Appendix A

Notice of Preparation and
Scoping Comments

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Brann Ranch Project
City of Rio Vista

Date: June 3, 2024

To: Responsible Agencies, Trustee Agencies, and Interested Persons

Lead Agency: City of Rio Vista

Subject: Brann Ranch Project

Review Period: June 3, 2024 to July 3, 2024

Purpose of Notice: In accordance with the California Environmental Quality Act (CEQA), the City of Rio Vista (City) is distributing a notice of preparation (NOP) to solicit comments on the scope of an environmental impact report (EIR) that will be prepared for the Brann Ranch Project (project). The City is the lead agency responsible for approval of the project and as such is responsible for complying with the provisions of CEQA.

This NOP has been prepared pursuant to Sections 15082 and 15083 of the CEQA Guidelines. This NOP starts a public scoping period that will assist the City in the preparation of the Draft EIR. The public scoping period will run for 30 calendar days from June 3, 2024 to July 3, 2024. The purpose of the NOP is to inform agencies and interested parties that an EIR will be prepared for the project, and to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including possible environmental impacts, mitigation measures, and alternatives. (Cal. Code Regs., tit. 14, §15082, subd. (a)(1).)

Background: Encore Liberty II, LLC (owner and applicant) have submitted a Uniform Planning Application to the City of Rio Vista for the Brann Ranch Master Planned Community Development Project (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. The development agreement vesting these approvals lapsed on January 7, 2024 and the previous entitlements have now expired.

Location: The 322-acre project site is located at 7989 State Route (SR) 12 in the City of Rio Vista, Solano County (Figure 1). 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 bisected by Canright Road. The project site is comprised of six parcels identified as Assessor Parcel Numbers 0048-110-060, 0048-110-100, 0048-110-460, 0048-110-470, 0048-110-480, and 0048-110-490. The site is currently dry-farmed agricultural land with a farmhouse and accessory structures on the southern boundary. The site slopes downward from the north at McCormack Road and from the south along State Route 12 toward the approximate middle of the site, where Watson Hollow (an ephemeral drainage) bisects the property, flowing from west to east. Elevations range from 20 - 58 feet above sea level. A portion of the project site is within the Rio Vista Airport Flight Safety Zone 4.

Project Summary: The applicant has applied for a General Plan Amendment, Zoning Map Amendment, Planned Unit Development, Vesting Tentative Subdivision Map, and Development Agreement for the Brann Ranch Project. As shown in Figure 2, the project would involve development of a master planned community including 1,073 single-family detached residential homes on lots 45-feet by 90-feet and 50-feet by 95-feet in size, and 59 multi-family units on an approximately 2.5 acre strip along the north side of Canright Road. Approximately 80 acres of the site would remain in open space, including four neighborhood parks and wetlands along Watson Hollow. The parks and open space would be dedicated to, and maintained by, the City. The project would include an approximately 9.4-acre mixed use area and an approximately 8.7-acre elementary school (K-6) site. Public improvements and infrastructure would include on-site roadway improvements, a wastewater lift station, potable groundwater well and wellhead treatment facilities, and approximately 23 acres for stormwater detention and bioretention basins.

Vehicular access to the northern portion of the project site would be provided from two points along McCormack Road from the north, one from Canright Road from the south, and one point along Province Path from the east. On the southern portion of the project site, access would be provided from three points along Canright Road from the north, two points along Liberty Island Road from the east, and one point along SR 12 from the south.

Buildout of the project, including internal roadways, bicycle and pedestrian pathways, and utility infrastructure, is anticipated to occur in three phases of development, as summarized below and noted in Figure 2.

