

34) **AB1600 Annual Report for Fiscal Year 2021-22**

Receive and File.



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor or Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Shannon Buckley, Assistant City Manager

**Date:** December 13, 2022

**Subject:** **AB1600 Annual Report for Fiscal Year 2021-22**

### **Recommendation**

Receive and File.

### **Background**

The City of Lake Elsinore collects development impact fees for Traffic Infrastructure, City Hall and Public Works Facilities, Community Center Facilities, Lake Side Facilities, Animal Shelter Facilities, Fire Facilities, and Library Facilities.

The Mitigation Fee Act (AB 1600; Government Code Section 66000 et seq.) sets forth the requirements the City must follow in connection with such development impact fees, which are imposed to defray the cost of construction of public facilities related to development projects. Also, AB 1600 imposes certain accounting and comprehensive annual reporting requirements for the fees collected.

For accounting purposes, the development impact fees must be segregated from the general funds of the City and other funds or accounts containing fees collected for other improvements. Interest on each development fee fund or account must be credited to that special revenue fund or account and used for the purposes for which the fees were collected.

Government Code Section 66006 contains comprehensive annual reporting requirements for development impact fees. This statute requires the City to make the following information available to the public annually for each development impact fee:

- A brief description of the type of fee in the account.
- The amount of the fee.
- The beginning and ending balance of the account for the fiscal year.
- The dollar amount of fees collected.
- The interest earned.

- Identification of each public improvement on which fees from the account were expended, the dollar amount of expenditures on each improvement, and an identification of the percentage of the cost of the improvement that is being funded with impact fees.
- Identification of an approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.
- Description of each inter-fund transfer or loan made from the account, including the public improvement for which the transferred or loaned fees will be expended.
- Findings, under Government Code section 66001(d) for portions of the fee account that are unexpended in the fifth fiscal year following the initial deposit in the account and every five years thereafter.
- The amount of any refunds made according to the statute.

Staff has compiled the attached AB 1600 Report for Fiscal Year 2021-22 in accordance with the Fee Mitigation Act. The Report provides an annual accounting of the activity in each development impact fee special revenue fund for the fiscal year ended June 30, 2022, and a five-year history. The Report also provides a plan for future uses of the unexpended special revenue fund balances. The Report is available on the City's website and copies were sent to the Building Industry Association ("BIA") along with SCE and the Gas Co. for review as requested by them.

In addition to the development impact fees reported in the attached AB 1600 Report, the City imposes the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) and the local development fee for the Multiple Species Habitat Conservation Plan (MSHCP). These fees are a "pass-through" to WRCOG and RCA, respectively, through the City's participation in these specific regional programs. Evaluation and accounting of these regionally based fees are outside the scope of the City's AB 1600 Report.

### **Discussion**

On June 27, 1989, City Council adopted Ordinance Number 860, establishing its first AB 1600 development fee for Library Facilities. Subsequently, the City Council adopted and updated various other development impact fees applicable to new development within the City. The purpose of development impact fees is to finance the design, construction, and acquisition of facilities and equipment necessary to accommodate future development within the City. Through the General Plan and fee studies, the City of Lake Elsinore has established the nexus between development, the capital improvements necessary to mitigate the effects of development, and approved fees to fund the mitigation measures. Impact fees are generally reviewed every five years.

Development impact fees that are collected are segregated and placed in special revenue funds, which earn interest. Those funds are held for the facilities for which the fees are collected, per Government Code Section 66006. As of June 30, 2022, the City had seven separate and distinct fees that are collected under AB 1600. Following is a summary listing of the fees, along with the balance for each fee account at June 30, 2022:

<b>Development Impact Fee:</b>	<b>Ending Balance @ 6/30/22</b>
Traffic Infrastructure Fee	\$ 198,032.00
City Hall and Public Works Facilities Fees	178,545.09
Community Center Facilities Fees	114,974.08
Lake Side Facilities Fees	205,269.35
Animal Shelter Facilities Fees	166.66
Library Mitigation Fees	1,294,858.58
Fire Facilities Fees	490,955.85
<b>Total</b>	<b>\$ 2,482,801.61</b>

The AB1600 Report includes a detailed expenditure and revenue report for each development impact fee special revenue fund. The nature of the development impact fee special revenue funds is such that the timing of receipt of revenues and construction of the related capital projects rarely coincide. As a practical matter, revenues are collected over time and accumulated until a development-related project is needed; in years of construction, accumulated reserves will be used up.

