

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Sutter

433 Second Street

Yuba City, CA 95991

From: (Public Agency): City of Yuba City
1201 Civic Center Blvd
Yuba City, CA 95993

(Address)

FILED

JUL 09 2026

Project Title: UP 26-01: 7Brew Coffee

Project Applicant: Brew Culture, LLC

Project Location - Specific:

1235 Colusa Ave (APN #51-010-044)

BOARD OF SUPERVISORS
DONNA M. JOHNSTON
Clerk of the Board

By S. Ratner Deputy

Project Location - City: Yuba City Project Location - County: Sutter County

Description of Nature, Purpose and Beneficiaries of Project:

7 Brew Coffee proposes to establish a 910 square foot drive-through-only coffee shop with a dual drive lane and waste dumpster at the Yuba Sutter Marketplace.

Name of Public Agency Approving Project: City of Yuba City Planning Commission

Name of Person or Agency Carrying Out Project: Steven Henderson

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Infill Development, Section 15332
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project falls within the Infill exemption as the Project is a commercial development with a Regional Commercial land use designation and General Commercial (C-3) zoning designation, which allows restaurant uses, and drive-throughs with the approval of a use permit. The site is located within city limits on a 0.792-acre parcel and is substantially surrounded by urban uses. The site is fully paved with an existing parking lot, and does not serve as a habitat for any animal species. Caltrans, whose right-of-way (State Route 20) would be primarily impacted, has approved the project queuing evaluation. Noise and air quality impacts from the Project are not expected to be more significant than either State Route 20 or the surrounding drive-through commercial uses. All city services, including water, sewer, storm-water drainage, and public services are available to this site.

Lead Agency

Contact Person: Doug Libby

Area Code/Telephone/Extension: 530-822-3231

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ■ Yes No

Signature: [Signature]

Date: 7/9/2026

Title: Director of Development Services

■ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Please Post through
AUGUST 10, 2026

Revised 2011



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

51 — 07/09/2026 — 35

STATE CLEARINGHOUSE NUMBER (If applicable)

N/A

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Yuba City

LEAD AGENCY EMAIL

DATE

07/09/2026

COUNTY/STATE AGENCY OF FILING

Sutter

DOCUMENT NUMBER

26-035

PROJECT TITLE

UP 26-01: 7Brew Coffee

PROJECT APPLICANT NAME

Brew Culture, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(530) 822-3231

PROJECT APPLICANT ADDRESS

c/o City of Yuba City, 1201 Civic Center Blvd,

CITY

Yuba City

STATE

CA

ZIP CODE

95993

PROJECT APPLICANT (Check appropriate box)

Local Public Agency



School District



Other Special District



State Agency



Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR)

\$4,227.50

\$

0.00



Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

0.00



Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00



Exempt from fee



Notice of Exemption (attach)



CDFW No Effect Determination (attach)



Fee previously paid (attach previously issued cash receipt copy)



Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00



County documentary handling fee

\$

0.00



Other

\$

PAYMENT METHOD:

Cash



Credit



Check



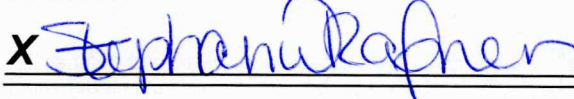
Other

TOTAL RECEIVED

\$

0.00

SIGNATURE

X 

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy Clerk of the Board