CITY OF RIO VISTA

One Main Street,
Rio Vista California 94571

Notice of Availability of Draft Environmental Impact Report
Brann Ranch Master Planned Development Project

Date: August 22, 2025

To: State Agencies, Responsible Agencies, Local and Public Agencies, Organizations, and Interested Parties

Lead Agency: City of Rio Vista

Contact: Krystine Ball, Public Works Program Manager

Project Applicant: Encore Liberty II, LLC

Pursuant to Sections 15085 and 15087 of the California Environmental Quality Act (CEQA) Guidelines, and Public Resources Code Section 21092, the City of Rio Vista, as Lead Agency, has prepared and is circulating for public comment a draft environmental impact report (Draft EIR) (SCH No. 2024060040) evaluating potential adverse environmental effects associated with the Brann Ranch Master Planned Development (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is available for a 45-day review and comment period from August 22 through October 6, 2025. The City requests comments on the Draft EIR from responsible and trustee agencies, other interested agencies, organizations and the members of the public.

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.

Significant Impacts

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).

Public Comment Period

This Draft EIR is being circulated for public review and comment for a period of 45 days from August 22, 2025 to October 6, 2025. During this period, comments from the public as well as organizations and agencies on environmental issues may be submitted to the lead agency by mail or email by no later than 5 p.m. on Monday October 6, 2025.

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This Draft EIR is available for public review during the comment period at the following locations:

- Online at https://www.riovistacity.com/planning/page/brann-ranch
- City Hall, Front Lobby, 1 Main Street, Rio Vista, CA 94571

  Hours: Monday through Thursday 8:00 a.m. to 4:00 p.m.; Every other Friday 8:00 a.m. to 3:00 p.m.
- Rio Vista Library, 44 South Second Street, Rio Vista, CA 94571

  Hours: Monday and Wednesday 9:00 a.m. to 6:00 p.m.; Tuesday and Thursday 9:00 a.m. to 8:00 p.m.; Friday and Saturday 9:00 a.m. to 5:00 p.m.

The City will host a public meeting on the Brann Ranch Draft EIR on Monday September 22, 2025, between 4:00 p.m. and 6:00 p.m., in the City Hall Council Chambers located at 1 Main Street, Rio Vista, CA 94571. A presentation will be given that provides an overview of the proposed project, conclusions of the Draft EIR, and information about how to submit written public comments on the adequacy of the information presented in the Draft EIR.