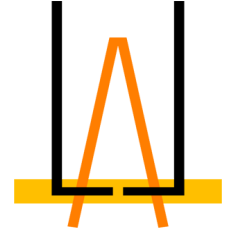


October 18, 2022

Sonia Urzua  
Alameda County  
Community Development Agency  
224 W. Winton Avenue  
Hayward, California 94544



Project: Gas Station and Convenience Store  
Re: Project Description  
Address: 10 Grant Line Road  
Livermore, California

The proposed project is a gas station and convenience store consisting of 5,812 square feet is located on a 1.04-acre site located to the southeast of the Interstate I-580 and Grant Line Road interchange, immediately south of the eastbound on-ramp. The previous use was a Chevron service station that operated on the site between 1971 and 1986 and was demolished in 1991. In 1995, the project began soil remediation for soil contamination and in 2000, Measure D was passed, however the planning department determined due to ongoing soil remediation, it was considered a legal and continuing use. The site has been vacated since that time and in 2016 an application for a Chevron Station was approved however due to continued soil remediation issues, the application was discontinued. It has been determined that the soil contamination remediation is now complete and no longer an issue.

There will be 5 bays of car pumping stations at the front of the convenience store and two rear bays for truck pumping stations. Operations will be 24 hours a day. There are 16 automobile parking spaces and 12 bay parking space far exceeding the required 20 parking spaces requirements. The utilities for the project will be self-contained with the exception of electrical needs. Provisions for solar photovoltaic system will be provided. A perimeter 30-foot fire defensible space is provided along with an underground water store tank for fire sprinkler protection. Water is provided by an existing well and storage tanks for both potable and non-potable uses will be provided. A separate septic and holding tank, along with a grease interceptor tank will be provided.

Signage will be provided per the standards of the contracted gasoline vendor and will include building, canopy, monument and a 40-foot freestanding pole sign

The project will add value to the travelers on HWY 580 and provide services such as fuel, snacks, beverages, and bathrooms to travelers passing through. It will allow for a safe travel route, especially during rush hour, traffic stops and accidents. This will be a safe stop for families and commuters to provide a resting oasis between Livermore and Tracy where sometimes traffic can be gridlocked for hours. Furthermore, since it is the last stop leaving Alameda County to San Joaquin County, it will add an additional tax revenue to Alameda County. The client very much committed to providing a safe, clean resting point and service point for the community.

If you have any questions, please contact me.

*Mark B. Lee*

Mark B. Lee  
President/Architect C012684

**LEE JAGOE ARCHITECTURE**  
I N C O R P O R A T E D

**Mark B. Lee, Architect C012684**

2800 W. March Lane, Suite 240 · Stockton, CA 95219 · (209) 957-9254  
211 W. Franklin Street · Monterey, CA 93940 · (831)-718-8172