In using the expenditure and revenue reports to determine whether the fees have been spent within five years of collection, the total expenditures and transfers-out over the five years must be added together, and then that total must be subtracted from the earliest fund balance. In several instances, this calculation shows that not only have fees collected five years ago been spent but depending on the fund, fees collected in ensuing years have also been spent.

Although AB1600 requires fees collected from developers to be expended or committed within five years, the law allows exceptions in recognition that some project costs can be of a magnitude that takes more than five years to accrue adequate funds; or matching funds may not be available within the five years. AB 1600 requires the City to make certain findings as to any unexpended development impact fee funds, whether committed or uncommitted, remaining after the fifth fiscal year following the first deposit and every five years thereafter.

The AB1600 excludes fees collected under development agreements adopted according to (Section 65864) from the definition of "fees" so it has been generally accepted that only fees collected as a condition of development for the cost of public facilities are subject to the AB1600 requirements.

However, the development agreement statutes require “for any development agreement entered into on or after January 1, 2004, a city, county, or city and counts shall comply with Section 66006 for any fee it receives or cost it recovers.” The following four development agreements fall under this provision (see Exhibit B).

- Village at Lakeshore (aka Westlake) – Pay \$500/unit Development Agreement Fee and \$2.00/square foot Affordable Housing In-Lieu Fee in addition to fees covered in the AB1600 report.
- Sports Complex – Pay only fees covered in the AB1600 report.
- Laing (aka Summerly) – Pay \$4,500/unit for Development Agreement Fee which is credited against the cost of the golf course and other improvements and \$1.30/sf Summerly Traffic Impact Fee in addition to fees covered in the AB1600 report.
- Mohr Affinity - Paid Initial Development Agreement Fee \$50,000; Pay \$2.50/sf Commercial Development Agreement Fee
- Alberhill Villages – Paid Initial Development Agreement Fee \$100,000; Pay Development Agreement Fee (subject to annual adjustment and subject to limited exemptions) \$4,500/Single Family unit, \$3,200/Multi-Family unit; \$2,500/Mixed Use unit; \$1.00/sf Commercial/Retail/Industrial Building and Private Institutional/Places of Worship (non-sanctuary); Pay \$2.00/sf Alberhill Park Fee in addition to fees covered in the AB1600 report.

All development impact fee categories satisfy the provision of AB1600 that funds be expended within five years. Moreover, the City’s Five Year (2022/23-2026/27) Capital Improvement Program (CIP), adopted on June 28, 2022, provides detail regarding the sources, amounts, and approximate dates of funding anticipated over a five-year period that will be used to complete the financing of future capital projects such that all fund equity balances have been programmed to fund projects.

### **Fiscal Impact**

Tracking of the fund activities, summarizing the activity for the AB 1600 Report, and preparation of the Report requires accounting and administrative resources. No funds were expended on outside sources to comply with this unfunded State mandate. This is a required reporting and compliance report per the California Government Code 66006.

### **Attachments**

- Attachment 1 - AB1600 Annual Report
- Attachment 2 - Development Agreement Annual Report

**City of Lake Elsinore**  
**Traffic Infrastructure Fee**  
**Government Code 66000 Calculation**  
**FY 2021-2022**

The Traffic Infrastructure Fee became effective on June 11th, 2002 with the adoption of City Ordinance #1081. Traffic Infrastructure is considered any road and highway networks, including structures (bridges, tunnels, culverts, retaining walls), signage and markings, electrical systems (street lighting and traffic lights), edge treatments (curbs, sidewalks, landscaping), and specialized facilities such as road maintenance depots and rest areas. The Traffic Infrastructure fee is collected to mitigate the additional traffic burdens created by new development to the City's arterial and collector street system and is imposed to finance the costs of new traffic infrastructure. The fees varies depending on development type and is collected for each building payable upon the issuance of the certificate of occupancy. The fee is based on the attached formula and data sheet and varies from project to project.

