



SKYE PATRICK
Library Director



October 29, 2024

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**2023-24 FISCAL YEAR-END AND FIFTH YEAR FISCAL REPORTS
FOR THE LIBRARY FACILITIES MITIGATION FEE FUNDS AND
UPDATED CAPITAL IMPROVEMENT PLAN
(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)**

SUBJECT

LA County Library is recommending that the Board of Supervisors (Board) receive and file the fiscal year-end report for the library facilities mitigation fee funds; adopt the resolution updating the capital improvement plan for LA County Library facilities; and adopt the findings in the Fifth Year Fiscal Report for the Library Facilities Mitigation Fee Program as of June 30, 2024.

IT IS RECOMMENDED THAT THE BOARD:

Find that the proposed actions are not a project under the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, Section 15378.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

- 1) Receive and file the Fiscal Year-End Report for the Library Facilities Mitigation Fee Funds for Fiscal Year 2023-24, Attachment A.
- 2) Adopt the resolution (Attachment B) updating the Capital Improvement Plan for LA County Library Facilities as of October 29, 2024, Attachment C.
- 3) Adopt the findings in the Fifth Year Fiscal Report for the Library Facilities Mitigation Fee Program as of June 30, 2024, Attachment D.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 27, 1998, the Board adopted an ordinance establishing a library facilities mitigation fee to assist in defraying LA County Library’s increase in costs associated with new residential development projects. This ordinance codified as Chapter 22.264 (formerly Chapter 22.72) of the Los Angeles County Code took effect on December 26, 1998, and was implemented in all unincorporated communities served by LA County Library. A separate fund was established for each of LA County Library’s seven planning areas and the first deposit was made in Fiscal Year 1998-99. The Planning Areas have similar property values and geography, comprised as follows: 1) Santa Clarita Valley, 2) Antelope Valley, 3) West San Gabriel Valley, 4) East San Gabriel Valley, 5) Southeast County, 6) Southwest County and 7) Santa Monica Mountains.

Fiscal Year-End Report

Government Code section 66006, subdivision (b)(1) requires that within 180 days after the last day of each fiscal year, the County of Los Angeles (County) make available to the public specific information for each separate account or fund established for the library facilities mitigation fees collected.

Capital Improvement Plan

Government Code section 66002, subdivision (b) requires the County to update annually a capital improvement plan and adopt the plan by a resolution of the Board at a noticed public hearing.

Fifth Year Fiscal Report

Government Code section 66001, subdivision (d)(1) requires that for the fifth fiscal year following the first deposit into the account or fund established for library facilities mitigation fee revenues, and every fifth year thereafter, the County make certain findings with respect to that portion of each account or fund remaining unexpended, whether committed or uncommitted for projects.

LA County Library has prepared the attached Fifth Year Fiscal Report, Attachment D, for the library facilities mitigation fee program as of the close of Fiscal Year 2023-24 pursuant to the requirements of Government Code section 66001, subdivision (d) and recommends that the Board adopt the findings in the report in accordance with that section. Your Board previously adopted the findings on the remaining unexpended fee revenues in the Fifth Year Fiscal Report as of October 22, 2019.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provisions of North Star 2, Focus Area Goal F. Community Connections, and North Star 3, Focus Area Goal E. Data-Driven Decision Making and Focus Area Goal F. Flexible and Efficient Infrastructure. The recommended actions support the Strategic Plan by investing in public infrastructure that will enhance cultural, recreational, and learning opportunities for County residents and visitors, provide welcoming spaces for community and relationship building, and improve the operational effectiveness of an existing County asset.

FISCAL IMPACT/FINANCING

Based on Government Code section 66006, Library Mitigation Fees received from each Planning Area may only be spent in the Planning Area in which it was collected, including in both City and Unincorporated Area libraries operated by the LA County Library. The ordinance was intended to specifically address issues related to capital projects/infrastructure, and therefore does not allow funds to be used to offset ongoing operating expenses such as salaries and employee benefits. The costs of administering the Library Mitigation Fee are prorated and charged to each Planning Area account.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Government Code section 66001, subdivision (d)(1), the County is required to make certain findings with respect to that portion of each library facilities mitigation fee remaining unexpended, whether committed or uncommitted, in the fifth fiscal year following the first deposit into the fund established for library facilities mitigation fees collected, and every fifth year thereafter. The required findings are: (A) identify the purpose to which the fee is to be put; (B) demonstrate a reasonable relationship between the fee and the purpose for which it is charged; (C) identify all sources and amounts of funding anticipated to complete financing of incomplete improvements; and (D) designate the approximate dates on which the funding identified in (C) is expected to be deposited into the appropriate fund. The required findings are addressed in the attached Fifth Year Fiscal Report, Attachment D.

