



Land Use - Application

Office Use		
Application No.	Date Filed:	Planner:
Application Fees Paid:	Receipt No:	
Application Type: <input type="checkbox"/> New	<input type="checkbox"/> Amendment	<input type="checkbox"/> Minor Revision

Entitlements Requested

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Permit (AD) | <input type="checkbox"/> Minor Use Permit (MU) | <input checked="" type="checkbox"/> Use Permit (U) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Mobile Home Storage Permit (MH) | <input type="checkbox"/> Variance (V) |
| <input type="checkbox"/> General Plan Amendment (GP) | <input type="checkbox"/> Mutual Agreement (MA) | <input type="checkbox"/> Waiver (WA) |
| <input type="checkbox"/> Marsh Development Permit (MD) | <input type="checkbox"/> Performance Standards (PS) | <input type="checkbox"/> Zone Text Amendment (ZT) |
| | <input type="checkbox"/> Policy Plan Overlay (PP) | |
| | <input type="checkbox"/> Rezone (Z) | |

PROJECT SITE		
Address	NEC Interstate 80 & Midway Road (County Road 152)	City Vacaville Zip 95687
Assessor's Parcel Number(s)	109-018-005	
Zoning District	Highway Commercial	General Plan Designation Commercial
Project is located within:		
<input type="checkbox"/> Land Conservation Contract	<input type="checkbox"/> State Responsibility Area	<input type="checkbox"/> Suisun Marsh Management Area

CONTACT INFORMATION			
Applicant Ceres Enterprises Inc - Mike Singh			
Address	3936 Castellina Way	City Manteca	State CA Zip 95337
Phone	916-896-8999	Email makhansodhi@yahoo.com	
Property Owner same as applicant			
Address		City	State Zip
Phone		Email	
Additional Contact Julio Tinajero - Milestone Associates			
Address	1000 Lincoln Rd., Ste. H202	City Yuba City	State CA Zip 95991
Phone	530-755-4700	Email julio@milestone-ae.com	

Additional Contact			
Address	City	State	Zip
Phone	Email		

FEE DISCLOSURE

Application Fees: Reference the [Planning Services Division Fee Schedule](#) for appropriate filing fees required as part of a complete application submittal. Insufficient filing fees may prevent the acceptance of an application. **By filing this application, the applicant acknowledges that the hourly billing rate of staff time may be charged if the project exceeds the number of hours included in the application fee. You will be notified if the project is approaching this threshold.**

Environmental Review Fees: The Planning Services Division may collect additional fees to conduct the appropriate level of environmental review required for your project. The assigned planner will inform you of the appropriate filing fee. The fee does not include special studies that may be necessary for CEQA purposes. Reference the environmental review section of the [Planning Services Division Fee Schedule](#). Additional fees are not collected for projects that qualify for an exemption from CEQA.

CERTIFICATION

Owner and Applicant must sign below certifying that all information is to the best of his/her knowledge true and correct. Additionally, the undersigned does hereby authorize representatives of the County to enter the above-mentioned property for inspection purposes as may be necessary to process this application.

I hereby certify that the statements furnished above, along with the application submittal documents present the data and information required for project review to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

SIGNATURES	
Applicant 	Date 12-15-22
Printed Name Mike Singh - Ceres Enterprises Inc	
Property Owner 	Date 12-15-22
Printed Name Mike Singh - Ceres Enterprises Inc	

Planning Application Fee(s)		Office Use	
_____	\$ _____	Environmental Review	
_____	\$ _____	Initial Study	\$ _____
_____	\$ _____	Negative Declaration	\$ _____
		CA Fish & Wildlife	\$ _____
		Mitigation Monitoring Plan	\$ _____
		Initiate EIR	\$ _____
Total:	\$ _____	Total:	\$ _____

April 28, 2023

MIDWAY PLAZA

PROJECT NARRATIVE

Midway Plaza is an innovative, state of the art fueling facility designed to enhance the motoring experience along one of the most heavily traveled freeways in Northern California.

