

## **NOC EXHIBIT A – Detailed Project Description**

Applications for a Conditional Use Permit (P2020-3) and Environmental Initial Study (AEIS2020-2) for the development of a new gas station and food mart project (project). The project involves the construction of a gas station with mini-mart, fuel pump canopy with gasoline dispensing islands, and accessory car wash that replaces an existing full-service car wash on a 0.77-acre property at 9015 Mission Gorge Road in the GC (General Commercial) Zone. The subject property is located on the south side of Mission Gorge Road, west of Fanita Drive and east of the SR-125 and is further identified as Assessor's Parcel Number 383-121-64-00.

The proposed mini-mart building is 2,488 square feet in size and the 12-dispenser gas station canopy is 3,576 square feet in size. The existing full-service car wash building (with business office and waiting room) is proposed to be reduced in size from 2,731 square feet to 1,598 square feet to retain only the wash tunnel for use as a self-service car wash. Vehicular access into the subject property would be provided from two driveways on Mission Gorge Road.

Variations from development standards are proposed regarding i) separation between buildings; ii) building, parking and landscape setbacks; and iii) number of parking stalls.