Government Code section 66006, subdivision (b)(1) requires the County to make publicly available the following information for all seven planning areas: 1) the type of fee in the account or fund; 2) the amount of the fee; 3) the beginning and ending balance; 4) the amount of fees collected and interest earned; 5) public improvements on which fees were expended and the amount of the expenditures on each public improvement, including the total percentage of the cost of the public improvement that was funded with fees; 6) the 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; 7) a description of each interfund transfer or loan made from the account or fund; 8) and the amount of any refunds made. Attached is the fiscal year-end report reflecting these requirements, Attachment A.

Government Code section 66002, subdivision (b) requires the County to update its Capital Improvement Plan, which shall indicate the approximate location, size, time of availability, and estimates of cost for all facilities or improvements to be financed with the library facilities mitigation fees. The Capital Improvement Plan is developed using service level guidelines to determine the needs of each community based on various factors and population size. Attached is the updated Capital Improvement Plan reflecting these requirements, Attachment C.

Notice of the public hearing was given pursuant to Government Code section 65090.

The attached resolution was approved as to form by County Counsel, Attachment B.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

LA County Library strives to provide its customers with strong service and adequate facilities. The library facilities mitigation fees provide revenue to assist LA County Library in meeting the needs of a growing population in the unincorporated areas of the County by planning and constructing new library facilities and enhancing existing library facilities.

CONCLUSION

If there are any questions or if additional information is needed, please contact Yolanda Pina, Chief Deputy Director, at (562) 940-8412.

Respectfully submitted,



SKYE PATRICK

County Librarian

SP

Enclosures

c: Chief Executive Office
County Counsel
Executive Office, Board of Supervisors
Auditor-Controller

LA COUNTY LIBRARY

LIBRARY FACILITIES MITIGATION FEE FUNDS
2023-24 FISCAL YEAR-END REPORT

	Fund BM1 Developer Fee Area 1 Santa Clarita Valley	Fund BM 2 Developer Fee Area 2 Antelope Valley	Fund BM3 Developer Fee Area 3 West San Gabriel Valley	Fund BM4 Developer Fee Area 4 East San Gabriel Valley	Fund BM5 Developer Fee Area 5 Southeast County	Fund BM6 Developer Fee Area 6 Southwest County	Fund BM7 Developer Fee Area 7 Santa Monica Mountains
Beginning Balance	\$ 2,257,812	\$ 353,585	\$ 807,814	\$ 761,739	\$ 4,005,382	\$ 1,556,396	\$ 139,966
Interfund Transfers	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Loans	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Fees Collected	\$ 132,912	\$ 4,400	\$ 24,108	\$ 5,670	\$ 715,173	\$ 17,175	\$ 0
Refunds ¹	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Interest Earned	\$ 58,220	\$ 8,680	\$ 18,785	\$ 16,447	\$ 101,255	\$ 37,560	\$ 2,714
Funds Transferred In	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Expenditures	\$ (96,136) (a)	\$ (43,035) (a)	\$ (221,155) (a)	\$ (318,467) (a)	\$ (1,023,023) (a)	\$ (257,231) (a)	\$ (88,029) (a)
Ending Balance	<u>\$ 2,352,808</u>	<u>\$ 323,630</u>	<u>\$ 629,552</u>	<u>\$ 465,389</u>	<u>\$ 3,798,787</u>	<u>\$ 1,353,900</u>	<u>\$ 54,651</u>
Developer Fee Rate ²	\$1,136	\$1,100	\$1,148	\$1,134	\$1,137	\$1,145	\$1,139

Description of Expenditures:

(a) Library Infrastructure Grant (Grant) match and general developer fee program administration costs. On December 6, 2022, the Board accepted the Grant awards totaling \$9M from the California State Library, funded by the Building Forward: Library Infrastructure Grant Program, for library facilities life-safety and critical maintenance needs of library buildings.

	Grant	Admin Cost
Area 1	\$83,122	\$13,014
Area 2	\$41,081	\$1,954
Area 3	\$216,601	\$4,554
Area 4	\$314,225	\$4,242
Area 5	\$998,049	\$24,974
Area 6	\$248,577	\$8,654
Area 7	\$87,255	\$774

Notes:

¹ Refunds refer to amount of refunds made pursuant to Government Code section 66006, subdivision (H).

² In accordance with the County Code Chapter 22.264, fees are adjusted annually based on the Consumer Price Index (CPI) and are charged on a per dwelling unit basis at the time building permits are issued.