Midway Plaza will be situated on approximately 17.81 +/- acres near the interchange of I-80 and Midway Road. The Assessor's Parcel Number is 109-180-005. The property is located in Solano County adjacent to Interstate 80 between Dixon and Vacaville. The property has a County General Plan designation of Highway Commercial and Urban Commercial. The County Zoning Designation of the property is Highway Commercial. The property is within the City of Vacaville's sphere of influence however, they have designated the area as Urban Reserve. There are no municipal sewer lines in the area and the City has indicated that those services will not be available to the area for 20-30 years.

The proposed use is an approved use for this Zoning designation.

The proposed 24 hours a day, 7 days a week project will consist of a 14,575 square foot (SF) Gas Station, C-Store, and Fast Food Building. In addition, there will be a 3,000 SF stand-alone Fast Food Restaurant and a 16,000 SF Shop building to service the trucks visiting the facility. There will be 16 automobile fueling spaces and 9 truck fueling spaces. The auto and truck areas are completely separated with the main auto entrance being located at the intersection of Midway Road and Lewis Road. The truck entrance and exit will be located on either side of the auto area. The main building has been located such that the west side of the building facilitates access to the auto area and the east side of the building is accessible to the truck areas. The project will consist of 80 parking spaces (9'x20'), 4 accessible parking spaces (9'x20'), and 3 Recreational Vehicle (RV) parking spaces (12' X 40').

The architecture of the proposed main building is modern, with clean lines and multiple enhancing elements. There will be significant glass areas accented with stone, wood, metals panels and metal trim. The colors will be predominantly grey with silver and brown accent areas. The building will be further

complemented with lattice panels and growing vines. Adequate lighting and security cameras will be installed throughout the site to maintain a clean, safe, and well-run operation.

Because of its proximity to I-80, the facility will serve thousands of vehicles each day while minimizing Vehicle Miles Traveled (VMTs). Virtually every vehicle stopping at the facility will be considered a pass-by trip. These types of trips are where the motorist stops at a facility because they are “passing by”. Travelers are not expected to travel “out of their way” to visit the Plaza. And because of this, Midway Plaza will have very little impact on the roadway network beyond the immediate section of Midway Road between the freeway the project site.

Domestic water will be supplied via a well and pump. This area, because of its proximity to the Tehama aquifer is known for good water supply and reliability.

The eastern 2 acres will be utilized as a leach field and septic tank for treatment of sanitary waste. The site is unique for Solano County in the fact that the soils’ characteristics are conducive to an on-site treatment system. In late 2019, Summit Engineering did extensive testing and found that the soil has good percolation characteristics and will adequately serve the proposed project.

Storm water runoff will be conveyed through bio-retention areas designed to remove hydrocarbons and sediment from the water before it is discharged into Sweeney Creek which borders the northern boundary of the property. In addition, the retention area will be designed to minimize peak flows into the Creek. The retention area will have a pipe outfall which will be sized to ensure that the post development flow leaving the site does not exceed the predevelopment flow that left the site before the project was built.

In summary, the site characteristics are conducive to development of the project and the proposed site plan and building architecture are designed to enhance and complement the area while providing a welcoming restful experience to those traveling along the I-80 corridor.



Environmental Evaluation Questionnaire

A completed [Environmental Evaluation Questionnaire](#) is required for certain Planning applications and other land use entitlements. A thorough, detailed, and quantified environmental evaluation questionnaire is required for a complete application and will facilitate a more efficient project review and permitting process, reduce processing timelines, and help ensure a well-designed project. Where a particular topic does not apply, the project description should indicate why.

1. EXISTING ENVIRONMENT

Project Site: Describe the subject property presently as it exists; including but not limited to, project location, size of the parcel, general topography and slope, vegetation on-site, and any other information which would assist the Department in understanding the project's environmental setting. Clear, representative color photographs may be submitted to show the project area. Draw in property boundaries on the photographs.

The existing parcel is currently undeveloped. The parcel is approximately 17.81 acres in size.

The parcel is generally flat with a minimum slope. See attached site photos.