- **Phase 1** would consist of developing approximately 514 residential lots on the northern portion of the project site (all of the portions of the project site north of Canright Road to McCormack Road), as well as two parks, open space, the well, and detention basins.
- **Phase 2** would consist of developing approximately 434 residential lots on the southern portion of the project site (all portions of the project site north of SR-12 to Watson Hollow), dedication of the school site, parks and open space, including the community park, the sewer lift station, and a detention basin.
- **Phase 3** would consist of developing approximately 125 residential lots in the center portion of the project site (all portions of the project site north of Watson Hollow to Canright Road), 59 high density multi-family units on a 2.5-acre strip along Canright Road, a park, open space areas, and development of the mixed-use area.

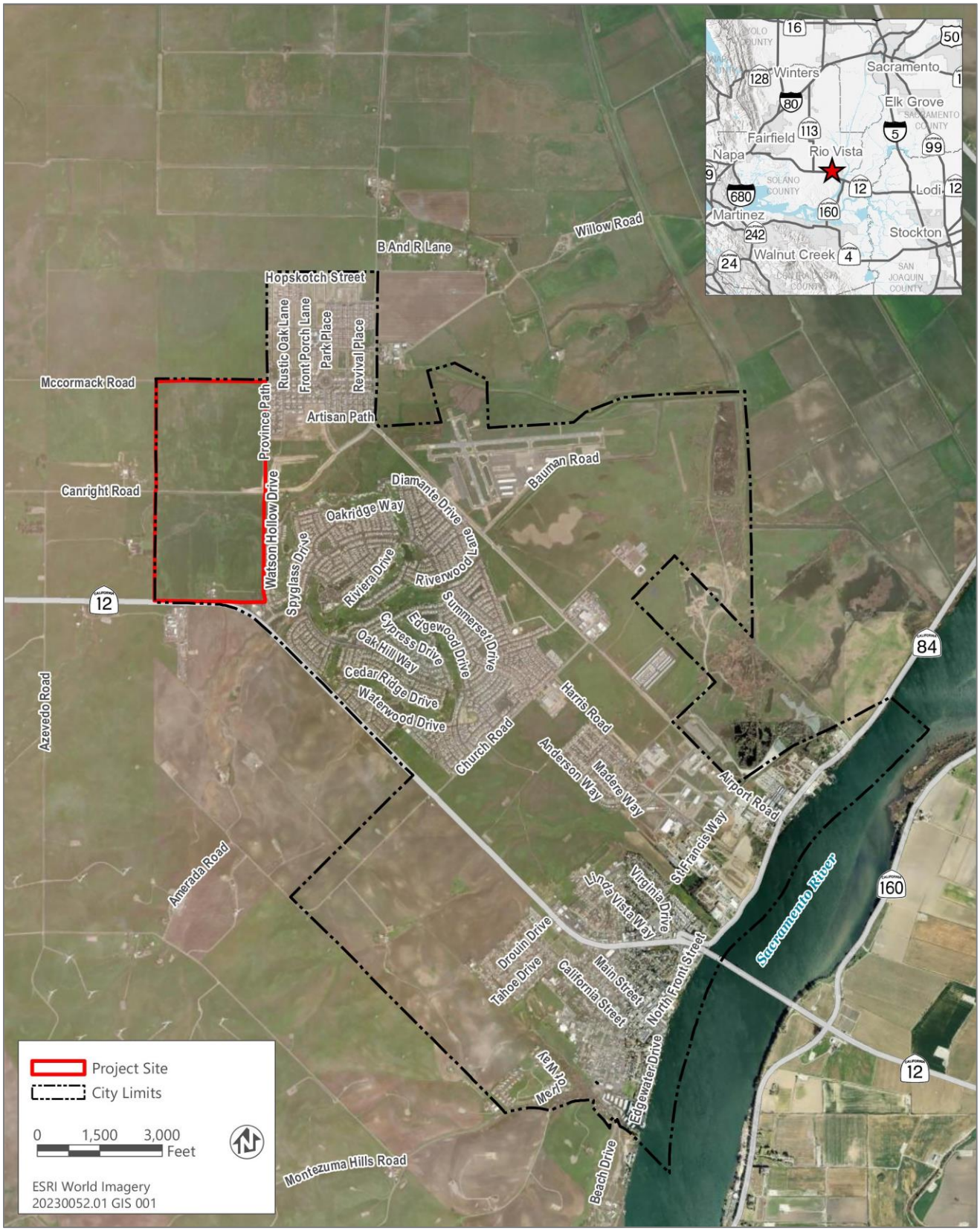
Required Permits and Approvals: As the lead agency pursuant to CEQA, the City is responsible for considering the adequacy of the EIR and determining whether to approve the project. As part of that project approval, the City would be responsible for the following discretionary actions:

- **General Plan Amendment**: The current General Plan land use designations of the project site are Neighborhood Residential and Neighborhood Service/Mixed Use. The project proposes amended General Plan designations of Neighborhood Residential, Neighborhood Mixed Use, Public/Quasi Public, Open Space and Natural Resources, and Parks and Recreation (Figure 3). The proposed General Plan designations align with the Draft Rio Vista 2045 General Plan that will be considered for adoption later in 2024.

- **Zoning Map Amendment and Planned Unit Development**: The current Zoning designations of the project site are R-1 Residential Low Density, RE-1 Residential Estate, I-P-I Industrial Park and/or Industrial, F-W Floodway, and PL Park Land. The project proposes these designations be amended to R-1 Residential Low Density (PUD), C-2 Community Commercial (PUD), R-4 Residential High Density (PUD), P-L Park Lands (PUD) and F-W Floodway (PUD), and PL Park Land (PUD) (Figure 4). The project proposes a Planned Unit Development (PUD) Permit that would include development standards that vary from typical City standards for the noted zoning districts and would apply exclusively to the Brann Ranch project. Elements of the PUD that are anticipated to provide additional public benefit include additional open space, natural resource protection, a greater mix of uses and density, and specific design and development standards catering to the development to create and maintain a sense of community character and a diverse, flexible and thoughtful configuration of uses.
- **Vesting Tentative Subdivision Map**: To reorganize the existing 10 legal parcels into a new legal property parcel configuration including 1,132 residential parcels (1,073 single family + 59 multifamily) and accompanying lands that include four parks, open space with pedestrian paths/bike trails, a street circulation system, a mixed-use commercial property and parcels intended for higher density multi-family housing.
- **Development Agreement:** The project proposes a new development agreement that would be executed by and between the City and developer to memorialize commitments between the two parties, beyond what is legally required in accordance with the City's Municipal Code.