**RESOLUTION OF THE BOARD OF SUPERVISORS
FOR ADOPTING THE UPDATED CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
TO BE FINANCED WITH LIBRARY FACILITIES MITIGATION FEES**

WHEREAS, population growth associated with new residential development in unincorporated areas of the County of Los Angeles (County) results in a demand for LA County Library facilities in excess of the existing capacity of LA County Library and the County General Plan and other provisions of law require such development impact to be mitigated; and

WHEREAS, existing and future sources of revenue are inadequate to fund substantial portions of LA County Library facilities needed to avoid unacceptable service levels and related adverse impacts; and

WHEREAS, on October 27, 1998, the County Librarian filed with this Board a report recommending the establishment of a library facilities mitigation fee to generate additional funds to provide LA County Library facilities to accommodate the library needs generated by such development. At that time, the Board adopted a capital improvement plan for LA County Library facilities to be financed with the fees; and

WHEREAS, the capital improvement plan indicates the approximate locations, sizes, time of availability and cost estimates for all facilities or improvements to be financed with the library facilities mitigation fees, in compliance with the requirements of Government Code section 66002, subdivision (a); and

WHEREAS, the County is required to annually update the capital improvement plan LA County Library facilities in accordance with the Government Code section 66002, subdivision (b); and

WHEREAS, notice of a public hearing regarding adoption of such updated capital improvement plan was given as required by law; and

WHEREAS, on October 29, 2024, the Board held a public hearing at which the Board considered the adoption of an updated capital improvement plan for LA County Library facilities to be financed with the library facilities mitigation fees; and

WHEREAS, at the public hearing all interested persons were given an opportunity to appear and be heard; the Board considered the testimony of all interested persons for or against the adoption of the updated capital improvement plan for LA County Library facilities; evidence was presented to the Board on the matters before it; and at the conclusion of the hearing the Board was fully advised on these matters and was authorized to proceed as hereinafter provided; and

WHEREAS, on the basis of all of the foregoing, the Board has determined at this time to adopt the updated capital improvement plan for LA County Library facilities dated October 29, 2024, as amended at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby adopts the updated capital improvement plan for LA County Library facilities dated October 29, 2024, as amended.

The foregoing resolution was, on the _____ day of _____, 2024, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

EDWARD YEN, Executive Officer of the
Board of Supervisors of the County of Los Angeles

Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: Keever R. Muir
KEEVER RHODES MUIR
Senior Deputy County Counsel

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 1 - SANTA CLARITA VALLEY

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹			PROJECT STATUS
TBD	Newhall Ranch Library Service Area (Unincorporated areas)	New Library	Land	\$ 3,005,640	130,680 sq. ft.	Future ²
			Construction	\$ 26,675,000	25,000 sq. ft.	
			Library Materials	<u>\$ 5,095,468</u>	181,981 items	
			Total Project Cost	<u>\$ 34,776,108</u>		
TBD	North Valencia Library Service Area (Unincorporated areas)	New Library	Land	\$ 920,000	40,000 sq. ft.	Future
			Construction	\$ 10,670,000	10,000 sq. ft.	
			Library Materials	<u>\$ 100,632</u>	3,594 items	
			Total Project Cost	<u>\$ 11,690,632</u>		
TBD	Placerita Canyon Library Service Area (Unincorporated areas)	New Library	Land	\$ 920,000	40,000 sq. ft.	Future
			Construction	\$ 10,670,000	10,000 sq. ft.	
			Library Materials	<u>\$ 231,084</u>	8,253 items	
			Total Project Cost	<u>\$ 11,821,084</u>		
TBD	Various Library Service Areas	Enhancement of Existing Library Facilities	Total Project Cost	<u>\$ 1,341,156</u>		Not Started
PLANNING AREA 1 SUMMARY			LAND	\$ 4,845,640		
			CONSTRUCTION	\$ 48,015,000		
			LIBRARY MATERIALS	\$ 5,427,184		
			ENHANCEMENT OF EXISTING LIBRARY FACILITIES	<u>\$ 1,341,156</u>		
			TOTAL PROJECT COST	\$ 59,628,980		
			PROGRAM ADMINISTRATION	<u>\$ 2,981,449</u>		
Total Cost ³	<u>\$ 62,610,429</u>					

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 1 - SANTA CLARITA VALLEY

¹ New Library: The estimated cost of land is based on an average of \$23 per square foot (varies per Library Planning Area), per CEO-Real Estate Division 2013 analysis. Land size is based on a 1 to 4 building-to-land ratio. The estimated cost of construction is based on an average of \$1,067 per square foot, as per the 2018 average cost of construction for the Willowbrook Library. The size of a library is based on a 0.5 square foot per capita, with a minimum size of 10,000 square feet. The estimated cost of library materials is based on additional materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita.

Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served.

² On July 18, 2017 the Board of Supervisors (Board) adopted the findings, conditions and order for approval of the Newhall Ranch Project. On September 24, 2020 Library executed an MOU with Five Point to include a 25,000 sq. ft. library on 3 acres. The costs will not exceed the library facilities mitigation fee obligation and details of the library project will be included in a Definitive Agreement.

³ Total cost for all facilities or improvements will be financed by existing and future library facilities mitigation fees and other funding sources.

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 2 - ANTELOPE VALLEY

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹			PROJECT STATUS
TBD	Antelope Valley Bookmobile Library Service Area (Unincorporated areas)	New Library	Land		sq. ft.	New Purchase ^{2,3}
			Construction	\$ 500,000	sq. ft.	
			Library Materials	_____	items	
			Total Project Cost	<u>\$ 500,000</u>		
TBD	Centennial Library Service Area (Unincorporated areas)	New Library	Land	\$ 1,320,000	120,000 sq. ft.	Future ⁴
			Construction	\$ 32,010,000	30,000 sq. ft.	
			Library Materials	<u>\$ 4,689,216</u>	167,472 items	
			Total Project Cost	<u>\$ 38,019,216</u>		
TBD	East Lancaster Library Service Area (Includes the City of Lancaster and unincorporated areas)	New Library	Land	\$ 440,000	40,000 sq. ft.	Future
			Construction	\$ 10,670,000	10,000 sq. ft.	
			Library Materials	<u>\$ 378,840</u>	13,530 items	
			Total Project Cost	<u>\$ 11,488,840</u>		
TBD	Lake Elizabeth Library Service Area (Unincorporated areas)	New Library	Land	\$ 440,000	40,000 sq. ft.	Future
			Construction	\$ 10,670,000	10,000 sq. ft.	
			Library Materials	<u>\$ 348,040</u>	12,430 items	
			Total Project Cost	<u>\$ 11,458,040</u>		
TBD	Pearblossom Bookmobile (Santa Clarita Valley) Library Service Area (Unincorporated areas)	New Library	Land		sq. ft.	New Purchase ^{2,3}
			Construction	\$ 500,000	sq. ft.	
			Library Materials	_____	items	
			Total Project Cost	<u>\$ 500,000</u>		

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 2 - ANTELOPE VALLEY

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹			PROJECT STATUS
TBD	West Lancaster Library Service Area (Includes the City of Lancaster and unincorporated areas)	New Library	Land	\$ 1,056,000	96,000 sq. ft.	Future
			Construction	\$ 25,608,000	24,000 sq. ft.	
			Library Materials	<u>\$ 3,745,980</u>	133,785 items	
			Total Project Cost	<u>\$ 30,409,980</u>		
TBD	Various Library Service Areas	Enhancement of Existing Library Facilities	Total Project Cost	<u>\$ 8,863,612</u>		Not Started
PLANNING AREA 2 SUMMARY			LAND	\$ 3,256,000		
			CONSTRUCTION	\$ 79,958,000		
			LIBRARY MATERIALS	\$ 9,162,076		
			ENHANCEMENT OF EXISTING LIBRARY FACILITIES	<u>\$ 8,863,612</u>		
			TOTAL PROJECT COST	\$ 101,239,688		
			PROGRAM ADMINISTRATION	<u>\$ 5,061,984</u>		
			Total Cost ⁵	<u>\$ 106,301,672</u>		

¹ New Library: The estimated cost of land is based on an average of \$11 per square foot (varies per Library Planning Area), per CEO-Real Estate Division 2013 analysis. Land size is based on a 1 to 4 building-to-land ratio. The estimated cost of construction is based on an average of \$1,067 per square foot, as per the 2018 average cost of construction for the Willowbrook Library. The size of a library is based on a 0.5 square foot per capita, with a minimum size of 10,000 square feet. The estimated cost of library materials is based on additional materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita.

Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served.

² Total cost for construction is based on 2018 purchase of propane and electric bookmobiles.

³ On February 13, 2018 the Board of Supervisors (Board) approved the solicitation and acquisition of bookmobiles to replace Antelope Valley and Santa Clarita Valley Bookmobiles. The project will be partially funded by Library Mitigation Fee. The project is pending completion.

⁴ On April 30, 2019 the Board approved a resolution certifying the final EIR and adopting Findings for the Centennial Project.

