

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

NOTICE OF EXEMPTION

June 4, 2026

Project Name: Approval of the Generator Preventative Maintenance Professional Service Agreement with Bay City Equipment Industries Inc. DBA Bay City Electric Works, Riverside County Facilities

Project Number: FM-30711

Project Locations: Multiple Sites Countywide (See attached table)

Generator Preventative Maintenance Locations				
Bldg #	Site Name	Site Address	City	Zip Code
BA0140	Twin Pines Ranch	49500 TWIN PINES RD	BANNING	92220
BA0124, BA0125, BA0127, BA0166, BA0176	Smith Correctional Facility	1627 S HARGRAVE ST	BANNING	92220
BE1620, BE1623, BE1622, BE1623, BE1610	Harmony Haven	14700 MANZANITA PARK RD	BEAUMONT	92223
BL0301	Blythe Sheriff	260 NORTH SPRING ST	BLYTHE	92225
CB3101	Cabazon Sheriff	50290 MAIN ST	CABAZON	92230
HM0611	Hemet Sheriff	43950 ACACIA ST	HEMET	92544
IN0710	AEOC	82695 DR CARREON DR	INDIO	92201
IN0717	Health Clinic	47923 OASIS ST	INDIO	92201
IN0718	Inpatient mental Health	47915 OASIS ST	INDIO	92201
IN0728	Indio Coroner	47225 OASIS ST	INDIO	92201
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
JV5950	Sheriff Warehouse	7477 MISSION BOULEVARD	JURUPA VALLEY	92509
JV5904	Rubidoux Health Clinic	5256 MISSIOB BOULEVARD	JURUPA VALLEY	92509
JV5908	Sheriff - Special Investigation Bureau	1500 CASTELLANO RD	JURUPA VALLEY	92509
JV5916	Rubidoux Animal Shelter	6851 VAN BUREN BLVD	JURUPA VALLEY	92509
LE0504	Sheriff Station	333 LIMITED ST	LAKE ELSINORE	92530
ME2004	Mecca Clinic	91275 66 th AVE	MECCA	92254
MU1307, MU1313	Southwest Justice Center	30755 AULD RD	MURRIETA	92563
PD0001	Sheriff Palm Desert	73520 GERALD FORD DR	PALM DESERT	92211

PD2207	Sheriff Palm Desert	73705 GERALD FORD DR	PALM DESERT	92211
PG1101	Palm Springs CAC	3255 E TAHQUITZ CANYON WAY	PALM SPRINGS	92262
PG1105	Roy's Desert Resource Center	19531 MCLANE ST	PALM SPRINGS	92262
PR0808	Perris Coroner	800 S REDLANDS AVE	PERRIS	92570
PR0810	Perris Sheriff	137 S. PERRIS BLVD	PERRIS	92570
RV0901	Historic Court House	4050 MAIN ST	RIVERSIDE	92501
RV0904	Criminal Justice Building	4095 LEMON ST	RIVERSIDE	92501
RV0905	Riverside CAC Tower	4080 LEMON ST FL 11	RIVERSIDE	92501
RV0908	911 Comm	7195 ALESSANDRO BLVD	RIVERSIDE	92508
RV0914	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
RV0967	Restorative Transformation Center	3950 REYNOLDS RD	RIVERSIDE	92503
RV0972	RUHS-BH	3993 HARRISON ST	RIVERSIDE	92503
RV0990	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
RV1016	Riverside ACR	6221 BOX SPRINGS RD	RIVERSIDE	92507
RV1044	Riverside Centre	3403 10TH ST	RIVERSIDE	92501
RV1058	Downtown Law Building	3960 ORANGE ST	RIVERSIDE	92501
RV1066	Gateway Office Building	2724 GATEWAY DR	RIVERSIDE	92501
RV1074	Myers MH Building	3075 MYERS ST	RIVERSIDE	92504
RV1082	Rustin MH Building	2085 RUSTIN AVE	RIVERSIDE	9250
RV1087	YTEC Riverside	10000 COUNTY FARM RD	RIVERSIDE	92503
RV1088	Riverside EOC	450 E ALESSANDRO BLVD	RIVERSIDE	92508
TR5309	Central Plant	86655 AIRPORT BLVD	THERMAL	92274

Description of Project: Bay City Equipment Industries, Inc., dba Bay City Electric Works, provides generator repair and preventative maintenance services to keep existing generators fully operational without significant downtime. Services include the use of advanced diagnostic tools to quickly identify faults, determine components requiring replacement, and perform installation and repair work to restore and maintain system functionality. To ensure reliability, generator performance is further validated through load bank testing, electrical testing, voltage calibration, frequency output verification, and post-repair operational checks to verify units are ready for service. Their ability to provide same-day service options and 24/7 emergency support ensures immediate access to specialized generator services when needed, reducing downtime and supporting the continuity of critical County operations.

The approval of the Professional Services Agreement for generator preventative maintenance 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 generator 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 generator 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 generator 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: 6-4-2026

Mike Sullivan,
County of Riverside, Facilities Management