The fee is based upon the attached formula and data sheet and varies from project to project.

<b>Account Description</b>	<b>Beginning Fund Balance</b>	<b>FY 2021-2022</b>	<b>Ending Fund Balance</b>
<b>Revenues &amp; Other Sources</b>			
Developer Impact Fees		\$ 443,026	
Investment Earnings		(9,125)	
<b>Total Sources</b>		<b>\$ 433,901</b>	
<b>Expenditures &amp; Other Uses</b>			
		777,976	
<b>Total Uses</b>		<b>\$ 777,976</b>	
<b>Total Available</b>	<b>\$ 542,107</b>	<b>\$ (344,075)</b>	<b>\$ 198,032</b>

**Five Year Test**

Using First In First Out Method

<b>Unspent Funds Represent Ending Fund Balance</b>	<b>June 30, 2022</b>
Revenues Collected from 2022	\$ 198,032
<b>Total Ending Fund Balance</b>	<b>\$ 198,032</b>

**Result:** Five Year Spent Test was met in accordance with Government Code 66001.

**Capital Improvement Facilities**

<b>Capital Improvement Facilities Actual Expenses</b>	<b>FY 2021-2022</b>	<b>% Complete</b>	<b>% funded with fee</b>
Annual Citywide Intersection Signal Upgrades - Z10052	\$ 184,947	50%	92%
Citywide Sidewalk Survey Program - Z10067	71,817	75%	29%
Citywide Sign Inventory - Z10068	123,343	75%	88%
Collier Ave/Crane St Signalization CR2056	397,869	100%	100%
<b>Total Capital Improvement Facilities Actual Expenses</b>	<b>\$ 777,976</b>		
<b>Anticipated Future Projects</b>	<b>FY 2022-2023</b>		<b>% funded with fee</b>
Annual Citywide Intersection Signal Upgrades - Z10052	201,000		100%
Citywide Sidewalk Survey Program - Z10067	250,000		100%
Citywide Sign Inventory - Z10068	140,309		100%
I-15/Railroad Canyon Rd Ultimate Interchange Ph 1 - 4227	434,217		3%
<b>Total Anticipated Future Projects</b>	<b>\$ 1,025,526</b>		

**City of Lake Elsinore**  
**City Hall and Public Works Facilities Fees**  
**Government Code 66000 Calculation**  
**FY 2021-2022**

The City Hall and Public Works Facilities Fee became effective on August 23rd, 2005 with the adoption of City Ordinance #1153. City Hall and Public Works Facilities serve both homes and businesses citywide. The City Hall and Public Works Facilities fee is collected to mitigate the additional burdens created by new development for city hall and public works facilities and is imposed to finance the costs of new city hall and public works facilities. The fee varied depending on development type and is collected for each building payable upon the issuance of the certificate of occupancy. The fee is based on the attached formula and data sheet and varies from project to project.

The fee is based upon the attached formula and data sheet and varies from project to project.

<b>Account Description</b>	<b>Beginning Fund Balance</b>	<b>FY 2021-2022</b>	<b>Ending Fund Balance</b>
<b>Revenues &amp; Other Sources</b>			
Developer Impact Fees		\$ 204,011	
Investment Earnings		(2,910)	
Contributions - From Other Funds		-	
<b>Total Sources</b>		<b>\$ 201,101</b>	
<b>Expenditures &amp; Other Uses</b>			
		22,556	
<b>Total Uses</b>		<b>\$ 22,556</b>	
<b>Total Available</b>	<b>\$ -</b>	<b>\$ 178,545</b>	<b>\$ 178,545</b>

**Five Year Test**

Using First In First Out Method

<b>Unspent Funds Represent Ending Fund Balance</b>	<b>June 30, 2022</b>
Revenues Collected from 2022	178,545
<b>Total Ending Fund Balance</b>	<b>\$ 178,545</b>