⁵ Total cost for all facilities or improvements will be financed by existing and future library facilities mitigation fees and other funding sources.

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 3 - WEST SAN GABRIEL VALLEY

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹			PROJECT STATUS
2024	Rosemead Library Service Area (Includes the City of Rosemead and unincorporated areas)	Renovation	Land	\$ 1,232,000	112,000 sq. ft.	Completed January 2024 ²
			Construction	\$ 29,876,000	28,000 sq. ft.	
			Library Materials	<u>\$ 1,473,752</u>	52,634 items	
			Total Project Cost	<u>\$ 32,581,752</u>		
TBD	Various Library Service Areas	Enhancement of Existing Library Facilities	Total Project Cost	<u>\$ 8,687,820</u>		Not Started
PLANNING AREA 3 SUMMARY			LAND	\$ 1,232,000		
			CONSTRUCTION	\$ 29,876,000		
			LIBRARY MATERIALS	\$ 1,473,752		
			ENHANCEMENT OF EXISTING LIBRARY FACILITIES	<u>\$ 8,687,820</u>		
			TOTAL PROJECT COST PROGRAM	\$ 41,269,572		
			ADMINISTRATION	<u>\$ 2,063,479</u>		
			Total Cost ³	<u>\$ 43,333,051</u>		

¹ New Library: The estimated cost of land is based on an average of \$29 per square foot (varies per Library Planning Area), per CEO-Real Estate Division 2013 analysis. Land size is based on a 1 to 4 building-to-land ratio. The estimated cost of construction is based on an average of \$1,067 per square foot, as per the 2018 average cost of construction for the Willowbrook Library. The size of a library is based on a 0.5 square foot per capita, with a minimum size of 10,000 square feet. The estimated cost of library materials is based on additional materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita.

Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served. Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served.

² On August 2, 2022 the Board of Supervisors (Board) approved the refurbishment of the Rosemead Library with a budget of \$1.07M. The project was completed January 2024.

³ Total cost for all facilities or improvements will be financed by existing and future library facilities mitigation fees and other funding sources.

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 4 - EAST SAN GABRIEL VALLEY

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹			PROJECT STATUS
2024	West Covina Library Service Area (Includes the City of West Covina and unincorporated areas)	Renovation	Land	\$ 3,040,000	152,000 sq. ft.	Completed June 2024 ²
			Construction	\$ 40,546,000	38,000 sq. ft.	
			Library Materials	<u>\$ 3,084,760</u>	110,170 items	
			Total Project Cost	<u><u>\$ 46,670,760</u></u>		
TBD	West Covina East Library Service Area (Includes the City of West Covina and unincorporated areas)	New Library	Land	\$ 2,720,000	136,000 sq. ft.	Future
			Construction	\$ 36,278,000	34,000 sq. ft.	
			Library Materials	<u>\$ 5,191,508</u>	185,411 items	
			Total Project Cost	<u><u>\$ 44,189,508</u></u>		
TBD	Various Library Service Areas	Enhancement of Existing Library Facilities	Total Project Cost	<u><u>\$ 20,528,960</u></u>		Not Started
PLANNING AREA 4 SUMMARY			LAND	\$ 5,760,000		
			CONSTRUCTION	\$ 76,824,000		
			LIBRARY MATERIALS	\$ 8,276,268		
			ENHANCEMENT OF EXISTING LIBRARY FACILITIES	<u>\$ 20,528,960</u>		
			TOTAL PROJECT COST PROGRAM	\$ 111,389,228		
			ADMINISTRATION	<u>\$ 5,569,461</u>		
			Total Cost ³	<u><u>\$ 116,958,689</u></u>		

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 4 - EAST SAN GABRIEL VALLEY

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹	PROJECT STATUS
---	---------------------------------	--------------------------------	---	-----------------------

¹ New Library: The estimated cost of land is based on an average of \$20 per square foot (varies per Library Planning Area), per CEO-Real Estate Division 2013 analysis. Land size is based on a 1 to 4 building-to-land ratio. The estimated cost of construction is based on an average of \$1,067 per square foot, as per the 2018 average cost of construction for the Willowbrook Library. The size of a library is based on a 0.5 square foot per capita, with a minimum size of 10,000 square feet. The estimated cost of library materials is based on additional materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita.

Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served.

² On January 10, 2023 the Board of Supervisors (Board) approved the refurbishment of the West Covina Library with a budget of \$745K. The project was completed June 2024.

³ Total cost for all facilities or improvements will be financed by existing and future library facilities mitigation fees and other funding sources.

