



CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

650 Merchant Street • Vacaville, CA 95688 • CityofVacaville.gov • 707.449.5140

NOTICE OF INTENT TO ADOPT

AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE MIDWAY PLAZA PROJECT

DATE OF NOTICE: Wednesday, April 16, 2025

SUBJECT: Notice of Intent (NOI) to Adopt an Initial Study and Mitigated Negative Declaration (IS/MND) for the Midway Plaza Project

LEAD AGENCY: City of Vacaville, Community Development Department

PROJECT TITLE: Midway Plaza (File No. 23-078)

PROJECT LOCATION: The project site is located at the northern end of the City, immediately west of Interstate 505 and south of Midway Road (Assessor's Parcel Number: 0106-240-340).

COMMENT PERIOD: Wednesday, April 16, 2025 through Monday, May 19, 2025 (34 days)

Notice is hereby given that the City of Vacaville (City) has prepared and intends to adopt an Initial Study and Mitigated Negative Declaration (IS/MND) for the Midway Plaza project ("Project"). The purpose of this NOI is to: (1) notify responsible and trustee agencies and interested parties of the IS/MND pursuant to CEQA Guidelines Section 15072; and (2) advise and solicit comments regarding the content of the IS/MND during the required 30-day public review period.

Copies of the IS/MND are available for review at the following locations:

City of Vacaville
Community Development Department
650 Merchant Street
Vacaville, CA 95688

Online at
www.cityofvacaville.gov/23-078

Written comments on the scope of the IS/MND may be sent to:

Noah Rumbaoa, Assistant Planner
City of Vacaville
650 Merchant Street
Vacaville, CA 95688
Phone: (707) 449-5430
noah.rumbaoa@cityofvacaville.com

The 30-day public comment period for the IS/MND is from **April 16, 2025** through **May 19, 2025**. Comments on the IS/MND are due no later than 5:30 PM on Monday, May 19, 2025. Public agencies that provide comments are asked to include a contact person for the agency.



PROJECT DESCRIPTION:

The proposed project involves the construction of a service-oriented commercial center that includes commercial and light industrial uses on an approximately 4.2-acre site. The site encompasses Assessor's Parcel Number 0106-240-340. The center is proposed to consist of four one-story buildings totaling approximately 14,500 sq. ft. Two of the buildings are proposed to accommodate drive-through restaurants (3,000 square feet and 1,900 square feet, respectively), one 4,900 square feet building is proposed to house a vehicle repair and maintenance facility, and a fourth building is proposed to support a service station with six fuel pump stations and a 4,700 square feet convenience store. The project would also include 86 on-site parking spaces, an approximately 8,695 sq. ft. detention basin in the southeast corner of the site, a vegetated drainage swale along the southern and eastern boundaries, and perimeter landscaping. The project is subject to the City's Design Review process and requires the issuance of a Minor Use Permit, a Minor Design Review, and a Tree Removal Permit.

EXISTING CONDITIONS:

The currently vacant project site is located at the northern edge of the City of Vacaville (City) and is bounded by Midway Road to the north and Interstate 505 to the east. The unincorporated community of Hartley is located to the northeast along Midway Road. Vehicular access to the project site is provided via Interstate 505, Midway Road, and a joint private road on the western side of the Project site.

The project site is zoned Industrial Park; under the General Plan, the northern portion of the site is designated as Commercial Office, and the southern portion is designated as Industrial Park. The project is consistent with these designations. The Vacaville city limits are located directly north of the project site, along Midway Road. The project site is not within the boundaries of any specific plans and is not within the Land Use Compatibility Area for the Nut Tree Airport. The site is within Land Use Compatibility Zone E under the Travis Air Force Base Land Use Compatibility Plan. The proposed land uses comply with the Zone E standards and the project does not include any elements that require Airport Land Use Commission review.

The vacant lot consists mostly of grassland and includes trees, telephone poles, and streetlamps. The site slopes gently from the high point at the northeast corner of the site downward towards the southern boundary. An enclosed Solano Irrigation District canal is located directly south of the project site, and Gibson Canyon Creek is located south of the canal. There is also an Interstate 505 onramp bordering the eastern side of the Project site.

