



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: MONDAY, FEBRUARY 24, 2025
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: DEVELOPMENT IMPACT FEES ANNUAL REPORT FISCAL YEAR
2023, REPAYMENT OF A LOAN BETWEEN TORREY
HIGHLANDS AND RANCHO PEÑASQUITOS FACILITIES
BENEFIT ASSESSMENT FUNDS, AND CAPITAL IMPROVEMENT
PROJECT APPROPRIATIONS

PROJECT NAME: Development Impact Fees Annual Report FY 2023, CIP
Allocations, and Torrey Highlands Restricted Facilities
Benefit Assessment Fund Loan Repayment.

APPLICANT: City of San Diego

**COMMUNITY
PLAN AREA:** Citywide

COUNCIL DISTRICT: Citywide

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Breanne Busby / bbusby@sandiego.gov / 619-533-3710

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of the City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

The Mitigation Fee Act requires an annual report on Development Impact Fees to be presented to the City Council. Specifically, the City is required to make specific information available to the public and establish certain findings related to Development Impact Fees that have been in the account and unspent for five years or longer. In compliance with these requirements, the item being heard includes accepting the [Development Impact Fees Annual Report-Fiscal Year 2023](#) in accordance with California Government Code section 66006 and findings related to unexpended balances as required in California Government Code section 66001, including the allocation of funds for identified projects that serve the purpose of the projects for which the fees were originally imposed. Information and materials related to this item can be reviewed at: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806.

In addition to a comprehensive report on Development Impact Fees, this item includes a request for Council authorization regarding repayment of a loan from the Torrey Highlands restricted Facilities Benefit Assessment Fund to the Rancho Peñasquitos restricted Facilities Benefit Assessment Fund, as well as a request for Council approval for appropriating Development Impact Fees towards a list of specific Capital Improvement Projects in Carmel Valley and North University City.

The proposed action to accept the DIF Annual Report for Fiscal Year 2023 and make findings pursuant to California Government Code sections 66001 and 66006, is not a project pursuant to CEQA Guidelines Section 15378(b)(5), as it is an organizational or administrative activity of government that will not result in direct or reasonably foreseeable indirect physical changes in the environment. As such, it is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3).

The proposed resolution to appropriate and spend funds from the Carmel Valley FBA and North University DIF is not a "project" pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378(b)(4) as it is a government fiscal activity which does not involve any commitment to any new, specific project which may result in a potentially significant physical impact on the environment. Thus, this activity is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(3). The appropriation and expenditure of these funds are fiscal activities that will not result in the commitment to any new, specific project that may cause a physical change in the environment. The Carmel Valley Community Park Turf Upgrades, Carmel Grove Neighborhood Park Comfort Station and Park, and the Coastal Rail Trail have received previous approvals which were reviewed under CEQA and these budgetary actions do not change the scope of those projects, so there is no potential for new environmental impacts which would need further evaluation under CEQA. For the median installation at the Carmel Mountain Road and Carmel Country Road Roundabout and the Carmel Country Road Low Flow Channel, environmental review per CEQA is in process and will be completed at the appropriate future time in accordance with CEQA Guidelines Section 15004.

The proposed action to transfer funds from Citywide Mobility Development Impact Fee Fund to Rancho Peñasquitos restricted Facilities Benefit Assessment Fund has been reviewed for consistency with Final Program Environmental Impact Report prepared for the Complete Communities: Housing Solutions and Mobility Choices (SCH No. 201906003, May 5, 2020), certified and adopted by City Council Resolution No. R-313279, on November 9, 2020. These activities are subsequent discretionary actions, and not separate projects for purposes of CEQA review as defined in CEQA Guidelines Section 15378(c). Pursuant to CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for these actions.

COMMUNICATIONS

Instructions for providing testimony during the February 24, 2025, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/form/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings 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 to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: 02-07-2025

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**