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 5 - SOUTHEAST

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹			PROJECT STATUS
2023	Carson Library Service Area (Unincorporated areas)	New Library	Land	\$ 6,148,000	212,000 sq. ft.	Completed December 2023 ²
			Construction	\$ 56,551,000	53,000 sq. ft.	
			Library Materials	<u>\$ 7,588,364</u>	271,013 items	
			Total Project Cost	<u>\$ 70,287,364</u>		
TBD	Various Library Service Areas	Enhancement of Existing Library Facilities	Total Project Cost	<u>\$ 24,646,060</u>		Not Started
PLANNING AREA 5 SUMMARY			LAND	\$ 6,148,000		
			CONSTRUCTION	\$ 56,551,000		
			LIBRARY MATERIALS	\$ 7,588,364		
			ENHANCEMENT OF EXISTING LIBRARY FACILITIES	<u>\$ 24,646,060</u>		
			TOTAL PROJECT COST	\$ 94,933,424		
			PROGRAM ADMINISTRATION	<u>\$ 4,746,671</u>		
			Total Cost ³	<u>\$ 99,680,095</u>		

¹ New Library: The estimated cost of land is based on an average of \$29 per square foot (varies per Library Planning Area), per CEO-Real Estate Division 2013 analysis. Land size is based on a 1 to 4 building-to-land ratio. The estimated cost of construction is based on an average of \$1,067 per square foot, as per the 2018 average cost of construction for the Willowbrook Library. The size of a library is based on a 0.5 square foot per capita, with a minimum size of 10,000 square feet. The estimated cost of library materials is based on additional materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita.

Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served.

² On February 19, 2019 the Board of Supervisors (Board) approved the refurbishment of the Carson Library with a budget of \$2.3M. The project was completed April 2020. Carson Library remained closed due to ongoing deferred maintenance of fire protection system installation. Deferred maintenance was completed December 2023.

³ Total cost for all facilities or improvements will be financed by existing and future library facilities mitigation fees and other funding sources.

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 6 - SOUTHWEST

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹	PROJECT STATUS
TBD	Various Library Service Areas	Enhancement of Existing Library Facilities	Total Project Cost \$ <u>11,699,964</u>	Not Started
PLANNING AREA 6 SUMMARY			LAND \$ -	
			CONSTRUCTION \$ -	
			LIBRARY MATERIALS \$ -	
			ENHANCEMENT OF EXISTING LIBRARY FACILITIES \$ <u>11,699,964</u>	
			TOTAL PROJECT COST \$ 11,699,964	
			PROGRAM ADMINISTRATION \$ <u>584,998</u> Total Cost ² \$ <u><u>12,284,962</u></u>	

¹ Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served.

² Total cost for all facilities or improvements will be financed by existing and future library facilities mitigation fees and other funding sources.

**LA COUNTY LIBRARY
CAPITAL IMPROVEMENT PLAN FOR LA COUNTY LIBRARY FACILITIES
AS OF OCTOBER 29, 2024**

PLANNING AREA 7 - SANTA MONICA MOUNTAINS

ANTICIPATED DATE OF COMPLETION	APPROXIMATE LOCATION	PROJECT DESCRIPTION	ESTIMATED PROJECT COSTS ¹	PROJECT STATUS
TBD	Various Library Service Areas	Enhancement of Existing Library Facilities	Total Project Cost \$ <u>160,000</u>	Not Started
PLANNING AREA 7 SUMMARY			LAND \$ -	
			CONSTRUCTION \$ -	
			LIBRARY MATERIALS \$ -	
			ENHANCEMENT OF EXISTING LIBRARY FACILITIES \$ -	
			TOTAL PROJECT COST \$ 160,000	
			PROGRAM ADMINISTRATION \$ 8,000	
			Total Cost ² \$ <u>168,000</u>	

¹ Existing Library: Includes an estimated cost of additional library materials needed using an average cost of \$28 per item with a 2.75 item ratio per capita as well as an average cost of \$1,800 per additional computers needed using a 1.0 computer per 1,000 people served.

² Total cost for all facilities or improvements will be financed by existing and future library facilities mitigation fees and other funding sources.

LA COUNTY LIBRARY
LIBRARY FACILITIES MITIGATION FEE
FIFTH YEAR FISCAL REPORT
As of June 30, 2024

Pursuant to Government Code section 66001, subdivision (d)(1), the County is required to make certain findings with respect to that portion of the library facilities mitigation fees remaining unexpended, whether committed or uncommitted for projects, in the fifth fiscal year following the first deposit into the fund established for library facilities mitigation fee revenues, and every fifth year thereafter.