**Result:** Five Year Spent Test was met in accordance with Government Code 66001.

**Capital Improvement Facilities**

<b>Capital Improvement Facilities Actual Expenses</b>	<b>FY 2021-2022</b>	<b>% Complete</b>	<b>% funded with fee</b>
Building Facilities Renovations - Z20005	27,051	10%	3%
<b>Total Capital Improvement Facilities Actual Expenses</b>	<b>\$ 27,051</b>		
<b>Anticipated Future Projects</b>	<b>FY 2022-2023</b>		<b>% funded with fee</b>
City Hall - Z20006	246,039		1%
<b>Total Anticipated Future Projects</b>	<b>\$ 246,039</b>		



**City of Lake Elsinore**  
**Community Center Facilities Fees**  
**Government Code 66000 Calculation**  
**FY 2021-2022**

The Community Center Facilities Fee became effective on August 23rd, 2005 with the adoption of City Ordinance #1153. Community Center Facilities will primarily serve residents in the City by providing space and facilities for recreation and similar programs. The Community Center Facilities fee is collected to mitigate the additional burdens created by new development for City community center facilities and is imposed to finance the costs of new community center facilities. The fee varied depending on development type and is collected for each building payable upon the issuance of the certificate of occupancy. The fee is based on the attached formula and data sheet and varies from project to project.

The fee is based upon the attached formula and data sheet and varies from project to project.

<b>Account Description</b>	<b>Beginning Fund Balance</b>	<b>FY 2021-2022</b>	<b>Ending Fund Balance</b>
<b>Revenues &amp; Other Sources</b>			
Developer Impact Fees		\$ 135,936	
Investment Earnings		(1,825)	
Contributions - From Other Funds		-	
<b>Total Sources</b>		<b>\$ 134,111</b>	
<b>Expenditures &amp; Other Uses</b>			
		19,137	
<b>Total Uses</b>		<b>\$ 19,137</b>	
<b>Total Available</b>	<b>\$ -</b>	<b>\$ 114,974</b>	<b>\$ 114,974</b>

<b>Five Year Test</b>	
<i>Using First In First Out Method</i>	
<b>Unspent Funds Represent Ending Fund Balance</b>	<b>June 30, 2022</b>
Revenues Collected from 2022	\$ 114,974
<b>Total Ending Fund Balance</b>	<b>\$ 114,974</b>
<b>Result:</b> Five Year Spent Test was met in accordance with Government Code 66001.	

<b>Capital Improvement Facilities</b>			
<b>Capital Improvement Facilities Actual Expenses</b>	<b>FY 2021-2022</b>	<b>% Complete</b>	<b>% funded with fee</b>
<b>Total Capital Improvement Facilities Actual Expenses</b>	<b>\$ -</b>		
<b>Anticipated Future Projects</b>	<b>FY 2022-2023</b>		<b>% funded with fee</b>
	<b>\$ -</b>		0%
<b>Total Anticipated Future Projects</b>	<b>\$ -</b>		



**City of Lake Elsinore**  
**Lake Side Facilities Fees**  
**Government Code 66000 Calculation**  
**FY 2021-2022**

The Lake Side Facilities Fee became effective on August 23rd, 2005 with the adoption of City Ordinance #1153. Lake Side Facilities will primarily serve residents in the City by providing recreation at the lake. The Lake Side Facilities fee is collected to mitigate the additional burdens created by new development for City lake side facilities and is imposed to finance the costs of new lake side facilities. The fee varied depending on development type and is collected for each building payable upon the issuance of the certificate of occupancy. The fee is based on the attached formula and data sheet and varies from project to project.

The fee is based upon the attached formula and data sheet and varies from project to project.

<b>Account Description</b>	<b>Beginning Fund Balance</b>	<b>FY 2021-2022</b>	<b>Ending Fund Balance</b>
Revenues & Other Sources			
Developer Impact Fees		\$ 195,098	
Investment Earnings		(3,739)	
<b>Total Sources</b>		<b>\$ 191,359</b>	
Expenditures & Other Uses		-	
<b>Total Uses</b>		<b>\$ -</b>	
<b>Total Available</b>	<b>\$ 13,910</b>	<b>\$ 191,359</b>	<b>\$ 205,269</b>

**Five Year Test**

Using First In First Out Method

<b>Unspent Funds Represent Ending Fund Balance</b>	<b>June 30, 2022</b>
Revenues Collected from 2021	\$ 13,910
Revenues Collected from 2022	\$ 191,359
<b>Total Ending Fund Balance</b>	<b>\$ 205,269</b>