Slope of property

Flat or sloping	(0 - 6% slope)	<u>17.81</u>	acres
Rolling	(7 - 15% slope)	_____	acres
Hilly	(16 - 24% slope)	_____	acres
Steep	(> 24% slope)	_____	acres

Vegetation: Describe the predominant vegetation on the site and within the development area. Identify the location and size of any wetlands, marshes, vernal pools, creeks or riparian areas, or woodlands and whether the project will require fill, crossings, or otherwise disturb these areas.

Native grasses exist on the parcel. No wetlands, marshes, vernal pools, creek or riparian areas exist.

Drainage: Describe existing drainage conditions on-site. Indicate the direction of surface flows, and any adjacent parcels affected.

The parcel drains in a southerly direction to existing roadside ditches

Waterways: Describe the location and extent of all waterways including creeks, streams, gulches, wetlands, ponds, reservoirs, drainage ditches, or other water features. For creeks or natural watercourses, indicate whether ephemeral (brief flows following rains), intermittent (seasonal flows during the wet season), or perennial (year-round flows).

No natural waterways exist on the parcel.

Biological: Describe if there any unique, sensitive, rare, threatened, or endangered animals, plants, or habitats on the project site or located within proximity which may be affected by the proposed development.

No sensitive areas exist on the parcel.

2. EXISTING LAND USE, DEVELOPMENT, and ACTIVITIES

Project Site: Describe the existing land use(s) of the subject property.

undeveloped vacant parcel

Existing Structures: Indicate the use of structure and size. No structures exist on site

	Use of Structure	Square Feet
Residential	N/A	
Residential	N/A	
Agricultural	N/A	
Agricultural	N/A	
Commercial or Industrial	N/A	
Other		

Easements & Utilities: Describe and indicate the location of any power lines, water mains, pipelines, or other transmission lines that are located on or adjacent to the property. Identify the location and purpose of any existing easements and utilities. These are usually identified in a title report and copies can be obtained from the County Recorder's office or a title company.

No easements affect the parcel, other than a drainage canal along the easterly property line

Covenants and Restrictions: Identify and provide copies of any covenants, conditions, and restrictions that apply to the parcel. These are usually identified in a title report and copies can be obtained from the County Recorder's office or a title company.

N/A

Surrounding Uses: Identify the type of existing land uses in the general vicinity of the subject site and approximate distance of any sensitive land uses, including residences, to the nearest property line.

Undeveloped parcels surround existing parcel

Identify land uses on adjacent parcels (specify types of crop or farming operation if agricultural).

North	agricultural	South	industrial
East	agricultural	West	agricultural/retail/commercial

3. AGRICULTURAL OPERATIONS

Agricultural Use: If applicable, describe agricultural operations onsite. Indicate the type of crop, cultivated and irrigated farming, non-irrigated and non-cultivated farming, grazing, or pastured livestock.

N/A

Agricultural Processing: If applicable, describe the type and location of any processing of agricultural products on-site. Agricultural processing includes any processing or packaging of crops after harvest. Examples include alfalfa or hay cubing; corn shelling; the drying of corn, rice, hay, fruits, or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production.

N/A

Animal Facilities and Operations: If applicable, describe any grazing or pastured livestock operations on-site, include type and quantity for each animal. N/A

Type of Animal	Quantity

Williamson Act - If applicable, indicate whether any portion of the subject property is entered into the Williamson Act Contract, Agricultural Preserve, Agricultural Conservation Easement, Open Space, or similar. If the property is entered into a Land Conservation Contract, provide a copy of the contract. If applicable, include a copy of the notice of non-renewal.

N/A

4. PROPOSED PROJECT

Proposed Development and/or Land Use: Describe the type of development, proposed use or business, changes or alterations to the property or building, and the purpose or objective of the proposal.

See attachment

Proposed Structures: Describe the location, type, and size of any proposed structures. Indicate what types of activities would be performed in each. If altering an existing structure, indicate existing use and proposed alterations and intended use.

See Attachment

Proposed Improvements: Describe the location, type, and size of any additional proposed development, including fences, driveways, patios, utilities, wells, septic systems, and parking areas.

See attachment

Proposed Outdoor Uses or Activities: Describe any outdoor use areas including outdoor storage (describe materials, equipment, or vehicles being stored), parking, loading areas, etc. Provide square footage devoted to each use.

