

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

NOTICE OF EXEMPTION

November 26, 2024

Project Name: Approval the Water Treatment Service Agreement with Aqua-Serv for Riverside County Facilities

Project Number: MT26650

Project Locations: Multiple Sites Countywide (See attached table)

Water Treatment Building Locations and Service Levels					
Bldg. #	Bldg. Name	Address	Note:	Site Visits	Service
BA0176	Larry D. Smith Correctional	1627 S. Hargrave St, Banning, CA 92220	FULL SERVICE Cooling Tower (2), Hot water (1), Chilled water (1)	4 Times a month	Yes-Central
CR0403	County Administrative Center	505 S. Buena Vista Ave. Corona, CA 92282	Hot water (1), CH (1)	Quarterly	Yes-Western
HM602	County Administrative Center Bldg-B	880 N. State St., Hemet, CA 92543	Hot Water (1), CH (1)	Quarterly	Yes-Central
IN701	Indio TES Tank	82-675 Hwy 111 Indio, CA 92201	Chilled water (1) , Thermal Expansion System (1)	Quarterly	Yes-Eastern
IN0782	Sheriff/Jail	84-675 Hwy 111 Indio, CA 92201	Hot water (1), CH (1) Cooling Towers (3)	Twice a Month	Yes-Eastern
IN708	Desert Community Mental Health Center	82485 Miles Ave., Indio, CA 92201	Hot water (1), Chilled Water (1), Cooling Tower (2)	4 Times a Month	Yes-Eastern
IN717	Health Clinic	47923 Oasis St. Indio, CA 92201	Hot Water (1)	Quarterly	Yes-Eastern
IN718	CHA Mental Health Inpatient	47915 Oasis St., Indio, CA 92201	Hot Water (1)	Quarterly	Yes-Eastern
IN719	CHA Mental Health Outpatient	47825 Oasis St. Indio, CA 92201	Hot Water (1)	Quarterly	Yes-Eastern
IN720	Central Plant/FM	47919 Oasis St. Indio, CA 92201	Chilled Water (1), Cooling Tower (2)	4 Times a Month	Yes-Eastern
IN735	Monroe Park	44199 Monroe St., Indio, CA 92201	Cooling Tower (2), Hot Water (1)	4 Times a Month	Yes-Eastern
MU1307	Southwest Justice Center	30755 Auld Rd., Murrieta, CA 92563	Cooling Tower (3), Hot Water (1), Chilled Water (1), Thermal Expansion System (1)	4 Times a Month	Yes-Central
MV1204	Sheriff's MV3403	16791 Davis Ave., Moreno Valley, CA 92518	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Central
MV1206	Star Hotel	16958 Bundy Ave. Moreno Valley, CA 92518	Closed Loop (1)	Quarterly	Yes-Central
MV1208	CalFire Admin Bldg	16888 Bundy Ave. Moreno Valley, CA 92518	Closed Loop (1)	Quarterly	Yes-Central
MV1209	CalFire Dorms	16902 Bundy Ave., Moreno Valley, CA 92518	Closed Loop (1)	Quarterly	Yes-Central
PG1101	County Admin Center-Palm Springs	3255 E Tahquitz Canyon Way, Palm Springs, CA 92262	Hot water (1), Chilled Water (1) Cooling Towers (2)	4 Times a Month	Yes-Central
PD2207	Sheriff's Station HQ	73705 Gerald Ford Dr., Palm Desert, CA 92211	Hot Water (1), Chilled Water (1), Cooling Tower (2)	4 Times a Month	Yes-Central
PR0808	Sheriff/Coroner	800 S Redlands Ave., Perris, CA 92570	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Central
PR0829	Mead Valley Library	21580 Oakwood St., Perris, CA 92570	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Central