**Result:** Five Year Spent Test was met in accordance with Government Code 66001.

**Capital Improvement Facilities**

<b>Capital Improvement Facilities Actual Expenses</b>	<b>FY 2021-2022</b>	<b>% Complete</b>	<b>% funded with fee</b>
Boat Dock Additions - Z40034	\$ 61,100	25%	12%
<b>Total Capital Improvement Facilities Actual Expenses</b>	<b>\$ 61,100</b>		
<b>Anticipated Future Projects</b>	<b>FY 2022-2023</b>		<b>% funded with fee</b>
Boat Dock Additions - Z40034	\$ 274,008		55%
<b>Total Anticipated Future Projects</b>	<b>\$ 274,008</b>		

**City of Lake Elsinore**  
**Animal Shelter Facilities Fees**  
**Government Code 66000 Calculation**  
**FY 2021-2022**

The Animal Shelter Facilities Fee became effective on August 23rd, 2005 with the adoption of City Ordinance #1153. Animal Shelter Facilities will primarily serve residents in the City by providing animal control and adoption services. The Animal Shelter Facilities fee is collected to mitigate the additional burdens created by new development for City animal facilities and is imposed to finance the costs of new animal facilities. The fee varied depending on development type and is collected for each building payable upon the issuance of the certificate of occupancy. The fee is based on the attached formula and data sheet and varies from project to project.

The fee is based upon the attached formula and data sheet and varies from project to project.

<b>Account Description</b>	<b>Beginning Fund Balance</b>	<b>FY 2021-2022</b>	<b>Ending Fund Balance</b>
<b>Revenues &amp; Other Sources</b>			
Developer Impact Fees		\$ 86,826	
Investment Earnings		(1,502)	
Contributions - From Other Funds		-	
<b>Total Sources</b>		<b>\$ 85,324</b>	
<b>Expenditures &amp; Other Uses</b>			
		85,184	
<b>Total Uses</b>		<b>\$ 85,184</b>	
<b>Total Available</b>	<b>\$ 27</b>	<b>\$ 140</b>	<b>\$ 167</b>

**Five Year Test**

Using First In First Out Method

<b>Unspent Funds Represent Ending Fund Balance</b>	<b>June 30, 2022</b>
Revenues Collected from 2022	\$ 167
<b>Total Ending Fund Balance</b>	<b>\$ 167</b>

**Result:** Five Year Spent Test was met in accordance with Government Code 66001.

**Capital Improvement Facilities**

<b>Capital Improvement Facilities Actual Expenses</b>	<b>FY 2021-2022</b>	<b>% Complete</b>	<b>% funded with fee</b>
<b>Total Capital Improvement Facilities Actual Expenses</b>	<b>\$ -</b>		
<b>Anticipated Future Projects</b>	<b>FY 2022-2023</b>		<b>% funded with fee</b>
	\$ -		-
<b>Total Anticipated Future Projects</b>	<b>\$ -</b>		

**Note:** The City is advancing funds to pay for the proportionate share of construction of the new Animal Shelter facility, since no funding is available in this DIF fund.

**City of Lake Elsinore**  
**Library Mitigation Fees**  
**Government Code 66000 Calculation**  
**FY 2021-2022**

The Library Mitigation Fee became effective on June 25th, 1977 with the adoption of City Ordinance #573.1 (C) (1-6) and City Ordinance #764.1 in 1986. Library Facilities are considered libraries that meet the Riverside City/County Library Standards that will primarily serve residents in the City by providing the physical facilities necessary to support library. The Library Mitigation fee is collected for future construction of library improvements to assure the necessary library facilities are provided to the community. The fee varied depending on development type and is collected for each building payable upon the issuance of the certificate of occupancy. The fee is based on the attached formula and data sheet and varies from project to project.

The fee is based upon the attached formula and data sheet and varies from project to project.

