

**RESOLUTION NO. 2022-05
OF THE BOARD OF TRUSTEES
OF THE PLACENTIA LIBRARY DISTRICT**

**RESOLUTION APPROVING THE PLACENTIA LIBRARY DISTRICT
LIBRARY IMPACT FEE NEXUS STUDY UPDATE AND REQUESTING THE
PLACENTIA CITY COUNCIL AND IMPLEMENT THE UPDATED LIBRARY
IMPACT FEE PROGRAM ON BEHALF OF THE DISTRICT**

WHEREAS, the Board of Trustees (“the District Board”) of the Placentia Library District (“District”) has determined that current library facilities will not be adequate for future population growth; and

WHEREAS, AB 1600 was adopted and codified in California Government Code Section 66000 et seq. allowing the establishing, increasing, or imposing of a development fee as a condition of approval where the purpose and use of the fee were identified, and reasonable relationship to the development project was demonstrated; and

WHEREAS, the District Board approved the District’s current library impact fee program on June 26, 2008, by their Resolution No. 08-10; and

WHEREAS, the District Board has received and considered the Library Impact Fee Nexus Study Update prepared by SCI Consulting Group dated July 2022, Final Report v1.2 (“Nexus Study Update”) that provides all information necessary to meet the requirements of California Government Code Section 66000 et al.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Trustees of the Placentia Library District that:

- 1) That the foregoing recitals are true and accurate.
- 2) The District Board hereby receives and approves the Nexus Study Update, which is on file at the District office and incorporated herein by this reference.
- 3) The District Board hereby finds that prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made, as part of the Board's regularly scheduled August 15, 2022 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, was published in a newspaper in accordance with Section 6062a of the California Government Code and at least 30 days prior to the meeting. A copy of said Nexus Study Update was mailed to any interested party who had filed a written request with the District for mailed notice of the meeting on new fees within the period specified by law. Additionally, at least 30 days prior to the meeting the District made available to the public the final Nexus Study Update for review.

- 4) After considering the Nexus Study Update, this Resolution, and after considering the public testimony, the Board hereby makes the following findings;
 - a) The library impact fees justified by the Nexus Study Update and approved pursuant to this Resolution are for the purpose of funding the cost of new or expanded library facilities to meet the needs of the resident population and nonresident employees generated by new development in the District; and
 - b) The library impact fees justified by the Nexus Study Update and approved pursuant to this Resolution will be used to fund the cost of new or expanded library facilities and administrative costs associated with the library impact fee program; and
 - c) The uses of the library impact fees justified by the Nexus Study Update and approved pursuant to this Resolution are reasonably related to the types of development projects on which the fees are imposed in that fee revenue will be used to fund new and expanded library facilities to meet the additional demand generated by the residents and employees created by new development. Fee revenue will be deposited into a separate library impact fee account or fund in a manner to avoid any commingling of the fees with other revenues and funds. The fee revenue will be restricted to the allowable uses described in Nexus Study Update. These actions ensure that a new development project paying the library impact fee will benefit from its use; and
 - d) The library impact fees justified by the Nexus Study Update and approved pursuant to this Resolution bear a reasonable relationship to the need for library facilities in that each new development project will generate additional need for library services and the associated need for library facilities. The need is defined by the District's existing level of service standards for such facilities; and
 - e) The Nexus Study Update demonstrates that there is a reasonable relationship between the amount of the library impact fee and the cost of library facilities attributable to the development on which the fee is imposed. For residential library impact fees, library facility costs are defined on a per capita basis and applied to residential land use categories according to their respective average household size. For nonresidential library impact fees, costs are defined on a per employee basis based on a residential equivalent factor and nonresident employee factor and then applied to nonresidential land use categories according to their respective average employment density.

- 5) The District Board does hereby approve the following updated library impact fees.

Land Use Category	Unit ¹	Maximum Library Impact Fee
Single-Family Detached Housing	BSQFT	\$0.72
Single-Family Attached Housing	BSQFT	\$1.08
Multi-Family Housing	BSQFT	\$1.81
Mobile Homes	BSQFT	\$1.08
Accessory Dwelling Unit	BSQFT	See Note 2
Retail / Commercial	BSQFT	\$0.12
Office	BSQFT	\$0.17
Industrial	BSQFT	\$0.08

Notes:

¹ BSQFT means living area or building area square feet.

² Accessory dwelling units ("ADUs") 750 square feet or less in size are exempt. All other ADUs shall be imposed the effective fee of the existing land use category of the parcel upon which the ADU is constructed.

- 6) The District Board finds pursuant to the California Environmental Quality Act ("CEQA"), this action is not a "project" because the Resolution provides a mechanism for funding the acquisition and development of library facilities but does not involve a commitment to any specific project for such purposes that may result in a potentially significant impact on the environment. (CEQA Guidelines § 15378.)
- 7) The District Board formally requests that the City of Placentia ("City") Council adopt and impose the updated library impact fee program on behalf of the District.
- 8) The library impact fee shall be adjusted automatically without further action by the District Board or the City Council on the first day of each fiscal year by the previous 12-month percentage change as of April in the Engineering News-Record Construction Cost Index for Los Angeles or its successor publication.
- 9) The District shall, at its own cost and expense, protect, defend, indemnify, and hold harmless the City, its Councilmembers, officers, employees, and agents, from any and all costs, claims, judgements, or awards of damages, including attorney's fees, arising out of or in any way resulting from the adoption and imposition of the fee or acts or omission of the District, its officers, trustees, employees, or agents, relating in any way to the imposition, collection, refunding, and/or accounting of the fee.

10) If any portion of this Resolution is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution.

PASSED AND ADOPTED this 15th day of August 2022, by the following vote:

AYES:	Carline, Beverage, Dahl, Nelson
NOES:	None
ABSENT:	Martin
ABSTAIN:	None



Gayle Carline, Board Secretary