See attachment

Proposed Grading: Describe any proposed grading, earthwork, or changes to existing topography that will be required to achieve the proposed development.

A balance grading design will be provided as part of the improvement plans

Percent of site previously graded: 0 %.

Project area (area to be graded or otherwise disturbed): +/- 11.0 AC sq. ft./acres.

Estimate the amount of soil to be moved (cut and/or fill):

 Less than 50 cubic yds³ More than 50 cubic yds³ X More than 1000 cubic yds³

Estimate the amount of soil to be:

Imported 0.0 yd³ Exported 0.0 yd³ Used on site 6500 yd³

Heights: Include the height of all structures, including buildings, fences, retaining walls, and accessory structures.

	Type of Structure	Height
Residential		
Residential		
Agricultural		
Agricultural		
Fence / Wall		
Commercial or Industrial	convenience store	26'-4"
Other	Truck Repair Shop	22'-0"

Lot Coverage: Provide the total area in square feet of the lot covered by buildings and structures for the building lot coverage; provide the total area in square feet of the lot covered by impervious surfaces.

	Square Feet
Building coverage	33,575 SF
Surfaced area	246,193 SF
Landscaped	188,234 SF
Open space / fallow area	307,801 SF
Other	

Solid & Hazardous Waste: Describe any hazardous materials or wastes handled onsite. Discuss provisions for solid/hazardous waste disposal (specify company or agency if applicable).

Noise: Describe the existing ambient noise conditions (rural or urban) and describe all proposed activities and facilities or site features that will produce noise, such as parking and loading areas, outdoor heating and ventilation equipment, crush pads, bottling equipment, outdoor storage areas, outdoor patios, picnic and event areas. Describe the location and distance from noise sources to the property lines of the nearest sensitive receptors including residences, schools, and hospitals. Provide the distance from noise sources to property lines.

N/A

Odors: Describe any existing or proposed uses which may emit odors detectable on or off-site.

Proposed General Plan or Zoning change: If applicable, list the desired General Plan Designation or Zoning District.

N/A

5. CIRCULATION and ACCESS

Site Access: Discuss the existing access to the subject site. Indicate whether vehicle access is provided by public roadway, private road, or easement. Describe the condition of the roadway.

Access to proposed development will be from Midway Road, a public road

Onsite Circulation: Discuss the onsite circulation and provide widths of roadway or pathways and length of site access for vehicles, trucks, bicycles, and pedestrians. Describe the condition of any road, driveway, or pathways onsite.

on-site circulation will be adequate to allow for autos and trucks to enter and exit the site

Road Improvements: Discuss any roadway, easement, or right of way improvements or acquisition necessary to facilitate the proposed land use or development.

Frontage improvement to be constructed, if conditioned to do so.

Parking (Existing): Identify the total square footage and dimensions of all parking areas, including overflow parking areas and the size, number, and type of parking spaces (include accessible vehicle parking), and the type of surface.

N/A

Parking (Proposed): Identify the total square footage and dimensions of all proposed parking areas, including overflow parking areas and the size, number, and type of parking spaces (include accessible vehicle parking), and the type of surface proposed.

See attachment

Traffic Generation: Estimate the anticipated trip generation for the proposed use, including employee trips, truck trips, and the general public. Include the peak period daily trips and the average daily trips. For land uses involving weekend hours, including weekend trip generation.

See trip study

Loading Areas: Identify existing and proposed location, size, dimension, and access for all loading areas. Provide an estimate of the number of annual and average daily truck trips.

Fire and Emergency Services: Describe the type and location of emergency services relative to the project site. Is the site located in a high fire hazard or State Responsibility area? Is access adequate for fire and emergency vehicles?

6. UTILITIES and SERVICES

Water Supply: Describe the existing and proposed source and method of domestic water supply (specify provider of public water). Indicate the location(s) of domestic water wells on site.

a new commercial water well will be drilled and certified as required for proposed development

Sewage Disposal System: Describe the existing and proposed source and method of sewage disposal (specify provider of public sewer). Indicate the location, size, dimensions, and type of sewage disposal system including leach fields on site.

on-site wastewater system will be provided for proposed development.