<b>Account Description</b>	<b>Beginning Fund Balance</b>	<b>FY 2021-2022</b>	<b>Ending Fund Balance</b>
<b>Revenues &amp; Other Sources</b>			
Developer Impact Fees		\$ 53,400	
Investment Earnings		(37,770)	
<b>Total Sources</b>		<b>\$ 15,630</b>	
<b>Expenditures &amp; Other Uses</b>			
		-	
<b>Total Uses</b>		<b>\$ -</b>	
<b>Total Available</b>	<b>\$ 1,279,229</b>	<b>\$ 15,630</b>	<b>\$ 1,294,859</b>

**Five Year Test**

Using First In First Out Method

<b>Unspent Funds Represent Ending Fund Balance</b>	<b>June 30, 2022</b>
Revenues Collected from 2007	\$ 107,212
Revenues Collected from 2008	\$ 81,752
Revenues Collected from 2009	\$ 50,693
Revenues Collected from 2010	\$ 59,383
Revenues Collected from 2011	\$ 74,372
Revenues Collected from 2012	\$ 49,143
Revenues Collected from 2013	\$ 86,794
Revenues Collected from 2014	\$ 111,426
Revenues Collected from 2015	\$ 73,385
Revenues Collected from 2016	\$ 98,605
Revenues Collected from 2017	\$ 115,284
Revenues Collected from 2018	\$ 88,741
Revenues Collected from 2019	\$ 105,722
Revenues Collected from 2020	\$ 119,025
Revenues Collected from 2021	\$ 57,691
Revenues Collected from 2022	\$ 15,630
<b>Total Ending Fund Balance</b>	<b>\$ 1,294,858</b>

**Result:** Five Year Spent Test was met in accordance with Government Code 66001. The City makes a finding that it will begin the acquisition and design phase to construct a new Library within the next 5 years in accordance with the Fiscal Year 2018-2022 Capital Improvement Program. The expected cost for this project is approximately \$8 million.

**Capital Improvement Facilities**

<b>Capital Improvement Facilities Actual Expenses</b>	<b>FY 2021-2022</b>	<b>% Complete</b>	<b>% funded with fee</b>
City Library - Z20003	\$ 705,168	5%	28%
<b>Total Capital Improvement Facilities Actual Expenses</b>	<b>\$ 705,168</b>		
<b>Anticipated Future Projects</b>	<b>FY 2022-2023</b>		<b>% funded with fee</b>
City Library - Z20003	\$ 1,301,159		52%
<b>Total Anticipated Future Projects</b>	<b>\$ 1,301,159</b>		

**City of Lake Elsinore**  
**Fire Facilities Fees**  
**Government Code 66000 Calculation**  
**FY 2021-2022**

The Fire Facilities Fee became effective on June 13th, 2006 with the adoption of City Ordinance #1181. Fire Facilities are considered fire stations and similar public safety facilities that will primarily serve residents in the City by providing the physical facilities necessary to support fire, paramedic and emergency response programs. The Fire Facilities fee is collected to mitigate the additional burdens created by new development for City fire facilities and is imposed to finance the costs of new fire facilities. The fee varied depending on development type and is collected for each building payable upon the issuance of the certificate of occupancy. The fee is based on the attached formula and data sheet and varies from project to project.

The fee is based upon the attached formula and data sheet and varies from project to project.

<b>Account Description</b>	<b>Beginning Fund Balance</b>	<b>FY 2021-2022</b>	<b>Ending Fund Balance</b>
Revenues & Other Sources			
Developer Impact Fees		\$ 216,929	
Investment Earnings		(11,777)	
<b>Total Sources</b>		<b>\$ 205,152</b>	
Expenditures & Other Uses			
<b>Total Uses</b>		<b>\$ -</b>	
<b>Total Available</b>	<b>\$ 285,804</b>	<b>\$ 205,152</b>	<b>\$ 490,956</b>

**Five Year Test**

Using First In First Out Method

<b>Unspent Funds Represent Ending Fund Balance</b>	<b>June 30, 2022</b>
Revenues Collected from 2021	\$ 285,804
Revenues Collected from 2022	\$ 205,152
<b>Total Ending Fund Balance</b>	<b>\$ 490,956</b>

**Result:** Five Year Spent Test was met in accordance with Government Code 66001.

**Capital Improvement Facilities**

<b>Capital Improvement Facilities Actual Expenses</b>	<b>FY 2021-2022</b>	<b>% Complete</b>	<b>% funded with fee</b>
	\$ -		
<b>Total Capital Improvement Facilities Actual Expenses</b>	<b>\$ -</b>		
<b>Anticipated Future Projects</b>	<b>FY 2022-2023</b>		<b>% funded with fee</b>
	\$ -		0%
<b>Total Anticipated Future Projects</b>	<b>\$ -</b>		

**Note:** The City is advancing funds to pay for the proportionate share of the purchase of a new Ladder Truck, since no funding is available in this DIF fund.

