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 # 2024060040

Project Title: Brann Ranch Master Planned Development

Lead Agency: City of Rio Vista | Contact Person: Krystine Ball
Mailing Address: 1 Main Street | Phone: 707-374-6451, ext. 1122
City: Rio Vista | Zip: 94571 | County: Solano

Project Location: County: Solano | City/Nearest Community: Rio Vista
Cross Streets: State Route 12 and Liberty Island Road | Zip Code: 94571
Longitude/Latitude (degrees, minutes and seconds): 38 ° 11 ′ 21.10 ″ N / 121 ° 43 ′ 32.26 ″ W | Total Acres: 328
Assessor's Parcel No.: 0048-110-060, -460, -470, -480, -490, -100 | Section: 00 | Twp.: 4N | Range: 2E | Base: Rio Vista
Within 2 Miles: State Hwy #: SR 12 | Waterways: Sacramento River
Airports: Rio Vista Municipal Airport | Railways: Southern Pacific, Amtrak | Schools: River Delta Unified School District

Document Type:

CEQA: ☐ NOP ■ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ | ☐ Draft EIS | ☐ Other: _____
☐ Mit Neg Dec Other: _____ | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ■ Rezone ☐ Annexation
■ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ■ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ■ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

■ Residential: Units 1125 Acres 181.5
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
■ Commercial: Sq.ft. 12,500 Acres 2.4 Employees 25 ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
■ Educational: future K-6 elementary school (8.7 acres) site ☐ Waste Treatment: Type _____ MGD _____
■ Recreational: five parks (16.5 acres) ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD _____ ■ Other: open space: 65.3 acres, stormwater control: 23 acres

Project Issues Discussed in Document:

■ Aesthetic/Visual ☐ Fiscal ■ Recreation/Parks ■ Vegetation
■ Agricultural Land ■ Flood Plain/Flooding ■ Schools/Universities ■ Water Quality
■ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ■ Water Supply/Groundwater
■ Archeological/Historical ■ Geologic/Seismic ■ Sewer Capacity ■ Wetland/Riparian
■ Biological Resources ■ Minerals ■ Soil Erosion/Compaction/Grading ■ Growth Inducement
☐ Coastal Zone ■ Noise ■ Solid Waste ■ Land Use
■ Drainage/Absorption ■ Population/Housing Balance ■ Toxic/Hazardous ■ Cumulative Effects
☐ Economic/Jobs ■ Public Services/Facilities ■ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

agricultural / zoning: I-P-I, RE-1, F-W, R-1, PL / General Plan: Neighborhood Residential, Neighborhood Service/Mixed use

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

The project would establish a Vesting Tentative Map for 1,073 single family lots, 52 multi-family units (1,125 total dwelling units), an approx. 2.4-acre commercial/mixed use area; dedication of a 8.7-acre K-6 elementary school site; a community park and four neighborhood parks; passive open space including around Watson Hollow; and supporting infrastructure, including streets, recreation paths, stormwater improvements and other utilities. The project's densities and uses would be regulated through a new Planned Unit Development that would be adopted into the City's Municipal Code by reference. The project requires a General Plan Amendment and Zoning Amendment to establish and commit the proposed land use pattern to the General Plan land use map and Zoning Map.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
X	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy	x	S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of	x	State Lands Commission
x	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	x	Other: US Army Corps of Engineers
	Housing & Community Development	x	Other: US Fish and Wildlife Service
x	Native American Heritage Commission		

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

Starting Date August 22, 2025 Ending Date October 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Ascent Environmental
Address: 455 Capitol Mall
City/State/Zip: Sacramento, CA 95814
Contact: Suzanne Enslow
Phone: 916-444-7301

Applicant: Encore Liberty II, LLC
Address: 770 Tamalpais Drive, #401B
City/State/Zip: Corte Madera, CA 94925
Phone: 415-561-0600

Signature of Lead Agency Representative: Suzanne Enslow **Date:** 8/20/25

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