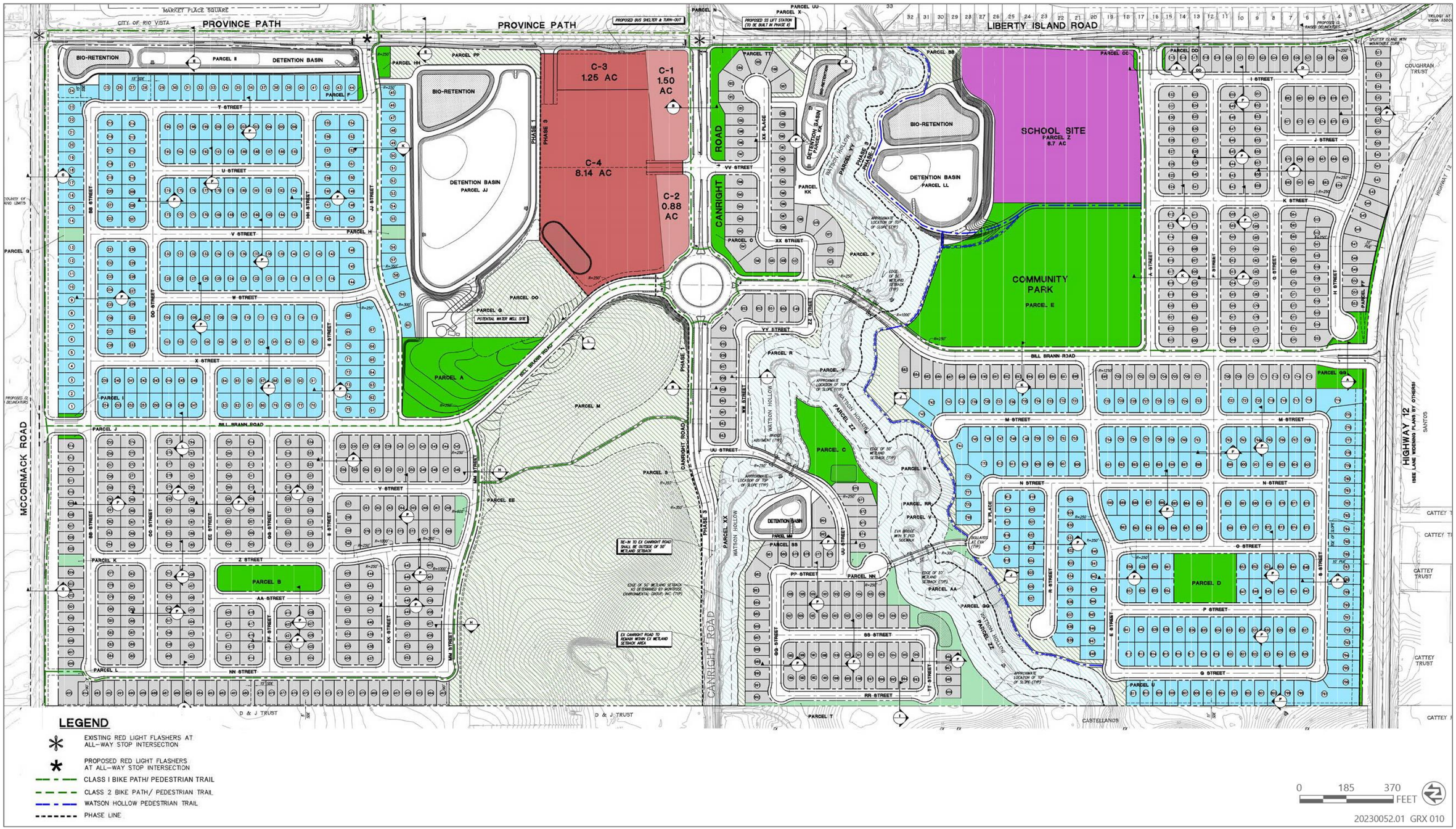
Permits that may be required from other agencies include:

- **Central Valley Regional Water Quality Control Board:** Section 402 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
- **California Department of Fish and Wildlife:** Section 1602 Streambed Alteration Agreement
- **California Department of Transportation:** Encroachment Permit for improvements related to Highway 12
- **State Water Resources Control Board:** Statewide General Order permit for the use of recycled water
- **U.S. Army Corps of Engineers**: Section 404 Individual or General Permit, Section 401 Water Quality Certification
- **U.S. Fish and Wildlife Service and National Marine Fisheries Service:** Section 7 Consultation