**DEVELOPMENT AGREEMENTS - POST JANUARY 1, 2004**

**CITY OF LAKE ELSINORE, CALIFORNIA**

**DEVELOPMENT AGREEMENT - POST JANUARY 1, 2004 FEES SUBJECT TO SECTION 66006**

DEVELOPMENT AGREEMENT	PROJECT STATUS	TOTAL UNITS	UNITS TO DATE	DAG FEE	AFFORDABLE HOUSING IN-LIEU FEE	ALBERHILL PARK FEE	SUMMERLY TRAFFIC IMPACT FEE ("STIF")	EXISTING DIF FEES PER ORDINANCE
<b>VILLAGES AT LAKESHORE ("WESTLAKE") (RESIDENTIAL)</b>	<b>PROJECT COMPLETE</b>							
\$500 DAG Fee per unit 2020-2021		169	169	\$ 84,500	\$ 545,602			YES, COVERED IN THE AB1600 REPORT.
Affordable Housing Fee (\$2 per sq ft)								
		<u>169</u>	<u>169</u>	<u>\$ 84,500</u>	<u>\$ -</u>	<u>N/A</u>	<u>N/A</u>	
<b>LAING-CP ("SUMMERLY") (RESIDENTIAL)</b>	<b>PROJECT COMPLETE</b>							
Description: \$4,500 DAG fee per unit for extraordinary infrastructure								
2010-2011			7	\$ 31,500				
2011-2012			77	346,500				
2012-2013			181	814,500				
2013-2014			115	517,500				
2014-2015			138	621,000				
2015-2016			183	823,500				
2016-2017			227	1,021,500				
2017-2018			209	940,500				
2018-2019			264	1,188,000				
2019-2020			26	117,000				
2020-2021			115	517,500				
2021-2022			126	567,000				
<i>SUBTOTAL</i>		<u>1,668</u>	<u>1,668</u>	<u>\$ 7,506,000</u>				
STIF - Summerly Traffic Impact Fee (\$1.30 per sq ft)								
2017-2018							\$ 1,582,388.91	
2018-2019							437,323.20	
2019-2020							662,677.06	
2020-2021							559,799.20	
2021-2022							(109,564.63)	
Interest Earnings Accumulated							193,414.59	
<i>SUBTOTAL</i>							<u>\$ 3,326,038.33</u>	
		<u>1,668</u>	<u>1,668</u>	<u>\$ 7,506,000</u>	<u>N/A</u>	<u>N/A</u>	<u>\$ 3,326,038.33</u>	
<b>ALBERHILL VILLAGES (RESIDENTIAL)</b>	<b>PROJECT NOT STARTED</b>							
Alberhill Park Fee - SINGLE FAMILY (SFR)		2,724	-			\$ -		YES, COVERED IN THE AB1600 REPORT.
Alberhill Park Fee - MULTI-FAMILY (MFR)		3,420	-			-		
Alberhill Park Fee - MIXED USE DWELLING		<u>1,880</u>	<u>-</u>	<u>N/A</u>	<u>N/A</u>	<u>-</u>	<u>N/A</u>	
		<u>8,024</u>	<u>-</u>	<u>N/A</u>	<u>N/A</u>	<u>\$ -</u>	<u>N/A</u>	
Alberhill Villages – Paid Initial Development Agreement Fee \$100,000; Pay Development Agreement Fee (subject to annual adjustment and subject to limited exemptions) \$4,500/Single Family unit, \$3,200/Multi-Family unit; \$2,500/Mixed Use unit; \$1.00/sf Commercial/Retail/Industrial Building and Private Institutional/Places of Worship (non-sanctuary); Pay \$2.00/sf Alberhill Park Fee in addition to fees covered in the AB1600 report.								
<b>MOHR AFFINITY (OUTLET MALL PADS - FUTURE)</b>	<b>PROJECT NOT STARTED</b>							
Paid Initial Development Agreement Fee \$50,000; Pay \$2.50/sf Commercial Development Agreement Fee		\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	YES, COVERED IN THE AB1600 REPORT.
		<u>\$ -</u>	<u>\$ -</u>	<u>\$ 50,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	
<b>SPORTS COMPLEX (COMMERCIAL)</b>	<b>PROJECT NOT STARTED</b>							
Description: Pays Impact Fees per City Ordinances for Development Impact Fees. As such, these are covered in the AB1600 Annual Report.		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>\$ -</u>	YES, COVERED IN THE AB1600 REPORT.