PR0831	Mead Valley Community Center	21091 Rider St., Perris, CA 92570	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Central
RV901	Historic Courthouse	4050 Main St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Northwestern
RV904	Criminal Justice Bldg.	4095 Lemon St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Northwestern
RV905	County Administration Center	4080 Lemon St., Riverside, CA 92501	Cooling Tower (3), Chilled Water (3), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV906	TLMA	3525 14 TH St., Riverside, CA 92501	Hot Water (1), Chilled Water (1)	Quarterly	Yes-Northwestern
RV908	Communications/911 Call Center	7195 Alessandro Blvd., Riverside, CA 92506	Cooling Tower (1), Hot Water (2) Chilled Water (3)	4 Times a Month	Yes-Northwestern
RV914	Robert Presley Detention Center	4000 Orange St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Northwestern
RV917	DPSS Client Services	10281 Kidd St., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV919	Mental Health Treatment Facility	9990 County Farm Rd., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV920	Mental Health Admin	4095 County Circle Dr., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV921	DPSS Admin	4060 County Circle Dr., Riverside, CA 92503	Hot Water (1)	Quarterly	Yes-Western
RV922	Public Health Administration	4065 County Circle Dr., Riverside, CA 92503	Hot Water (1)	4 Times a Month	Yes-Central
RV924	County Farm Central Plant	4090 County Circle Dr., Riverside, CA 92503	Thermal Expansion System (1), Cooling Tower (1)	4 Times a Month	Yes-Western
RV927	Riverside Neighborhood Health Clinic	7140 Indiana Ave., riverside, CA 92507	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Western
RV1087	YTEC	10000 County Farm Rd., Riverside, CA 92503	Chilled Water (1), Hot Water (1),	Monthly	Yes-Western
RV944	Law Library	3535 10 th St., Riverside, CA 92501	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Northwestern
RV958	Purchasing Fleet Services	2980 Washington St., Riverside, CA 92501	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Northwestern
RV967	Reynolds Rd/DPSS	3950 Reynolds Rd., Riverside, CA 92503	Chilled Water (1), Hot Water (1), Cooling Tower (1)	4 Times a Month	Yes-Western
RV971	Juvenile Probation	9889 County Farm Rd., Riverside, CA 92503	Chilled Water (1), Hot Water (1)	Quarterly	Yes-Western
RV990	Probation	3021 Franklin Ave., Riverside, CA 92507	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	REMODEL
RV996	Public Defender Bldg.	4075 Main St., Riverside, CA 92501	Chilled Water (1), Hot Water (1)	Monthly	Yes-Northwestern
RV1001	Bankruptcy Court	3420 12 th St., Riverside, CA 92501	Hot Water (1)	Quarterly	Yes-Northwestern
RV1003	U.S. District Court	3470 12 th St., Riverside, CA 92501	Hot Water (1)	Quarterly	Yes-Northwestern
RV1005	CAC Annex	4080 Lemon St., Riverside, CA 92501	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV1017	Public Defender	4090 Lemon St., Riverside, CA 92501	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV1044	Riverside Centre Bldg.	3403 10 th St., Riverside, CA 92501	Cooling Tower (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
RV1058	Law Building	3960 Orange St., Riverside, CA 92501	Cooling Tower (10, Hot Water (1)	4 Times a Month	Yes-Northwestern
JV5908	Sheriff Investigation Bureau	1500 Catellano Rd., Riverside, CA 92509	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Northwestern
JV5916	Animal Shelter	6851 Van Buren Blvd., Riverside, CA 92503	Cooling Tower (1), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Western
SJ1412	Animal Shelter	581 S. Grand Ave. San Jacinto, CA 92582	Cooling Tower (2), Chilled Water (1), Hot Water (1)	4 Times a Month	Yes-Central
TM1501	County Administration Center -A	41002 County Center Dr., Temecula, CA 92591	Hot Water (1)	Quarterly	Yes-Central
TM1502	County Administration Center -B	41002 County Center Dr., Temecula, CA 92591	Hot Water (1)	Quarterly	Yes-Central
TM1503	County Administration Center -C	41002 County Center Dr., Temecula, CA 92591	Cooling Tower (1), Hot Water (1), Chilled Water (1)	4 Times a Month	Yes-Central
MV1212	Riverside University Health System (RUHS)	26520 Cactus Ave., Moreno Valley, CA 92555	Thermal Expansion System (1), Cooling Tower (1), Hot Water (1), Chilled Water (1), Steam (1)	Monthly	
MV1212	RUHS-Education Bldg.	26520 Cactus Ave., Moreno Valley, CA 92555	Report on Thermal Energy Storage	Monthly	

TR5309	Thermal Sheriff's Station	86655 Airport Blvd., Thermal, CA 92274	Chilled Water (1)	Monthly	Yes-Eastern
JV5913	Louis Rubidoux Library	5840 Mission Blvd., Riverside, CA 92509	Hot Loop (1)	Quarterly	Yes-Northwestern
RV1082	Rustin Mental Health Facility	2085 Rustin Ave., Riverside, CA 92507	Hot Loop (1)	Quarterly	Yes-Northwestern
RV0558	Riverside Data Center (RC3)	1960 Chicago Ave., Bldg F., Riverside, CA 92507	Cooling Tower (2), Condensed Loop (1)	Weekly	Yes-Northwestern
RV1066	Gateway Bldg.	2724 Gateway Dr., Riverside, CA 92507	Cooling Tower (1), Condensed Loop (1)	Weekly	Yes-Northwestern
IN0781	Indio Law Bldg.	82-995 Hwy 111 Indio, CA 92201	Hot Loop (1), Cooling Towers (3)	Twice A Month	New to list
BA0101	Mid County DA Office	135 N. Alessandro Banning, CA 92221	Hot Loop (1)	Quarterly	Yes-Central
TP4502	Animal Shelter	72050 Petland Pl., Thousand Palms, CA	Hot Loop (1)	Quarterly	Yes-Eastern
BE1622	Harmony Haven	14700 Manzanita Prk. Rd., Beaumont, CA 92223	Chilled Water (1), Heating Loop (1)	Quarterly	New on list Yes-Central

Description of Project: A certified water treatment company is a standard maintenance best practice used and required to provide labor, materials and chemicals necessary to perform management of; chemical water treatment, electrical, mechanical and water conservation, health and safety enhancements, manpower optimization, green chemistry, analysis, reports and emergency / non-emergency treatment programs of the heating, ventilation, air conditioning (HVAC) and Boiler Systems within approximately (65) county buildings and sites. The water treatment services provided by Aqua-Serv Engineers would include the water of the HVAC, Boiler and mechanical system water conditioning and treatment on a weekly and or monthly basis at approximately 65 site locations throughout the county within over five-million square feet of facilities under the guise of industry standards and management best practices.

The water treatment program shall provide the prevention of scale and fouling on all metal surfaces, the inhibition of corrosion and loss of metal, and the control of biological growth in all the aforementioned open and closed systems. The Water Treatment Service 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 water treatment services at County facilities.

Mike Sullivan,
County of Riverside, Facilities Management

Signed:



Date: 11-26-2024

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 is exempt under CEQA. No further environmental analysis is warranted.

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 water treatment services that would occur as a result of the 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.

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 water treatment 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.