

43 MIDDLE RINCON ROAD, SANTA ROSA**PROJECT DESCRIPTION**

The 2.2-acre project site is currently developed and contains an approximately 2,400 square foot (SF) convenience store with 24-hour operations and alcoholic beverage sales, a single-family home, an approximately 10,300 SF warehouse, and four additional small outbuildings. The project proposes to develop the southern 1.02 acres of the 2.2-acre site with a 4,191 SF convenience market that will also have 24-hour operations with alcoholic beverage sales plus retail gasoline dispensing facility (gas station) and electric vehicle charging stations. Twelve gas pumps through six production dispensers would be provided and a 3,096 SF steel canopy would be constructed above the gas pumps. Additionally, three underground storage tanks for gasoline and diesel would be installed in the north portion of the project site. Approximately 14,300 SF of landscaping would be installed around the project site periphery. The remaining development area would be impervious asphalt or concrete surfaces totaling 28,700 SF and would include 20 vehicle parking spaces. The remaining 1.18-acre northern portion of the project site would be a separate lot reserved for future development. See Figure 3, *Site Plan*, for details.

The project would include the following design features to meet the requirements of the Bay Area Air Quality Management District's (BAAQMD's) performance-based climate change thresholds and the City's Climate Action Plan (CAP):

- The project would be all electric and would not include natural gas or natural gas plumbing;
- A minimum of 8 of the project's 20 parking spaces would be electric vehicle (EV) capable spaces, and a minimum 43 of those EV capable spaces would include electric vehicle supply equipment (EVSE) in accordance with the 2022 California Green Building Standards Code (CALGreen; title 24 Part 11) nonresidential Tier 2 measure A5.106.5.3.2; and
- The project would comply with 2022 CALGreen Tier 1 nonresidential measures.