

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Midway Plaza

Lead Agency: City of Vacaville, Community Development Department Contact Person (Name and Title): Noah Rumbaoa

Mailing Address: 650 Merchant Street Phone and Email: (707) 449-5430

City: Vacaville Zip: 95688 County: Solano

Project Location: County: Solano City/Nearest Community: Vacaville

Cross Streets: Midway Road Zip Code: 95688

Longitude/Latitude (degrees, minutes and seconds): 38 ° 24 ' 59.4 " N / 121 ° 56 ' 45.3 " W Total Acres: 4.21

Assessor's Parcel No.: 0106-240-340 Section: 34 Twp.: 7N Range: 1W Base: Allendale

Within 2 Miles: State Hwy #: 1-505 Waterways: Gibson Canyon Creek

Airports: n/a Railways: n/a Schools: n/a

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units* _____ Acres* _____ | <input type="checkbox"/> Transportation: Type* _____ |
| <input type="checkbox"/> Office: Sq.ft.* _____ Acres* _____ Employees* _____ | <input type="checkbox"/> Mining: Mineral* _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft.* <u>14,500</u> Acres* <u>4.21</u> Employees* <u>30</u> | <input type="checkbox"/> Power: Type* _____ MW* _____ |
| <input type="checkbox"/> Industrial: Sq.ft.* _____ Acres* _____ Employees* _____ | <input type="checkbox"/> Waste Treatment: Type* _____ MGD* _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type* _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type* _____ MGD* _____ | |

* Required field based on Development Type selected

Project Issues Discussed in Document:

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Mandatory Findings of Significance | <input checked="" type="checkbox"/> Solid Waste |
| <input checked="" type="checkbox"/> Agriculture and Forestry | <input checked="" type="checkbox"/> Fiscal Impacts | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Growth Inducement | <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Cumulative Effects | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Septic System | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Sewer Capacity | _____ |

Present Land Use/Zoning/General Plan Designation:

Vacant/Industrial Park/Commercial Office and Industrial Park

Project Description: (please use a separate page if necessary)

Construction of a service-oriented center that includes commercial and light industrial uses and associated landscaping on an approximately 4.2-acre site. To include four one-story buildings with a total of approximately 14,500 square feet of building space, with two drive-through fast-food restaurants (3,000 square feet and 1,900 square feet, respectively), a 4,900 square foot vehicle repair and maintenance facility, and a 4,700 square foot convenience store along with a six-fuel-pump service station. Site improvements include 10-foot-wide public sidewalk along Midway Road with walkways extending into the project site and a 8,695-square-foot detention basin in the southeast corner and vegetated drainage swales along the southern and eastern boundaries of the development area to collect runoff and convey it to the detention basin. The detention basin would release water to Gibson Canyon Creek through a 15-inch pipe that crosses under the adjoining SID canal. The project would remove a portion of the existing seasonal wetlands onsite and create replacement wetlands in the southern portion of the site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

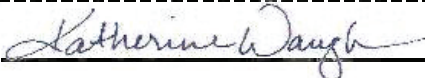
<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>4</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>5</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>3</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of		
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 16, 2025 Ending Date May 16, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant (Name and Title): <u>Midway 1616 LLC - Jaspreet Sidhu</u>
Address: <u>853 Lincoln Way, Suite 105</u>	Address: <u>151 Crocker Drive</u>
City/State/Zip: <u>Auburn, CA 95603</u>	City/State/Zip: <u>Vacaville, CA 95688</u>
Contact (Name and Title): <u>Katherine Waugh, Project Manager</u>	Phone: <u>(707) 301-7275</u>
Phone: <u>(530) 863-4642</u>	Email: <u>Chevron151@yahoo.com</u>
Email: <u>kwaugh@dudek.com</u>	

Signature of Lead Agency Representative:  Date: 4/14/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.