WEBSITE INFORMATION: www.cityofvacaville.gov/23-078

POTENTIAL ENVIRONMENTAL EFFECTS:

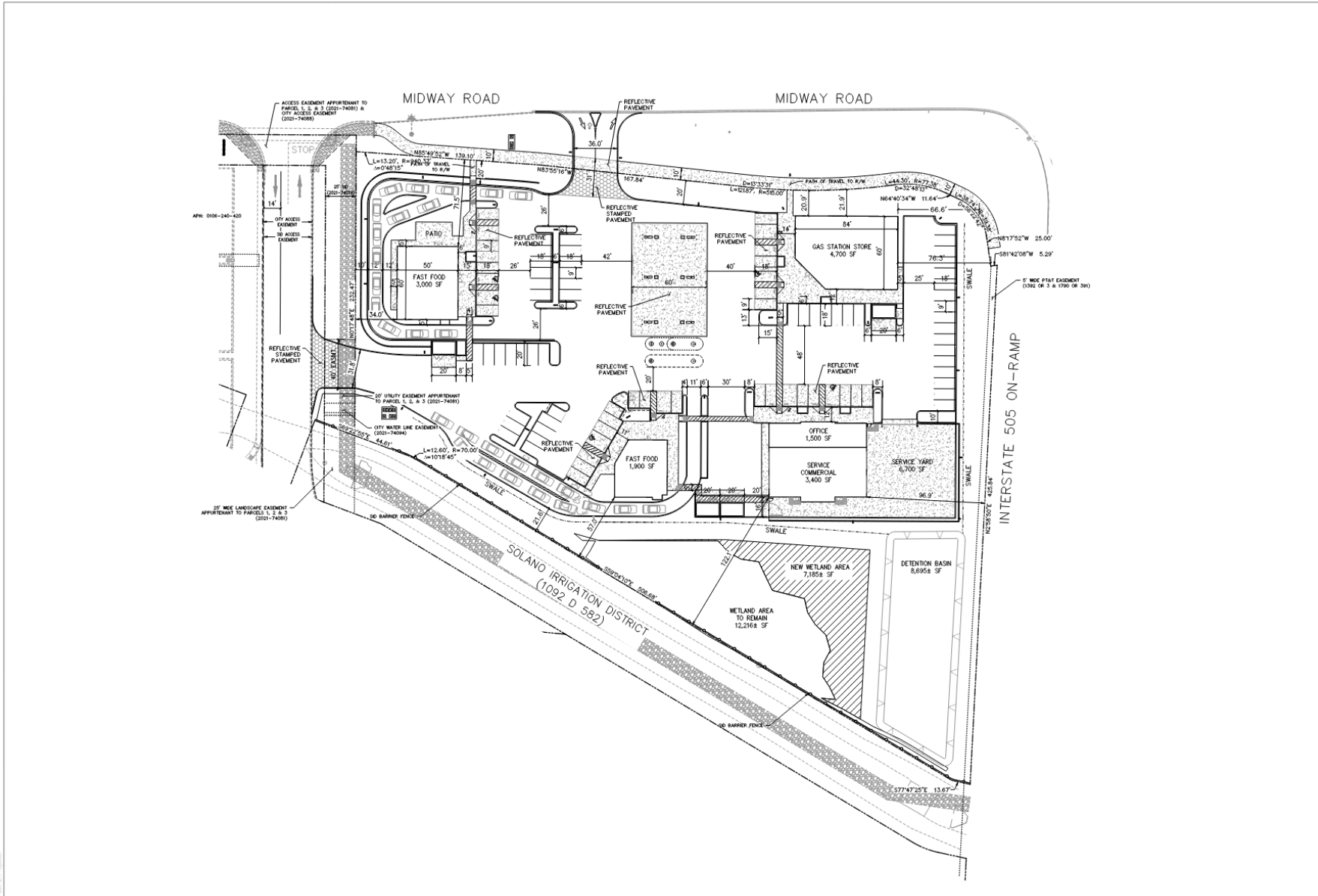
Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City has conducted an initial study to evaluate potential environmental impacts of the project. Based on City policies, standard conditions, technical studies prepared for the project and other prior environmental documentation related to the project site and vicinity, the Initial Study concludes that mitigation measures can be incorporated into the project to address potential impacts to biological resources, thereby reducing potential impacts to a less than significant level and there is no substantial evidence that the proposed project would have a potentially significant effect on the environment.



SOURCE: ESRI Imagery 2024; Open Street Map 2019



FIGURE 2
Project Site
Midway Plaza



SOURCE: Philippi Engineering

DUDEK

FIGURE 4
Site Plan
Midway Plaza