# THE PRESS-ENTERPRISE

KEEP YOUR EYES ON THE 'PRISE

pe.com

3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
neller@scng.com

City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

*Account Number:* 5209153  
*Ad Order Number:* 0011572801  
*Customer's Reference/PO Number:*  
*Publication:* The Press-Enterprise  
*Publication Dates:* 11/24/2022  
*Total Amount:* \$197.94  
*Payment Amount:* \$0.00  
*Amount Due:* \$197.94  
*Notice ID:* orZz7xACHLuJ67r8FvJU  
*Invoice Text:*

NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, at its meeting of Tuesday, December 13, 2022 at 7:00 P.M., will conduct the annual review of development impact fees and capital improvement programs (AB1600 Report), as required by Government Code Section 66000 et sq. AVAILABILITY OF DOCUMENTS: A copy of the FY 2021-2022 Annual Report of Developer Deposits (AB 1600 Report) is available for review in the Office of the City Clerk at City of Lake Elsinore City Hall, 130 South Main Street, Lake Elsinore, California, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org) . ALL INTERESTED PERSONS are hereby invited to attend this public hearing to present written information, express opinions or otherwise present evidence in the above matter. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the public hearing described in this notice, or in written correspondence delivered to the City prior to or at the public hearing. FURTHER INFORMATION on this item may be obtained by contacting Shannon Buckley, Assistant City Manager (951) 674-3124 Ext. 309; or by e-mail at [sbuckley@lake-elsinore.org](mailto:sbuckley@lake-elsinore.org). All Agenda materials are available for review on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org) the Friday before the Public Hearing. Candice Alvarez, MMC, City of Lake Elsinore City Clerk

**THE PRESS-ENTERPRISE**

KEEP YOUR EYES ON THE **TRISE**  
pe.com

The Press-Enterprise  
3512 14 Street  
Riverside, California 92501  
(951) 368-9229

City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, California 92530

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011572801

**FILE NO. 0011572801**

**PROOF OF PUBLICATION**

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**11/24/2022**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: November 24, 2022.

At: Riverside, California

  
\_\_\_\_\_  
Signature

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Lake Elsinore, at its meeting of **Tuesday, December 13, 2022 at 7:00 P.M.**, will conduct the annual review of development impact fees and capital improvement programs (AB1600 Report), as required by Government Code Section 66000 et seq.

**AVAILABILITY OF DOCUMENTS:** A copy of the FY 2021-2022 Annual Report of Developer Deposits (AB 1600 Report) is available for review in the Office of the City Clerk at City of Lake Elsinore City Hall, 130 South Main Street, Lake Elsinore, California, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org).

**ALL INTERESTED PERSONS** are hereby invited to attend this public hearing to present written information, express opinions or otherwise present evidence in the above matter. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the public hearing described in this notice, or in written correspondence delivered to the City prior to or at the public hearing.

**FURTHER INFORMATION** on this item may be obtained by contacting Shannon Buckley, Assistant City Manager (951) 674-3124 Ext. 309; or by e-mail at [sbuckley@lake-elsinore.org](mailto:sbuckley@lake-elsinore.org). All Agenda materials are available for review on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org) the Friday before the Public Hearing.

Candice Alvarez, MMC,  
City of Lake Elsinore City Clerk  
**The Press-Enterprise**  
Published: 11/24/22