopting the new building, planning, and encroachment permit fee schedule, which would take effect no less than sixty (60) calendar days following the date of adoption.

APPLICANT: City of Laguna Woods, 24264 El Toro Road, Laguna Woods, CA 92637

PROJECT LOCATION: Citywide

HEARING DATE: April 17, 2019

HEARING TIME: 2:00 P.M.

HEARING LOCATION: City Council Chambers, Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637

ENVIRONMENTAL DOCUMENTATION: This action is not subject to the California Environmental Quality Act (Pub. Resources Code, Sec. 21000 et seq.) ("CEQA") pursuant to sections 15060(c)(2) (the activities will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activities are not a project as defined in section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. CEQA Guideline section 15378(b)(4) excludes "government funding mechanisms or other government fiscal activities" from its definition of "project" when they "do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment," as is the case here. Even if this action were subject to CEQA, it would be categorically exempt under CEQA Guideline section 15273, which applies to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by the City, when such charges are for the purpose of (1) meeting operating expenses, including employee

wage rates and fringe benefits, and (2) purchasing or leasing supplies, equipment, or materials – as is the case with the building, planning, and encroachment permit fees. Finally, this action is exempt from CEQA based on CEQA Guideline section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

DOCUMENTS AVAILABLE FOR REVIEW: Related documents – including the existing and proposed building, planning, and encroachment permit fee schedules; the Building, Planning, and Encroachment Permit Fee Study; and, the Central Service Cost Allocation Plan and Indirect Cost Rate Calculation-Full Cost Plan – are available for public review at City Hall during normal working hours and on the City’s website at www.cityoflagunawoods.org (click on “Our Services” and then “Current Project Information”).

INVITATION TO BE HEARD: All persons either favoring or opposing this proposal are invited to present their views at this hearing. It is requested that any written response and all supporting documents be submitted to the City Hall office a minimum of 24 hours prior to the hearing date. If you challenge the action taken on this proposal in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk’s Office by the end of the public hearing.

Contact: Rebecca M. Pennington, Development Programs Analyst, at (949) 639-0500

Yolie Trippy, Deputy City Clerk

Publish: Laguna Woods Globe, April 4, 2019 and April 11, 2019