

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Midway Plaza

Lead Agency: City of Vacaville

Contact Name and Title: Noah Rumbaoa, Assistant Planner

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Project Location: Vacaville, Solano County
City *County*

Project Description (Proposed actions, location, and/or consequences).

Midway 1616, LLC, is proposing the construction of a service-oriented center that includes commercial and light industrial uses in four one-story buildings on an approximately 4.2-acre site. The project would construct a total of approximately 14,500 square feet of building space, with two drive-through restaurants (3,000 sq ft and 1,900 sq ft, respectively), a vehicle repair and maintenance facility (4,900 sq ft), and a convenience store (4,700 sq ft) associated with a service station with six fuel pumps. Both restaurants and the service station would operate 24 hours per day. The buildings would have a contemporary design and would use exterior building materials that include lap siding, vertical metal siding, and stacked porcelain tiles. Colored metal awnings would be used to shade storefront areas and the gas station.

The project would also include 86 parking spaces, an 8,695 square foot detention basin in the southeast corner of the site, vegetated drainage swales along the southern and eastern boundaries, and perimeter landscaping. Vehicle access from Midway Road would be provided with a 36-foot-wide driveway approximately 275 feet west of Interstate 505. A second access point from the adjacent private road would be provided with a 32-foot-wide driveway approximately 25 feet north of the southern property line. The project would install a new 10-foot-wide public sidewalk along Midway Road, with walkways extending into the project site. Stormwater would be conveyed to onsite vegetated swales and a detention basin before being discharged to Gibson Canyon Creek. The project would remove a portion of the existing seasonal wetlands onsite and create replacement wetlands in the southern portion of the site. Landscaping would be drought tolerant and would meet the City's Water Efficient Landscape Ordinance.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study found that the project would have potentially significant impacts to Biological Resources and identifies the following mitigation measures to address these potential impacts:

- Mitigation Measure BIO-1 - Special-Status Plant Survey and Avoidance
- Mitigation Measure BIO-2 - Compensatory Mitigation for Loss of Special-Status Plants
- Mitigation Measure BIO-3 - Vernal Pool Branchiopod Surveys
- Mitigation Measure BIO-4 - Compensatory Mitigation for Loss of Wetlands

Initial Study also identifies the following biological resources mitigation measures from the City of Vacaville General Plan Environmental Impact Report (EIR) and Avoidance and Minimization Measures (AMMs) from the draft Solano County Habitat Conservation Plan (HCP) as being applicable to the project:

City of Vacaville EIR: Mitigation measures BIO-1, BIO-2, BIO-3, BIO-11, BIO-13

draft Solano County HCP: AMMs VPG-3, VPG-7, RSM-2, RSM-3, RSM-4, SH-1, SH-3, SH-4, SH-5, BO-1, BO-2, BO-3, SMS-1, SMS-2, SMS-4

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No controversy or concerns have been raised

Provide a list of the responsible or trustee agencies for the project.

The following agencies have been identified as having potential discretionary authority over approval of certain project elements, or alternatively, may serve in a ministerial capacity:

- California Department of Fish and Wildlife;
- Central Valley Regional Water Quality Control Board; and
- Yolo-Solano Air Quality Management District