Source: Adapted by Ascent Environmental in 2023

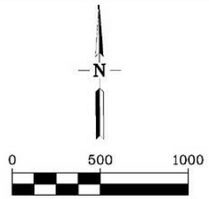
Figure 1 Brann Ranch Project Location



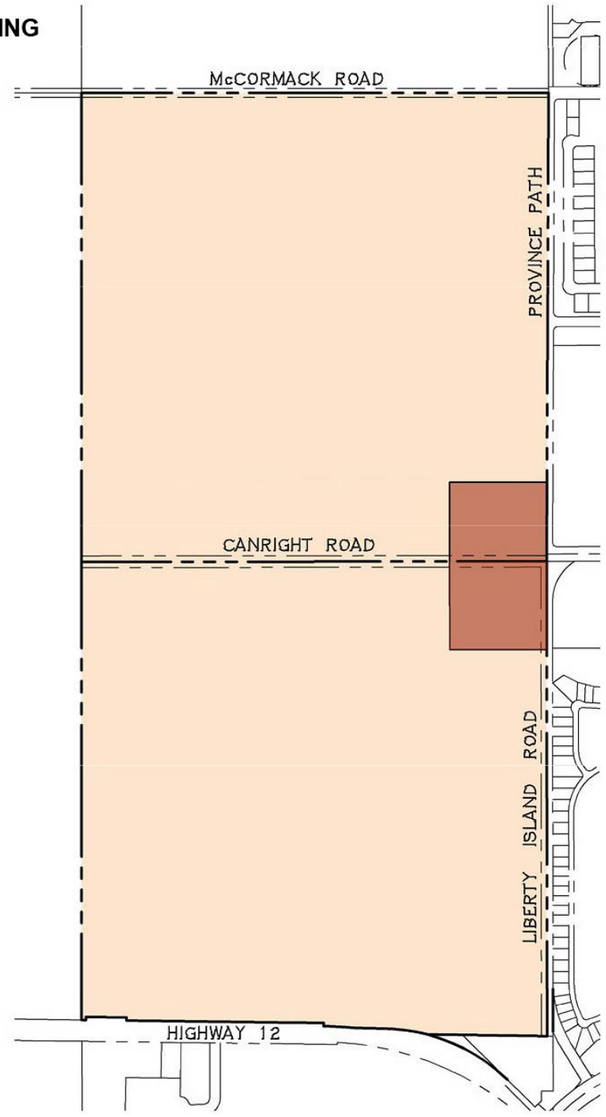
Source: Ruggeri-Jensen-Azar Engineers-Planners-Surveyors 2024.

Figure 2 Brann Ranch Proposed Site Plan

GENERAL PLAN AMENDMENT SUMMARY TABLE				
GENERAL PLAN USE		EXISTING (AC)	PROPOSED (AC)	DIFFERENCE (AC)
	NEIGHBORHOOD RESIDENTIAL	309.4	179.0	−130.4
	NEIGHBORHOOD MIXED USE	12.0	14.0	2.0
	PUBLIC/QUASI−PUBLIC	0.0	34.9	34.9
	OPEN SPACE	0.0	69.1	69.1
	PARKS AND RECREATION	0.0	24.4	24.4
	TOTAL	321.4	321.4	

