

**Riverside County**  
**Facilities Management**  
 3450 14<sup>th</sup> Street, Riverside, CA 92501

## NOTICE OF EXEMPTION

January 14, 2026

**Project Name:** Approval of the Boiler Preventative Maintenance Professional Service Agreement with Johnson Controls Building Solutions, LLC, Riverside County Facilities

**Project Number:** MT29895-3100-001-001

**Project Locations:** Multiple Sites Countywide (See attached table)

Boiler Maintenance Locations				
Bldg #	Site Name	Site Address	City	Zip Code
BA0123	DA/ CAC	135 N ALESSANDRO ST	Banning	92220
BA0123, BA0127, BA0129, BA0166, BA0167, BA0176	Smith Correctional Facility	1627 S HARGRAVE ST	Banning	92220
CR0403	Corona Common Care	505 S BUENA VISTA AVE	Corona	92882
HM0603	RUHS	800 N STATE ST	Hemet	92543
IN0717	Health Clinic	47923 OASIS ST	Indio	92260
IN0718	Inpatient mental Health	47915 OASIS ST	Indio	92260
IN0735	Monroe Park	44199 MONROE ST	Indio	92201
IN0781	Indio Law Building	82995 US HIGHWAY 111	Indio	92201
IN0782	JJ Benoit Detention Center	82675 US HIGHWAY 111	Indio	92201
JV5907	Eddie Dee Smith Senior Center	5888 MISSION BLVD	Riverside	92509
JV5908	Sheriff - Special Investigation Bureau	1500 CASTELLANO RD	Jurupa Valley	92509
JV5913	Rubidoux Library	5840 MISSION BLVD	Riverside	92509
JV5927	Rubidoux Animal Shelter	6851 VAN BUREN BLVD	Jurupa Valley	92509
MU1307	Cois Byrd Detention Center Central Plant	30755 AULD RD	Murrieta	92563
MV1204	Sheriff's Administrative Bldg. Moreno	16791 DAVIS AVE	Riverside	92508
MV1206	Sheriffs' Dept	16958 BUNDY AVE	Riverside	92508
MV1209	Fire Department - Administration BCTC	16902 BUNDY AVE	Riverside	92508
PD2207	Sheriff Palm Desert	73705 GERALD FORD DR	Palm Desert	92211
PG1101	CAC	3255 E TAHQUITZ CANYON WAY	Palm Springs	92262
PR0808	Perris Coroner	800 S REDLANDS AVE	Perris	92570
PR0831	Charles G. Meigs, Sr. Community Center	21091 RIDER ST	Perris	92570
RV0901	Historic Court House	4050 MAIN ST	Riverside	92501
RV0905	Riverside CAC Tower	4080 LEMON ST FL 11	Riverside	92501

RV0908	911 Comm	7195 ALESSANDRO BLVD	Riverside	
RV0917	Riverside DPSS Administration	10281 KIDD ST	Riverside	92503
RV0920	Riverside Mental Health Admin.	4095 COUNTY CIRCLE DR	Riverside	92503
RV0921	Riverside DPSS Administration	4060 COUNTY CIRCLE DR	Riverside	92503
RV0922	Public Health Admin	4065 COUNTY CIRCLE DR # 208	Riverside	92503
RV0927	RUHS Health Clinic	7140 INDIANA AVE	Riverside	92504
RV0931	YTEC Riverside	10001 COUNTY FARM RD	Riverside	92503
RV0944	Law Library	3535 10TH ST	Riverside	92501
RV0958	Purchasing & Fleet	2980 WASHINGTON ST	Riverside	92504
RV0967	Restorative Transformation Center	3950 REYNOLDS RD	Riverside	92503
RV0971	Juvenile Probation	9889 COUNTY FARM RD	Riverside	92503
RV0996	Riverside Public Defender	4075 MAIN ST	Riverside	92501
RV1001	Bankruptcy Court - Riverside	3420 12TH ST	Riverside	92501
RV1003	District Court Riverside	3470 12TH ST	Riverside	92501
RV1005	County Administrative Center - Annex	4080 LEMON ST FL 11	Riverside	92501
RV1017	Tenant	4200 ORANGE ST	Riverside	92501
RV1044	Riverside Centre	3403 10TH ST	Riverside	92501
RV1058	Downtown Law Building	3960 ORANGE ST	Riverside	92501
RV1078	RCIC	3450 14TH ST	Riverside	92501
RV1087	YTEC Riverside	10000 COUNTY FARM RD	Riverside	92503
SJ1403	San Jacinto Animal Shelter	581 S GRAND AVE	San Jacinto	92582
				92591
TM1501, TM1502, TM1503	Temecula CAC	41002 County Center Dr	Temecula	
TP4502	Coachella Valley Animal Campus	72050 PETLAND PL	Thousand Palms	92276
TR5308	Thermal Aviation Facility	86675 AIRPORT BLVD	Thermal	92274
TR5309	Central Plant	86655 AIRPORT BLVD	Thermal	92274

**Description of Project:** Johnson Controls Building Solutions, LLC (Johnson Controls) is engaged by the County to provide comprehensive, compliant, and reliable preventive maintenance and inspection services for County-owned boilers, heating, and hot water systems. The purpose of this agreement is to ensure that critical mechanical systems operate safely, efficiently, and in accordance with all applicable manufacturer specifications, safety standards, and local, State, and Federal regulations.

Johnson Controls is responsible for adhering to County security and site-entry protocols, maintaining clear communication with designated County personnel, and performing all work during approved hours unless otherwise authorized. The contractor is required to supply qualified personnel, appropriate equipment, and all necessary materials, while maintaining proper licensing, prevailing wage compliance, and regulatory registrations.

The scope emphasizes preventative maintenance to reduce equipment failure, ensure regulatory compliance (including SCAQMD requirements), extend equipment life, and support uninterrupted operations—particularly in secure and mission-critical facilities such as detention centers. Johnson Controls is also accountable for proper waste disposal, thorough documentation, site cleanup, and timely reporting of system conditions and repair recommendations.

The approval of the Professional Services Agreement for boilers, heating, and hot water systems services 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 boilers, heating, and hot water systems 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 boilers, heating, and hot water systems 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 boilers, heating, and hot water systems 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:** 2-4-2026

Mike Sullivan,  
County of Riverside, Facilities Management