

Chapter 7

Public Library Facilities and Collection

The Existing System. The City's library system consists of five library facilities providing a total of 127,400 square feet. When the 127,400 square feet of the library building space is divided by the City's residential population of 190,377¹, a *space standard* of 0.669 square feet/resident is established, (127,400 square feet of library space ÷ 190,377 residents). The City's library operations also house an extensive inventory of 410,594 collection items contained within the five libraries. When the 410,594 collection items are divided by the City's residential service population of 190,377², a *collection item* standard of 2.157 library collection items/resident is established, (410,594 collection item's ÷ 190,377 residents).

Demand Upon Infrastructure Created by the Development of Underdeveloped or Undeveloped Parcels. Stated simply, the 127,400 square feet of library facilities utilized by the City will accommodate only a finite number of collection items and residents/patrons. Additional residential development will increase the demand on the existing square feet of library pad and the existing collection items.

The Purpose of the Fee. The purpose of the fee is to enable the City to collect a fee that would allow the City to construct additional square feet that would ensure that the City's existing and new residents would have adequate and sufficient access to and enjoyment of the library space and collection. The calculation in Table 7-1, following, establishes the City's existing de-facto library standards.

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Table 7-1
Calculation of Existing City
Library Facilities/Collection Items Standard

	Library Facility S.F.	Collection Items
Banning Library	2,400	27,637
Central Library	115,000	314,921
Graham Library	1,200	14,920
Main Street Library	4,500	30,429
Oak View Library	4,300	22,687
Total Library Resources	127,400	410,594
Current Residential Population	190,377	190,377
Existing Standard/Resident	0.669	2.157

Table 7-2, following, indicates that the remaining residential dwelling development and typical number of residents per type of residential dwelling will generate a need for 11,443 additional square feet in order to maintain the existing library facility standard of 0.669 square feet per person.

Table 7-2
Square Feet Required to Maintain Existing Facility Standard

Residential Land-Use	Number of Units	Persons per Dwelling	Resident Yield
Detached Dwellings Units	1,749	3.053	5,095
Attached Dwellings Units	5,307	2.257	11,978
Mobile Home Dwelling Units	9	1.660	16
Additional Residential Population to be Served			17,089
Square Foot per Person Existing Standard			0.669
Square Feet Required to Maintain Existing Standard			11,433

The library system also has a collection of 410,594 collection items³ generating a collection standard of 2.157 collection items per resident within the system (410,594 collection item's ÷ 190,377 persons). Table 6-3, following, indicates the additional number of residents to be served and the number of collection items required to maintain the existing standard. The City will need to acquire roughly 36,861 collection items to maintain the existing 2.028 collection items per person in light of the additional 17,089 additional Huntington Beach residents expected at General Plan build-out.

Table 7-3
Collection items Required to Maintain Existing Standard

Residential Land-Use	Number of Units	Persons per Dwelling	Resident Yield
Detached Dwellings	1,749	2.913	5,095
Attached Dwellings	7,207	2.257	11,978
Mobile Home Dwellings	9	1.822	16
Additional City Population to be Served			17,089
Collection Items per Person Existing Standard			2.157
Collection Items Required to Maintain Existing Standard			36,861

The Use of the Fee. The fee, if adopted, would be imposed, collected, and, as needed (and desired), expended on expansion of the amount of library facility space in the two libraries and the number of collection items in the system's collection. The library staff has indicated that the proceeds of any Library development impact fee would be used to expand the Banning Library from its 2,400 square feet to approximately 12,500 square feet and expansion of the existing 4,500 square feet Main Street Branch Libraries into the remaining 4,804 square feet (for a total of 9,304 square feet) in the same building after the current tenant chooses to move elsewhere. Collection items would be expanded in proportion with the population increase, most likely into the additional proposed library space.

The Relationship Between the Need for the Fee and the Type of Development Project. The development of any acreage zoned for residential uses, increases the demand on the finite amount of library space and collection items. Thus, those residential land uses that generate higher numbers of residents (i.e., detached dwelling) will be charged a proportionally higher amount.

There is no information available demonstrating a substantive link between library use and local businesses. Library use is primarily by residents as opposed to business persons.

The Relationship Between the Use of the Fee and the Type of Development Paying the Fee. Additional square feet will be constructed with the DIFs collected from residential development and additional collection items will be added to the existing collection. If not adopted and used to expand the City's existing Library standards' the level of service will decrease by about 8.3% to 0.620 square feet and 1.98 collection items per resident at General Plan build-out. The Library DIFs, if adopted, imposed and collected, cannot be used for any other purpose than their stated use of maintaining the existing library standards.

The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Development Project. The cost of acquiring land for additional library space and construction is about \$520.63 per square foot⁴, (per Schedule 6.1). The 127,400 square feet of library space, when divided by the 190,377 existing potential patrons create a standard of 0.669 square feet of library space per City resident. The standard of 0.669 square foot standard multiplied by the \$520.63 per square foot of pad cost of library construction results in a charge of \$348.30 per additional City resident. Table 7-4 following, demonstrates this.