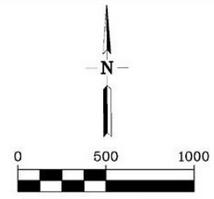


EXISTING

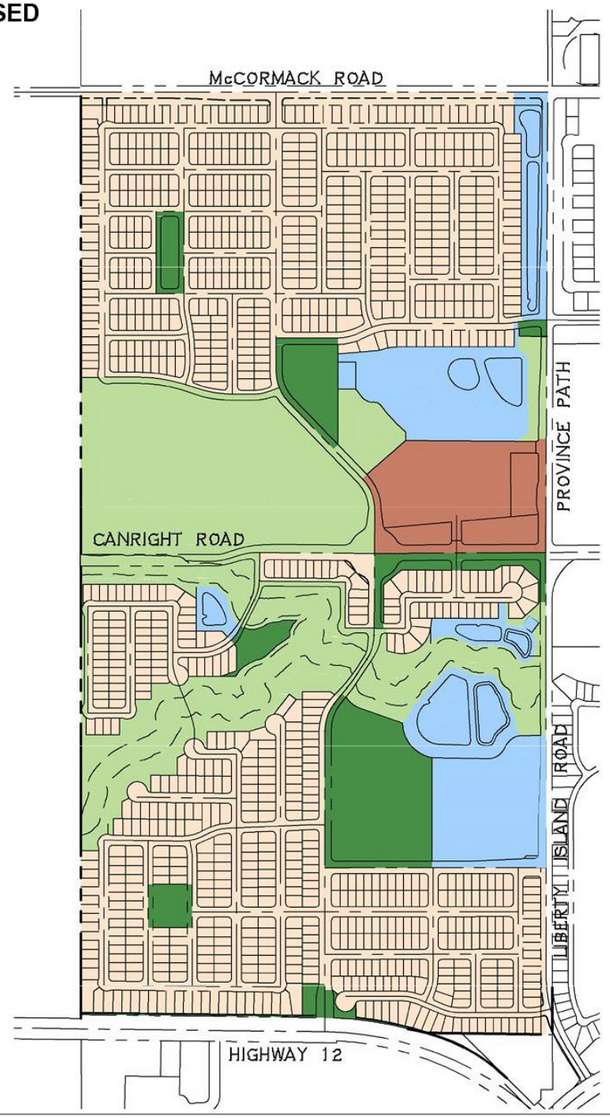


20230052.01 GRX 005

GENERAL PLAN AMENDMENT SUMMARY TABLE				
GENERAL PLAN USE		EXISTING (AC)	PROPOSED (AC)	DIFFERENCE (AC)
	NEIGHBORHOOD RESIDENTIAL	309.4	179.0	−130.4
	NEIGHBORHOOD MIXED USE	12.0	14.0	2.0
	PUBLIC/QUASI−PUBLIC FACILITIES	0.0	34.9	34.9
	OPEN SPACE/NATURAL RESOURCES	0.0	69.1	69.1
	PARKS AND RECREATION	0.0	24.4	24.4
	TOTAL	321.4	321.4	



PROPOSED



Source: Ruggeri-Jensen-Azar Engineers-Planners-Surveyors 2024.

Figure 3 General Plan Land Use Map – Existing vs. Proposed

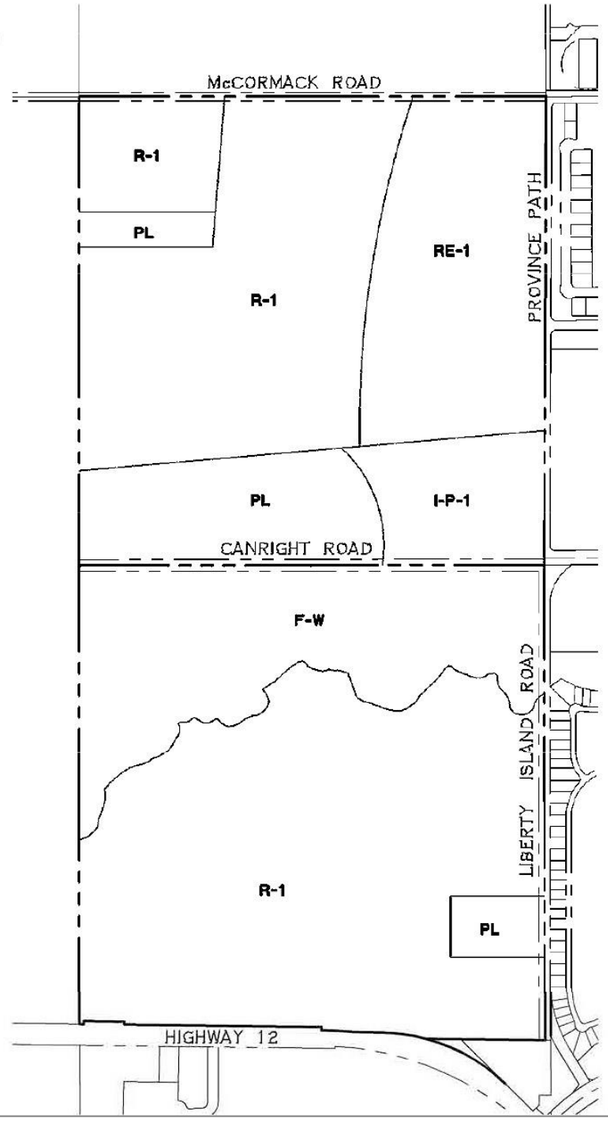
PROJECT SITE ZONING DESIGNATIONS SUMMARY TABLE			
ZONING	EXISTING (AC)	PROPOSED (AC)	DIFFERENCE (AC)
I-P-I INDUSTRIAL PARK AND/OR INDUSTRIAL	16.1	0.0	-16.1
RE-1 RESIDENTIAL ESTATE ONE ACRE DISTRICT	42.6	0.0	-42.6
C-2 COMMUNITY COMMERCIAL	0.0	10.0	10.0
F-W FLOODWAY DISTRICT	50.8	91.2	40.4
R-1 RESIDENTIAL LOW DENSITY DISTRICT	180.8	187.9	7.1
R-4 RESIDENTIAL HIGH DENSITY	0.0	4.0	4.0
PL PARK LAND DISTRICT	31.1	28.3	-2.8
TOTAL	321.4	321.4	