The required findings are: (A) identify the purpose to which the fee is to be put; (B) demonstrate a reasonable relationship between the fee and the purpose for which it is charged; (C) identify all sources and amounts of funding anticipated to complete financing of incomplete improvements; and (D) designate the approximate dates on which the funding identified in (C) is expected to be deposited into the appropriate fund.

Information needed to meet the requirements of Government Code section 66001, subdivision (d) is included in this report. All findings are as of June 30, 2024.

FINDINGS

A. Identify the purpose to which the fee is to be put: [Government Code 66001, subdivision (d)(1)(A)]

The library facilities mitigation fees collected assist in defraying the Library's increase in costs associated with new residential development projects and will be used for the construction of new or the augmentation of existing, library facilities in the unincorporated areas served by the seven planning areas. The *Capital Improvement Plan* (Attachment C) adopted by the Board on October 29, 2024, identifies the approximate location, size, time of availability, and estimates of cost for all facilities or improvements to be potentially financed with the library facilities mitigation fees.

As defined in Chapter 22.264, *Library Facilities Mitigation Fee*, of the Los Angeles County Code section 22.14.120 Definitions, "library facilities" means:

"Public library improvements and public library services and community amenities, the need for which is directly or indirectly generated by a residential development project, including but not limited to acquiring, through purchase, lease, lease-purchase, installment purchase or otherwise, improving, constructing, altering, repairing, augmenting, equipping and furnishing real property, buildings, equipment, materials and other facilities for the conduct of public library services and programs;

providing collection development and maintenance, including acquiring books, magazines, newspapers, audio-visual, electronic media, and other informational materials; and all other auxiliary work which may be required to carry out that work, such as administrative, engineering, architectural and legal work performed in connection with establishing, implementing and monitoring such projects, indirect costs, and other incidental expenses of providing those library facilities, or all or any combination thereof.”

There are other uses, identified in the *Capital Improvement Plan* which are consistent with the above definition of library facilities and needed to augment the service capacity of existing facilities to keep pace with growth requirements. Such uses were acknowledged in the *Report on Proposed Developer Fee Program for Library Facilities*, page 7, adopted by the Board on October 27, 1998, which described the purpose of the developer fee program as follows:

“The purpose of this proposed developer fee program is to establish a dedicated supplemental financing mechanism to pay for the construction of library facilities to serve the expanding populations in developing areas of the County, providing that the population increase associated with development warrants a new facility. In areas where a new building is not required, the fee will be used to augment existing facilities.”

Such augmentations would be consistent with the definition of “library facilities” noted above.

B. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged: [Government Code 66001, subdivision (d)(1)(B)]

The reasonable relationship between the fee and the purpose for which it is charged was originally demonstrated in the *Report on Proposed Developer Fee Program for Library Facilities*, page 5, adopted by the Board on October 27, 1998:

“As new areas develop, it is necessary to extend County Library facilities to serve the new development because existing library facilities have a limited service capacity. Current County Library facilities serving the urban expansion areas and other unincorporated growth areas are unable to keep pace with new development. Accordingly, there is a reasonable relationship between new residential development and the need for new library facilities because the population increase associated with new development is accompanied by increased demand for library service above the service capacity of existing library facilities. It is therefore appropriate to implement a library facilities mitigation fee (developer fee) program to pay for the public infrastructure, including library facilities, which new development requires.”

Twenty-five years after implementation of the Library’s library facilities mitigation fee program, this relationship between the fee and the purpose for which it is charged still exists in the unincorporated areas of the County. In fact, as development and the

associated population growth has continued, the need for the fee is as necessary now as when originally approved in 1998. In addition, the fee is also consistent with the requirements of the County General Plan.

The 1998 report identified one objective of the program as providing a fee sufficient to pay for the full costs of a “turnkey” library facility. The fee included the costs of designing, constructing and outfitting the library facility with the furnishings, fixtures, equipment and other amenities necessary to make it a fully operational service unit of the Library. The fee was originally structured to address the essential cost elements, *i.e.*, project design, management and administrative support; construction; furnishings, fixtures and equipment; land; and library books and materials. Based on recent construction of new libraries and augmentation of existing libraries, it has been determined these essential cost elements are greater now than they were in 1998, therefore the amount of the fee today does not exceed the reasonable cost of providing the needed library facilities.

The fee has been adjusted pursuant to Chapter 22.264 of the Los Angeles County Code section 22.264.060 Annual Review of Fee for annual Consumer Price Index increases. However, it has not kept pace fully with significant increases in construction and other project costs.

C. Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements: [Government Code 66001, subdivision (d)(1)(C)]

Findings for the sources and amounts of funding anticipated to complete financing of incomplete improvements for all seven planning areas are provided in the *Table of Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects* (Attachment E).

D. Designate the approximate dates on which the funding identified in (C) above is expected to be deposited into the appropriate account or fund: [Government Code 66001, subdivision (d)(1)(D)]

Findings for the approximate dates on which the funding identified in (C) above is expected to be deposited into the appropriate fund for all seven planning areas are provided in the *Table of Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects* (Attachment E).

LA COUNTY LIBRARY

**TABLE OF AMOUNTS AND SOURCES OF FUNDING
ANTICIPATED TO COMPLETE FINANCING OF INCOMPLETE PROJECTS**

FUND NAME: PLANNING AREA 1 - SANTA CLARITA VALLEY		
Estimate Cost for Incomplete Projects, as of Capital Improvement Plan dated October 29, 2024	\$ 62,610,429	
Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects		
Fund Balance (collected and unexpended as of June 30, 2024)	\$ 2,352,808	Deposit Date: July 1, 2024
Future Library Facilities Mitigation Fee Collections and Other Funding Sources	\$ 60,257,621	Estimated Deposit Date: TBD
Total Amount of Funding	\$ 62,610,429	

FUND NAME: PLANNING AREA 2 - ANTELOPE VALLEY		
Estimate Cost for Incomplete Projects, as of Capital Improvement Plan dated October 29, 2024	\$ 106,301,672	
Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects		
Fund Balance (collected and unexpended as of June 30, 2024)	\$ 319,230	Deposit Date: July 1, 2024
Future Library Facilities Mitigation Fee Collections and Other Funding Sources	\$ 105,982,442	Estimated Deposit Date: TBD
Total Amount of Funding	\$ 106,301,672	

FUND NAME: PLANNING AREA 3 - WEST SAN GABRIEL VALLEY		
Estimate Cost for Incomplete Projects, as of Capital Improvement Plan dated October 29, 2024	\$ 43,333,051	
Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects		
Fund Balance (collected and unexpended as of June 30, 2024)	\$ 629,552	Deposit Date: July 1, 2024
Future Library Facilities Mitigation Fee Collections and Other Funding Sources	\$ 42,703,499	Estimated Deposit Date: TBD
Total Amount of Funding	\$ 43,333,051	

FUND NAME: PLANNING AREA 4 - EAST SAN GABRIEL VALLEY		
Estimate Cost for Incomplete Projects, as of Capital Improvement Plan dated October 29, 2024	\$ 116,958,689	
Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects		
Fund Balance (collected and unexpended as of June 30, 2024)	\$ 465,389	Deposit Date: July 1, 2024
Future Library Facilities Mitigation Fee Collections and Other Funding Sources	\$ 116,493,300	Estimated Deposit Date: TBD
Total Amount of Funding	\$ 116,958,689	

FUND NAME: PLANNING AREA 5 - SOUTHEAST		
Estimate Cost for Incomplete Projects, as of Capital Improvement Plan dated October 29, 2024	\$ 99,680,095	
Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects		
Fund Balance (collected and unexpended as of June 30, 2024)	\$ 3,798,787	Deposit Date: July 1, 2024
Future Library Facilities Mitigation Fee Collections and Other Funding Sources	\$ 95,881,308	Estimated Deposit Date: TBD
Total Amount of Funding	\$ 99,680,095	

FUND NAME: PLANNING AREA 6 - SOUTHWEST		
Estimate Cost for Incomplete Projects, as of Capital Improvement Plan dated October 29, 2024	\$ 12,284,962	
Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects		
Fund Balance (collected and unexpended as of June 30, 2024)	\$ 1,353,900	Deposit Date: July 1, 2024
Future Library Facilities Mitigation Fee Collections and Other Funding Sources	\$ 10,931,062	Estimated Deposit Date: TBD
Total Amount of Funding	\$ 12,284,962	

FUND NAME: PLANNING AREA 7 - SANTA MONICA MOUNTAINS		
Estimate Cost for Incomplete Projects, as of Capital Improvement Plan dated October 29, 2024	\$ 160,000	
Amounts and Sources of Funding Anticipated to Complete Financing of Incomplete Projects		
Fund Balance (collected and unexpended as of June 30, 2024)	\$ 54,651	Deposit Date: July 1, 2024
Future Library Facilities Mitigation Fee Collections and Other Funding Sources	\$ 105,349	Estimated Deposit Date: TBD
Total Amount of Funding	\$ 160,000	