Table 7-4
Establishment of the Library Facilities Standard
and Cost per Person to Maintain the Standard

Library Facilities Owned Square Feet	127,400
Current City Service Population	190,377
Square Feet per Resident Standard	0.669
Cost of Library Building Construction per Square Foot	\$520.63
Square Feet per Resident Standard	0.669
Cost per Additional Resident	\$348.30

The cost of acquiring additional collection items, called the accession process⁵, (per Schedule 6.1) is estimated by the Library staff to cost roughly \$25.00 per collection item. The 410,594 collection items, when divided by the City's 190,377 population create a standard of 2.028 collection items per City resident. The standard of 2.157 collection item standard multiplied by the \$25.00 per collection item results in a cost of \$53.93 per additional City resident, in order to maintain the existing standard. Table 7-5 following, demonstrates this.

Table 7-5
Establishment of the Library Collection Standard
and Cost per Person to Maintain the Standard

Library Collection Items	410,594
Current City Service Population	190,377
Collection Items per Resident Standard	2.157
Cost of Library Collection per Collection item	\$25.00
Collection Items per Resident Standard	2.157
Cost per Additional Resident	\$53.93

Resulting Impact Costs. The combined cost per new resident is \$402.23, consisting of \$348.30 for 0.669 square feet of library space and \$53.93 for 2.157 additional collection items. Table 7-6, following, indicates the amount required for pro-rata expansion of the library space per Schedule 7.1. If adopted and imposed on the remaining development, it would collect enough to acquire land for and construct an additional 11,432 square feet of public library space and an additional 36,861 collection items.

Table 7-6
Summary of Library Space and Collection Impact Costs

Land Use	Residents per Dwelling	Cost per Resident	Impact Cost Per Unit
Detached Dwelling Units	2.913	\$402.23	\$1,172/Dwelling
Attached Dwelling Units	2.257	\$402.23	\$908/Dwelling
Mobile Home Dwelling Units	1.822	\$402.23	\$733/Dwelling

RECOMMENDED DEVELOPMENT IMPACT FEES

- Adopt Schedule 7.1 which contains the recommended City Library Facilities and Collection (item) Development Impact Fees and is summarized in Table 7-6.
 - Establish a General Plan square foot standard for *Library Facilities square feet per resident* and a standard for *Collection Items per resident*.
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Chapter Endnotes

1. Based upon the 2011 State of California Department of Finance City population estimate of 190,377.
2. The current population of 190,377 establishes the existing standard.
3. A collection item is generally a book but can also be a CD, magazine subscription, video tape or some other like item with a similar cost and accession cost.
4. Based upon the construction cost of a 30,000 square foot library constructed in Highland, CA at a cost of \$11,500,000 and increased by the *Engineering News Record* construction cost index increase of 14.95% over the 01/06 construction date (or \$441.63 per square foot) and land acquisition at a cost of \$20 per square foot of land with a FAR (floor area ratio) of 0.20 requiring five square feet of land per square foot of building pad. 06/2010 ENR- CCI = 8805 divided by the 01/06 ENR - CCI of 7660 = 14.95 percent increase.
5. The accession process includes: needs research, ordering, receipt, preparation, entering it into the computer and actual placement on the shelves.

Schedule 7.1

City of Huntington Beach

2011-12 Development Impact Fee Calculation and Nexus Report

Public Library Facilities and Collection

		Library Space	Library Collection	
Banning Library		2,400	27,637	
Central Library		115,000	314,921	
Graham Library		1,200	14,920	
Main Street Library		4,500	30,429	
Oak View Library		4,300	22,687	
Existing Square Feet of Library Space		127,400		
Existing Library Collection Items			410,594	
Calculation of Existing Standards:				
Current Population (Residents)		190,377	190,377	
S.F. of Library Space/Resident		0.669		
Collection Items/Resident			2.157	
Library Construction/Square Foot 06/2010		\$440.63		
Land Acquisition at \$20.00/S.F. and 0.25 FAR.		\$80.00		
Land Acquisition and Construction per Square Foot		\$520.63		
Cost per Collection Item			\$25.00	
Cost per Square Foot or Collection Item		\$520.63	\$25.00	
Existing City Library Standard(s)		0.669	2.157	
Cost of Space per Resident		\$348.30		
Cost of Collection Item per Resident			\$53.93	
Type of Residential Dwelling Unit	Density per Dwelling Unit	Library Space Component	Library Collection Component	Total Library Impact Fee
Detached Dwelling Unit	2.913	\$1,015	\$157	\$1,172
Attached Dwelling Unit	2.257	\$786	\$122	\$908
Mobile Home Dwelling Unit	1.822	\$635	\$98	\$733