Storm Water Management Plan: Describe existing and proposed stormwater management including runoff, treatment, drainage, and flood control.

7. COMMERCIAL ACTIVITIES

Hours of Operation: Identify the hours of operation for existing and proposed land uses.

See attachment

Employees: Identify the existing and proposed number of employees at full implementation or build-out of the project.

See attachment

Visitors: Estimate the number of visitors per day at full implementation of the use.

see attachment

Marketing Plan/Promotional Activities and Events: If the use involves events or promotional activities, provide a summary of the marketing plan, including a table summarizing the type of activity or the type of event (wedding, winemaker dinner, fundraiser, etc.), number of events per month and year, hours of operation, the maximum number of persons/participants, number of employees, type of foodservice, and outdoor use areas and whether music or amplified sound is proposed.

N/A

Food Service: Indicate if food is proposed to be served to the public and the type of facilities proposed for food service, the square footage of the area for food service, the number of seats or persons that can be served, and the hours of operation.

See Attachment

Signage: Describe all existing and proposed signage onsite. Indicate the location, dimensions, area, and height.

A sign program will be provided under separate permit

8. PROPOSED DESIGN

Architectural Design Style: Describe the architectural style, design, materials, finishes, and colors for all buildings and structures, including roofs, fences, walls, or other site features. Describe the location and type of any existing or proposed exterior lighting.

Contemporary design using different types of materials and colors

Landscaping and Fencing: Identify all landscape and outdoor use areas, including dimensions and size of all turf areas, tree plantings, gardens, landscape, patios, trash enclosures, type of irrigation proposed, fencing, walls, hedges, and other landscape features (i.e. ponds, pools, berms, etc.).

Refer to Landscape Plan

Construction Methods & Timing: Provide details regarding the type and extent of construction required, the construction methods, schedule, the duration and hours of construction, location of any staging areas, and whether or not the project would be constructed in phases.

the proposed project is to be constructed in one phase

9. ADDITIONAL BACKGROUND INFORMATION

Larger Project: Describe if the proposed development is part of a larger project.

Additional Permits: List any permits that are required from Solano County and/or other local, state, or federal agencies (ie. Building permit, Department of Fish and Wildlife, Marsh Development, etc.)

N/A

Previous Approved Projects: List any know previously approved projects located on the property (i.e. Use Permit, Parcel Map, etc.) Identify the project name, type of project, and date of approval.

None

Professional Reports: List any know professionally prepared reports for the subject site (i.e. biological survey, traffic study, geologic, hazardous materials, etc.)

Traffic Study

10. ENVIRONMENTAL CHECKLIST

Indicate the following items applicable to the project or its effects. Discuss all items checked "Yes" or "Maybe". Attach additional sheets if necessary.

	YES	MAYBE	NO
A. Change in existing natural features including any bays, tidelands, lakes, streams beaches, natural landforms, or vegetations.			
B. Change in scenic views or vistas from existing residential areas, public lands, or roads.			
C. Change in scale, pattern, or character of the general area of the project.			
D. Increased amounts of solid waste or litter.			
E. Dust, ash, smoke, fumes, or odors on-site or in the vicinity.			
F. Change in groundwater quality or quantity.			
G. Alteration of existing drainage patterns, or change in surface water quantity or quality.			
H. Change in existing noise or vibration levels.			

I. Construction on filled land or construction or grading on slopes of 25% or more.			
J. Storage, use, or disposal of materials potentially hazardous to man or wildlife, including gasoline and diesel fuel. (Contact the Environmental Health Division for assistance)			
K. Increase in demand for public services (police, fire, water, sewer, etc.).			
L. Increase in fossil fuel consumption (electricity, natural gas, oil, etc.).			
M. Change in use of or access to an existing recreational area or navigable stream.			
N. Change in traffic or vehicular noise on the road system in the immediate vicinity.			
O. Increased hazards for vehicles, bicycles, or pedestrians.			
P. Removal of agricultural or grazing lands from production.			
Q. Relocation of people.			
