

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

SUBJECT: Building, Planning, Encroachment, and Grading Permit Fees

PROPOSAL: The City is considering the adoption of new building and planning services fee schedules, which would increase and 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 increase and 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.

The City is considering the adoption of a new grading permit fee schedule, which would increase and modify the existing fees that the City charges to recover no more than the reasonable costs of providing grading review, permitting, inspection, and related activities and services. Grading permit 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, and work (e.g., earthwork, excavation).

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

The City is considering the adoption of an ordinance that would add Section 10.02.050 to Chapter 10.02 of Title 10 (Buildings and Construction) of the Laguna Woods Municipal Code pertaining to the waiver or reduction of City-enacted building fees for specified purposes including, but not limited to, purposes consistent with California Health and Safety Code sections 17951.5 and 17951.7 and Laguna Woods General Plan Housing Element programs H-1.2.5. and H-2.2.2.

Following the close of the public hearing, the City Council will consider approving the introduction and first reading of the proposed ordinance which, if adopted by the City Council at a subsequent meeting, would take effect no less than thirty (30) 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: August 19, 2026

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: The City Council will be asked to find that 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 California Code of Regulations, Title 14, Division 6, Chapter 3 (“State CEQA Guidelines”). Section 15378(b)(4) of the State CEQA Guidelines 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.

The City Council will also be asked to find that, even if this action were subject to CEQA, it would be categorically exempt under Section 15273 of the State CEQA Guidelines, 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 here.

Finally, the City Council will be asked to find that, even if this action were subject to CEQA, it would be exempt based on Section 15061(b)(3) of the State CEQA Guidelines 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. This action does not include any physical change to the environment.

DOCUMENTS AVAILABLE FOR REVIEW: Related documents – including the existing and proposed building, planning, encroachment, and grading permit fee schedules; the Building, Planning, Encroachment and Grading 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.lagunawoods.gov/projects. The Laguna Woods General Plan Housing Element is available for public review at City Hall during normal working hours and on the City’s website at www.lagunawoods.gov/housingelement.

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: Christopher Macon, City Manager, at (949) 639-0500

Yolie Trippy, CMC, City Clerk

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