N

0 500 1000

1 inch = 500 ft.

EXISTING



20230052.01 GRX 006

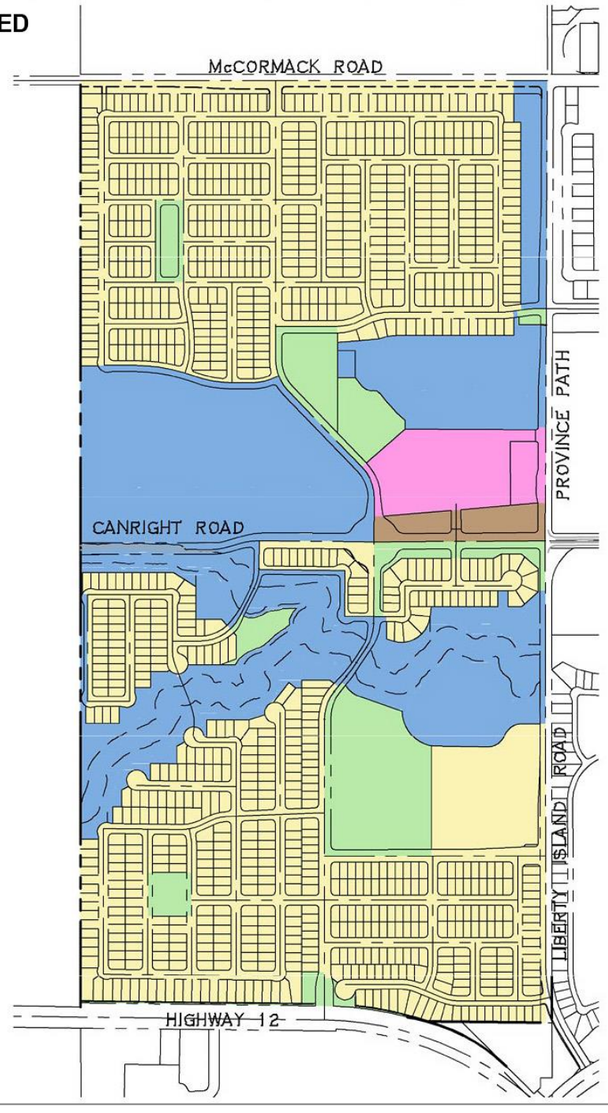
PROJECT SITE ZONING DESIGNATIONS SUMMARY TABLE					
ZONING			EXISTING (AC)	PROPOSED (AC)	DIFFERENCE (AC)
	I-P-I	INDUSTRIAL PARK AND/OR INDUSTRIAL	16.1	0.0	-16.1
	RE-1	RESIDENTIAL ESTATE ONE ACRE DISTRICT	42.6	0.0	-42.6
	C-2 PUD	COMMUNITY COMMERCIAL	0.0	10.0	10.0
	F-W PUD	FLOODWAY DISTRICT, WATER WELL, SEWER LIFT STATION AND OPEN SPACE	50.8	91.2	40.4
	R-1 PUD	RESIDENTIAL LOW DENSITY DISTRICT AND SCHOOL	180.8	187.9	7.1
	R-4 PUD	RESIDENTIAL HIGH DENSITY DISTRICT	0.0	4.0	4.0
	P-L PUD	PARK LAND DISTRICT	31.1	28.3	-2.8
		TOTAL	321.4	321.4	

