

NOTICE OF EXEMPTION

TO: County Clerk
County of Alameda
1106 Madison St. – First Floor
Oakland, CA 94607

FROM: City of Livermore
1052 South Livermore
Livermore, CA 94550

SUBJECT: NOTICE OF EXEMPTION in compliance with the California Environmental Quality Act.

PROJECT

Title: 7 Brew Coffee Project
Location: 4255 First Street Livermore, CA 94551
Description: A Subdivision (SUB26-002), Site Plan Design Review (SPDR26-003), and Conditional Use Permit (CUP26-005) for construction of a drive-through only 7 Brew Coffee stand, consisting of a new approximately 934-square foot building with dual drive-through lanes and associated landscape improvements in the Lowe's Shopping Center
Applicant: Core States Group
City's Contact: Emily LaDue, Assistant Planner
Telephone: (925) 960-4462
Public Agency Approving Project: City of Livermore

EXEMPT STATUS:

- ☒ X Categorical Exemption (Sec. 15315 and 15303(c))
- ☐ Declared Emergency (Sec. 15269(a); 21080(b)(3))
- ☐ Emergency Project (Sec. 15269(b)(c); 21080(b)(4))
- ☐ Ministerial (Sec. 15268; 21080(b)(1))
- ☐ Statutory Exemption
- ☐ "Common Sense" Exemption (Sec. 15061(b)(3)) The possible environmental impacts of the project have been considered in making this determination, as explained below.

Reasons why project is exempt:

The Project proposes to subdivide an existing commercially zoned lot at 4255 First Street into two parcels, consistent with the General Plan and applicable zoning regulations. No variances or exceptions are required, and all necessary public services and access can be provided to meet local standards. The parcel was previously subdivided in 2000 under Parcel Map 7598, which established adequate right-of-way and improvement conditions. The site is generally flat and does not contain slopes exceeding 20 percent. Therefore, the Project qualifies for a categorical exemption under CEQA Section 15315.

Additionally, the Project proposes construction of a new commercial building of approximately 934 square feet, which is considered a small structure consistent with the scope of CEQA Section 15303. The Project does not involve the use of significant amounts of hazardous materials. Therefore, the Project qualifies for a categorical exemption under CEQA Section 15303.

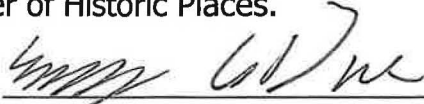
Exceptions - Section 15300.2

None of the exceptions to the categorical exemption listed in CEQA Guidelines Section 15300.2 apply, as described below.

1. Location. The Project site is not located within a sensitive area. The site is not a designated wetland. It is not located along any faults nor within an Alquist-Priolo fault zone. The site is not located within a California Department of Forestry and Fire Protection "very High Fire Hazard Severity Zone" for a local responsibility area or in a "Fire Hazard Severity Zone" in a state responsibility area, and is not located within a Flood Hazard Area identified by the Federal Emergency Management Agency.
2. Cumulative Impact. The Project would not result in any significant impacts, and its contribution to regional growth is not cumulatively considerable. Therefore, the Project will not result in any cumulative impacts.
3. Significant Effects Resulting from Unusual Circumstances. There is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. There is no evidence that any unusual circumstances exist. The development is consistent with the level of development contemplated by the General Plan and there is no evidence that the use and development would result in significant environmental effects.
4. Scenic Highways. The Project site is not located along any routes identified as a Scenic Highway by the California Department of Transportation. No damage to scenic resources will occur.
5. Hazardous Waste Sites. The Project site is not included on the list of hazardous waste facilities compiled pursuant to California Government Code Section 65962.5, which comprises the following five parts: the list of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database; the list of Leaking Underground Storage Tank (LUST) sites from the State Water Resource Control Board (SWRCB) Geotracker database; the list of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management list; the list of active Cease and Desist Orders or Cleanup and Abatement Orders that concern the discharge of wastes that are hazardous materials; or the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code identified by DTSC.
6. Historical Resources. No substantial adverse change will occur to the significance of any historical resource. The Project site does not contain any resource listed in the City of

Livermore's 2021 Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

Signature:

A handwritten signature in cursive script, appearing to read "Emily LaDue", written over a horizontal line.

Name & Title: Emily LaDue, Assistant Planner

Project Approval Date: September 1, 2026