

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.25  
(ID # 25961)

**MEETING DATE:**  
Tuesday, October 22, 2024

**FROM :** OFFICE OF ECONOMIC DEVELOPMENT

**SUBJECT:** OFFICE OF ECONOMIC DEVELOPMENT: Riverside County Indio Library Project – Approval of In-Principle and Preliminary Project Budget. District 4. [\$615,000 Total Cost - 100% Eastern Riverside County Facility Development Impact Fees Fund No. 30544 (Previously approved funding)] (CEQA Exempt)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Indio Library Project (Project) for inclusion in the Capital Improvement Program (CIP); and

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**ACTION:** Policy, CIP

  
Suzanne Holland, Director of Office of Economic Development 10/3/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: October 22, 2024  
xc: OED

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 – Class 1 Existing Facilities and 15061 (b)(3) “Common Sense” Exemption; and
3. Approve the Project In-Principle, to be located at 200 Civic Center Drive, in the incorporated city of Indio, California, for general furnishing, fixtures, and equipment of the new library; and
4. Approve reallocation of previously approved Eastern County Facility DIF Funds in the amount not to exceed \$365,000, toward the Project; and
5. Approve a preliminary Project budget in the amount not to exceed \$615,000; and
6. Authorize the Purchasing Agent to a) execute pre-qualified consultant service agreements not to exceed \$200,000 per pre-qualified consultant, per fiscal year, in accordance with applicable Board policies for the Project, and b) issue Purchase Orders for the sum of all project contracts, work orders, goods and/or services which shall not exceed the approved project budget.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 615,000	\$ 0	\$ 615,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> \$615,000 - 100% Eastern Riverside County Facility Development Impact Fees Fund No. 30544 (Previously approved funding)			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 24/25	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

The Riverside County Library System (RCLS) covers the state's fourth largest geographic library service area, more than 7,000 square miles, and includes thirty-four libraries within the County, including the Max T. McCandless Branch Library located in the City of Indio.

The Development Impact Fee (DIF) Program, established by Riverside County Ordinance No. 659, allows for the use of DIF funds to improve and expand public library facilities to address increased and high volume use due to new development. The ability to enhance and improve Riverside County Library System (RCLS) Library branches continues to promote lifelong learning for all patrons.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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On January 17, 2024, the City of Indio hosted a groundbreaking event for the new Max T. McCandless Branch Library, to be located at 200 Civic Center Drive, Indio, CA 92201. The new library will be 7,814 square feet, with design and construction being managed and financed by the City of Indio, and construction completion anticipated in the spring of 2025. Today's Board action will allow RCLS to furnish and equip the new library and maintain ownership of the furniture, fixtures and equipment, including new shelving. On June 28, 2022 (Agenda Item 3.35), the Board of Supervisors (Board) authorized allocation of \$3,737,146 in Eastern County Public Facilities/Library DIF Funds to the RCLS for various library refresh projects; this amount included \$250,000 toward the new Max T. McCandless Branch Library. The Office of Economic Development has completed several eastern county refresh projects under budget, and now desires to reprogram \$365,000 in leftover funds toward this Project for a total preliminary Project budget in the not to exceed amount of \$615,000.

The Office of Economic Development recommends the Board approve the Project In-Principle and the preliminary project budget. The Office of Economic Development is ready to procure the furniture in accordance with applicable Board policies.

**Environmental**

The future building located at 200 Civic Center Drive, Indio, CA 92201 originally underwent separate environmental review and approval, with the City of Indio acting as the Lead Agency for the purposes of CEQA for the entire building. Pursuant to CEQA, the proposed library improvements were reviewed and determined to be categorically exempt under State CEQA Guidelines Sections 15301, Class 1 Existing Facilities, and Section 15061(b)(3), General Rule or "Common Sense" Exemption. The Project, as proposed, is limited to the furnishing of 7,814 square feet within the Max T. McCandless Branch Library. With certainty, there is no possibility that the activities in question may have a significant effect on the environment.

**Impact on Residents and Businesses**

The Indio Library Project will enhance the overall welfare of the community through furnishing a new building, making the library a welcoming space for continued learning and personal enrichment.

**Additional Fiscal Information**

All costs associated with this Board action will be funded as follows: 100% Eastern Riverside County Facility Development Impact Fees Fund No. 30544 (previously approved on 6/28/2022, Agenda Item 3.35). All costs associated with this Project shall be expended in fiscal year 24/25. The approximate allocation of the preliminary project budget is as follows:

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BUDGET LINE ITEMS	BUDGET AMOUNT
PRE-DEVELOPMENT	\$5,500
DESIGN	\$0
REGULATORY PERMITTING/INSPECTIONS	\$0
COUNTY ADMINISTRATION	\$5,000
CONSTRUCTION	\$548,591
PROJECT CONTINGENCY	\$55,909
<b>PRELIMINARY PROJECT BUDGET</b>	<b>\$ 615,000</b>

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Melissa Curtis, Deputy Director of Purchasing and Fleet

9/5/2024

  
Scott Bruckner

10/15/2024

**Riverside County  
Office of Economic Development**

**NOTICE OF EXEMPTION**

October 10, 2024

**Project Name:** Riverside County Indio Library Project

**Project Number:** FM05190011816

**Project Location:** 200 Civic Center Drive Indio, CA 92201 , east of Towne Street, Assessor's Parcel Number (APN) 611-212-043

**Description of Project:** The Riverside County Library System (RCLS) covers the state's fourth largest geographic library service area, more than 7,000 square miles, and includes thirty-four libraries within the County, including the Max T. McCandless Branch Library located in the City of Indio. The Development Impact Fee (DIF) Program, established by Riverside County Ordinance No. 659, allows for the use of DIF funds to improve and expand public library facilities to address increased and high volume use due to new development. The ability to enhance and improve Riverside County Library System (RCLS) Library branches continues to promote lifelong learning for all patrons.

On January 17, 2024, the City of Indio hosted a groundbreaking event for the new Max T. McCandless Branch Library, to be located at 200 Civic Center Drive, Indio, CA 92201. The new library will be 7,814 square feet, with design and construction being managed and financed by the City of Indio with construction completion anticipated in the spring of 2025. Today's Board action will allow RCLS to furnish and equip the new library and maintain ownership of the furniture, fixtures and equipment, including new shelving. The furnishing of the library is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** Riverside County

**Name of Person or Agency Carrying Out Project:** Riverside County Office of Economic Development

**Exempt Status:** State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; and Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15301.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project include unusual circumstances which could have the possibility of having a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the furnishing of the Library.

- **Section 15301 –Existing Facilities:** This Class 1 categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site’s use. The project, as proposed, is the furnishing of the new library, including new shelving, and would not expand the footprint of the facility or increase the capacity of the site. The facility would continue to provide public services and the improvements to the existing facility are exempt as they meet the scope and intent of the Categorical Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed furnishing of the library will not result in any direct or indirect physical environmental impacts. The minor modifications would occur within the existing facility and would not expand the building footprint or substantially increase the capacity of the site. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  \_\_\_\_\_ Date: 10-10-2024

Mike Sullivan  
County of Riverside