

Riverside County
Facilities Management
 3450 14th Street, Riverside, CA 92501

NOTICE OF EXEMPTION

January 14, 2026

Project Name: Approval of the Chiller Preventative Maintenance Professional Service Agreement with Trane U.S. Riverside County Facilities

Project Number: MT29612

Project Locations: Multiple Sites Countywide (See attached table)

Chiller Preventative Maintenance Locations			
Bldg. #	Bldg. Name	Address	Region
CR0403	County Administrative Center	505 S. Buena Vista Ave. Corona, CA 92282	Western
HM602	County Administrative Center Bldg-B	880 N. State St., Hemet, CA 92543	Central
IN708	Desert Community Mental Health Center	82485 Miles Ave., Indio, CA 92201	Eastern
IN720	Central Plant/FM	47919 Oasis St. Indio, CA 92201	Eastern
JV5913	Louis Rubidoux Library	5840 Mission Blvd., Riverside, CA 92509	Northwestern
JV5916	Animal Shelter	6851 Van Buren Blvd., Riverside, CA 92503	Western
MU1307	Southwest Justice Center	30755 Auld Rd., Murrieta, CA 92563	Central
PD2207	Sheriff's Station HQ	73705 Gerald Ford Dr., Palm Desert, CA 92211	Central
PG1101	Palm Springs CAC	3255 E. Tahquitz Road, Palm Springs, CA 92262	Eastern
PR0808	Perris Coroner	808 S. Redlands Blvd, Perris, CA 92570	Central
PR0831	Mead Valley Community Center	21091 Rider St., Perris, CA 92570	Central
RV901	Historic Courthouse	4050 Main St., Riverside, CA 92501	Northwestern
RV905	County Administration Center	4080 Lemon St., Riverside, CA 92501	Northwestern
RV906	TLMA	3525 14 TH St., Riverside, CA 92501	Northwestern
RV908	Communications/911 Call Center	7195 Alessandro Blvd., Riverside, CA 92506	Northwestern
RV914	Robert Presley Detention Center	4000 Orange St., Riverside, CA 92501	Northwestern
RV924	County Farm Central Plant	4090 County Circle Dr., Riverside, CA 92503	Western
RV944	Law Library	3535 10 th St., Riverside, CA 92501	Northwestern
RV958	Purchasing Fleet Services	2980 Washington St., Riverside, CA 92501	Northwestern
RV1087	YTEC	10000 County Farm Rd., Riverside, CA 92503	Western
TR5309	Thermal Sheriff's Station	86655 Airport Blvd., Thermal, CA 92274	Eastern

Description of Project: Trane U.S. Inc. (Trane) is vital to ensuring the reliability, performance, and longevity of the facility's chiller systems and the availability of critical replacement parts. As the original equipment manufacturer and only service provider with full access to Trane's factory training, engineering resources and complete software tools for many chiller units. Trane offers unmatched, factory-backed expertise supported by a highly experienced local service team familiar with complex chiller operations. Their automated scheduling, detailed issue-tracking process, and proactive maintenance approach help prevent equipment failures, reduce operational downtime, and maintain optimal cooling capacity.

Trane also provides comprehensive parts, support, including expert guidance on critical parts inventories, lead-time analysis, and risk-based stocking recommendations to ensure that essential chiller components are available when needed. This minimizes delays caused by hard-to-source or made-to-order parts and strengthens overall system reliability.

Additionally, Trane enhances onsite capabilities through industry-leading technician training and supports long-term planning with robust asset management tools. Their cooling contingency planning further ensures rapid response options in the event of a major chiller failure. Together, these services make Trane the most qualified vendor to deliver dependable chiller preventative maintenance and parts support. The approval of the Chiller Preventative Maintenance Professional Services Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). The County sites will continue to provide public services and will not result in an expansion of existing use. No additional 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 Facilities Management

Exempt Status: State California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities Exemption; and 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 provision of chiller preventative maintenance services at County facilities.

- **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 limited to the provision of chiller preventative maintenance services at County facilities. The use of the facilities would continue to provide public services and would not result in a significant increase in capacity or intensity of use. Therefore, the project is exempt as it meets 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 provision of chiller preventative maintenance services that would occur as a result of the Professional Services Agreement will not result in any direct or indirect physical environmental impacts. The use of the facilities would remain unchanged, continuing to provide public services. 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, Facilities Management 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: 1-14-2026

Mike Sullivan,
County of Riverside, Facilities Management