



ALAMEDA COUNTY
Community Development Agency

**NOTICE OF AVAILABILITY AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION**

Project Name: 10 South Grant Line Road Service Station and Convenience Store Project, PLN# 2015-00208

Project Applicant: Hamid Amini
1175 Catalina Drive
Livermore, CA

Project Description: The Project's objective is to replace a previously existing Chevron service station that operated on the site between 1971 and 1986 and was demolished in 1991. The site was used as a gas station and "Type A" auto repair shop (as defined by the Alameda County Zoning Ordinance) between 1971 and 1986 under Conditional Use Permit C-2285, approved on May 12, 1971 pursuant to the provisions of the H-1 zone district. The Project requires approval of a Conditional Use Permit to re-establish the Type A service station use, based on the H-1 zone district standards and to further allow a convenience store, which is deemed to be an appropriate use compatible with the service station use. The use is intended to be a continued use that was not abandoned for the purpose of the Zoning Ordinance with respect to non-conforming uses (Sections 17.52.610 through 17.52.690).

The Project would occupy a total footprint of 35,675 square feet. Of this, the total building envelope would comprise of 9,942 square feet or 22% of the site, including a 2880-square foot fuel canopy that would cover 5 dispensers for retail fuel, a separate canopy of 1,250 square feet that would cover one dispenser for commercial diesel fuel along with a 5,812-square foot convenience store. Another 24,320 square feet (53.3% of the site) would be composed of impervious surfaces, including driveways, parking areas, fueling platforms, and other paved surfaces. The remaining 11,355 square feet, or 24.7% of the Project site, would be landscaped areas and the bio-retention areas (9,527 square feet for landscaping and 1,828 square feet for bioretention).

Project Location: The Project is a proposed service station and convenience store on an approximately one-acre vacant site, located to the southeast of the Interstate I-580 and Grant Line Road interchange, immediately south of the eastbound on-ramp. The project would be located at 10 South Grant Line Road, Livermore, on east side of Grant Line Road, just south of Interstate 580 in the unincorporated Altamont Pass/Mountain House area of unincorporated Alameda County. The Project site encompasses a trapezoidal lot of 1.04 acres (45,203 sq. ft.),

310 feet wide along Grant Line Road and approximately 203 feet deep from Grant Line Road. Ground surface elevations range from about 316 feet above mean sea level (msl) at its easterly perimeter to 330 feet above mean sea level at its southernmost edge. The Project site is fenced, vacant, and adjoins grazing lands.

Review and Comments: Alameda County, as the Lead Agency under the California Environmental Quality Act (CEQA) publicly announces its intent to adopt a Mitigated Negative Declaration for the proposed project. The Mitigated Negative Declaration, which is a written statement finding that the proposed project will not have a significant effect upon the environment due to proposed mitigating measures to be followed by the project applicant, is proposed to be adopted pursuant to the CEQA and State and County CEQA Guidelines. The Mitigated Negative Declaration and Initial Study are available for public review and comment at the Alameda County Planning Department (address listed below). The documents are also available online at <https://www.acgov.org/cda/planning/landuseprojects/currentprojects.htm>.

Public comment period will conclude on **June 20th, 2023**, comments must be received by that date. When submitting a comment, please include the name and address of a contact person in your agency or organization. Please direct your comments to:

Albert Lopez, Planning Director
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544

510-670-5400; albert.lopez@acgov.org (also send to planninginfo@acgov.org)

Public Hearing: A public meeting to consider approval of the proposed project and adoption of the IS-MND will be held before the Alameda County Planning Commission. The hearing is tentatively planned for **August 7th, 2023**. Interested parties should check the agenda on the County's website to confirm the meeting time, date, and location:
<https://www.acgov.org/cda/planning/agendas.htm>.