

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 # 2024060040

Project Title: Brann Ranch Master Planned Community Development Project

Lead Agency: City of Rio Vista

Contact Name: Krystine Ball, Public Works Program Manager

Email: kball@ci.rio-vista.ca.us

Phone Number: 707.374.6451

Project Location: City of Rio Vista

Solano County

City

County

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

Project Location: The approximately 328-acre project site includes the 321-acre property located at 7989 State Route (SR) 12 in the City of Rio Vista, Solano County, as well as approximately 7 acres of Caltrans right of way for SR 12. The project site is generally bounded by SR 12 on the south; McCormack Road on the north; Province Path and Liberty Island Road on the east; and agricultural land to the west. The project site is bisected by Canright Road. The project site is comprised of six parcels: APNs 0048-110-060, 0048-110-460, 0048-110-470, 0048-110-480, 0048-110-490, and 0048-110-100.

Project Description: Encore Liberty II, LLC (owner and applicant) has submitted a Uniform Planning Application to the City of Rio Vista for the Brann Ranch Master Planned Community Development Project ("Brann Ranch Project" or "project"). This project has been under consideration for many years. It was originally approved as part of the Marks Ranch Specific Plan, which was adopted by the City in 1990, following certification of an EIR. A development agreement was originally approved in 1993 and, in 2006, a vesting tentative subdivision map and amended development agreement were approved. These prior approvals expired in January 2024. The current proposal is for a vesting tentative subdivision map for up to 1,073 single family dwelling units and 52 multifamily dwelling units, for a total of 1,125 dwelling units; an approximately 2.4-acre mixed use area; an approximately 8.7-acre elementary school (kindergarten through sixth grade) site; a community park and smaller pocket parks; and supporting infrastructure. The proposed project is within the existing permitted density for the project site in the City's General Plan (up to 7 dwelling units per acre for Single Family R-1 residentially-zoned land and 5 dwelling units per acre for Mixed-use/Neighborhood) and included in the City's sixth cycle Housing Element certified by the Housing and Community Development Department as contributing to the City's Regional Housing Needs Allocation. The project would include a General Plan amendment, rezoning, and a Planned Unit Development (PUD) to establish the proposed land uses and development pattern of the Brann Ranch Master Planned Community.

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

The Draft EIR identifies significant and unavoidable impacts in the following CEQA environmental issue areas: Air Quality (Impacts 3.3-1 and 3.3-2 and associated cumulative impacts); Greenhouse Gas Emissions (Impacts 3.8-1), Noise (Impacts 3.12-1 and 3.12-2), and Transportation (Impacts 3.15-2 and associated cumulative impacts).

Table ES-1, presented at the end of the Executive Summary chapter of the Draft EIR, provides a summary of the environmental impacts for the project. The table provides the level of significance of the impact before mitigation, recommended mitigation measures, and the level of significance of the impact after implementation of the mitigation measures.

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

On June 3, 2024, a notice of preparation (NOP) was distributed for the project to responsible agencies, interested parties, and organizations, as well as private organizations and individuals that may have an interest in the project. A public scoping meeting was held on June 26, 2024. The purpose of the NOP and the scoping meeting was to provide notification that an EIR was being prepared for the project and to solicit input on the scope and content of the environmental document. The NOP and responses to the NOP are included in Appendix A of the Draft EIR. The following key concerns and issues were expressed during the scoping process:

- cultural and tribal cultural resources,
- hazardous materials,
- airport noise and safety,
- noise increase due to traffic,
- water supply,
- traffic and traffic operations, and
- biological resources.

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

Local Agencies

Central Valley Regional Water Quality Control Board: National Pollutant Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit), Section 401 Water Quality Certification, discharge permit for stormwater, general order for dewatering

State Agencies

California Department of Fish and Wildlife: Section 1602 Streambed Alteration Agreement

California Department of Transportation: Improvements related to Highway 12

State Water Resources Control Board: Statewide General Order permit for the use of recycled water

Federal Agencies

US Army Corps of Engineers: Section 404 Individual or General Permit

US Fish and Wildlife Service: Section 7 Consultation