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**Riverside County**
**Facilities Management**
3450 14th St., 2nd Floor, Riverside, CA 92501

# NOTICE OF EXEMPTION

August 20, 2026

**Project Name:** Professional Service Agreement with Stantec for Twin Pines Underground Storage Tank (UST) Remediation Project

**Project Number:** MT#31231

**Project Location:** 49500 Twin Pines Road, east of State Route 243, Banning CA 92220, Assessor's Parcel Number (APN): 529-030-036

**Description of Project:** The County of Riverside is in the late stages of obtaining low threat closure of a previous fuel leak at the facility from a UST in 1999. As a result of these efforts, the site has progressed to the final phase of remediation and regulatory closure. The remaining area of concern has been reduced to an approximately 35-foot by 25-foot area where soil vapor concentrations may not meet the requirements of the California Low Threat Closure Policy (LTCP). Following evaluation of available remedial alternatives and consultation with the Colorado River Basin Regional Water Quality Control Board (CRBRWQCB), targeted excavation and off-site disposal of impacted soil has been identified as the most practical and cost-effective approach to achieving final site closure. The remediation at the Twin Pines facility is identified as the project under the California Environmental Quality Act (CEQA). No direct or indirect physical environmental impacts are anticipated from the improvements.

**Name of Public Agency Approving Projec**t: 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), "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 UST remediation.

- **Section 15301 (b)–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 continued remediation for a previous spill to satisfy low threat closure requirements. The removed soil would be disposed of at the appropriate waste facility and the site would result in the continued provision 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 proposed remediation at the Twin Pines facility will not result in any direct or indirect physical environmental impacts. The work would occur at an existing facility, would not alter the footprint and are being completed to provide for safe and efficient operation of the public facility. The use of the facility would remain unchanged. 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:** 8-20-2026

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management