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: Charging Station Lease Agreement between the IONNA LLC ("IONNA"), a national electric vehicle charging provider and the City of Livermore ("City"), a California municipal corporation ("City") as part of IONNA electric vehicle charging station project at 1082 East Stanley Boulevard.

Location: 1082 East Stanley Boulevard, Livermore, CA 94550

Description: The project consists of approving and executing a Charging Station Lease Agreement ("Lease") between the City of Livermore and IONNA LLC ("IONNA"), a national electric vehicle charging provider. Under the Lease, IONNA will install, operate, and maintain electric vehicle charging stations and related infrastructure on a portion of City-owned property. The project includes electrical equipment installation, charging hardware, signage, and minor associated site improvements typical of small accessory facilities.

The Lease permits use of a defined portion of the Property for EV charging operations for an initial term of ten (10) years, with one optional five-year extension. The installation will occur on previously disturbed land that served prior utility-related uses and does not grant IONNA development rights over the property.

Applicant: IONNA, LLC
City's Contact: Emily LaDue, Assistant Planner
Telephone: (925) 960-4462
Public Agency Approving Project: City of Livermore

EXEMPT STATUS:

_X_ Categorical Exemption (Sec. 15301; 15303(e);)
___ 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
_X_ explained below.

Reasons why project is exempt:

The approval and execution of the Charging Station Lease Agreement ("Lease") with IONNA LLC, and the associated installation, operation, and maintenance of electric vehicle charging stations on a portion of the City-owned property, are exempt from the California Environmental Quality Act ("CEQA") for multiple, independent reasons.

First, the project qualifies for the Class 1 Categorical Exemption under CEQA Guidelines section 15301 (Existing Facilities), which applies to the operation, repair, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The property is previously developed, contains existing utility improvements, and has historically supported similar low-intensity utility uses. The proposed installation of electric vehicle charging equipment represents only a modest physical modification to the site, will not intensify the current land use pattern, and will not alter the function or capacity of the surrounding area. The activities contemplated under the Lease therefore fit squarely within the scope of Section 15301.

Second, the project qualifies for the Class 3 Categorical Exemption under CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures). Section 15303 exempts the construction or installation of small accessory structures and equipment, particularly where improvements are limited in scale and located on previously developed land. The electric vehicle charging stations and associated infrastructure including cabinets, pedestals, conduit runs, signage, and related utility equipment constitute precisely the type of small, accessory commercial improvements contemplated by this exemption category. These improvements are modest in size, consistent with typical utility appurtenances, and do not involve substantial grading or new building construction.

Third, none of the exceptions to the use of categorical exemptions identified in CEQA Guidelines section 15300.2 apply. The project site is not located in an environmentally sensitive area, will not result in cumulative impacts of the same type and in the same place over time, and will not have unusual circumstances that could create a reasonable possibility of significant environmental effects. The installation and operation of electric vehicle charging facilities is routine, small-scale, and common throughout urbanized areas, and the record contains no evidence of potentially significant impacts that would disqualify the project from reliance on a categorical exemption.

In addition to qualifying for Class 1 and Class 3 exemptions, the project is also exempt under the "Common Sense" exemption in CEQA Guidelines section 15061(b)(3). Under this provision, a project is exempt if it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. Based on the City Council's independent judgment and review of the administrative record, the execution of the Lease and installation of charging equipment on an already developed site will not result in any reasonably foreseeable environmental impacts. The improvements are limited in scope, take place entirely within a previously disturbed area, involve no sensitive environmental resources, and will not create new or substantial environmental effects. As a result, the project is exempt under CEQA Guidelines

section 15061(b)(3).

Together, these independent grounds confirm that the Lease and related charging station installation activities are exempt from CEQA.

Signature: _____

Name & Title: Emily LaDue, Assistant Planner

Project Approval Date: September 14, 2026

NOTE TO APPLICANTS:

The environmental determination finding of Categorically Exempt is subject to appeal within 180 days from project approval. If you wish to shorten this period to 35 days, you must file this document with the Alameda County Clerk at the address listed above. A $50 filing fee is required.