N

0 500 1000

1 inch = 500 ft.

PROPOSED



Source: Ruggeri-Jensen-Azar Engineers-Planners-Surveyors 2024.

Figure 4 Site Zoning Designation Map – Existing vs. Proposed

Potential Environmental Effects: The EIR will describe the significant direct and indirect environmental impacts of the project. The EIR also will evaluate the cumulative impacts of the project, defined as impacts that could be exacerbated when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the project could result in potentially significant environmental impacts in the following resource areas, which will be further evaluated in the EIR:

- **Aesthetics:** temporary and long-term changes in views, visual character, and lighting resulting from the project, as viewed by motorists from public vantagepoints
- **Agricultural Resources:** conversion of existing agricultural land and potential conflicts with existing agricultural uses within the site and in the vicinity
- **Air Quality**: temporary increases in air pollutant emissions associated with construction, long-term increases in pollutant emissions associated with project operations and associated vehicular trips
- **Biological Resources**: potential for impacts to biological resources, including sensitive habitats, wetlands and waters along Watson Hollow (an ephemeral drainage), nesting birds, and tree removal
- **Cultural Resources**: substantial adverse change of known or unknown archaeological, historical, or tribal cultural resources
- **Energy**: energy use for construction and operation of the project
- **Geology, Soils, and Mineral Resources:** potential for the project to exacerbate geologic hazards, disturb unknown paleontological resources, and encounter mineral resources
- **Greenhouse Gas Emissions:** temporary increases in greenhouse gas (GHG) emissions associated with mobile-source exhaust from construction worker commute trips, truck haul trips, and equipment (e.g., excavators, graders); and long-term increases in GHG emissions associated with project operations, including stationary and mobile sources
- **Hazards and Hazardous Materials:** potential risks associated with accident or upset conditions during construction or due to the potential use, storage, or transportation of hazardous materials related to project operations
- **Hydrology and Water Quality:** alteration of drainage patterns, increases in impervious surfaces and stormwater runoff, and potential impacts to water quality during construction and operation of the project
- **Land Use and Planning:** compatibility with the City's General Plan and zoning for the project site and surrounding land uses and with the Rio Vista Airport Land Use Compatibility Plan
- **Noise:** temporary increases in noise (including off-site, vehicle traffic noise) and vibration levels during construction; and long-term increases in noise from project operation, including stationary and mobile sources
- **Population and Housing**: increased population and housing, including potential growth-inducement-related issues
- **Public Services and Recreation**: potential impacts to public services and recreation facilities
- **Transportation and Traffic:** temporary and long-term increases in vehicular trips, potential safety hazards on local roadways, and impacts to transit, pedestrian, or bicycle facilities due to construction and operations
- **Utilities and Service Systems:** increased demand for water, transmission, and treatment; demand for wastewater transmission and treatment; use of recycled water; demand for electricity and natural gas; and the potential need to increase the capacity of existing infrastructure
- **Wildfire:** potential for the project to exacerbate wildfire risks

The aforementioned issue areas and associated impacts will be evaluated in detail in the EIR. As necessary, feasible and practicable mitigation measures will be recommended to reduce any identified significant or potentially significant impacts.

Comment Period: Written comments on the NOP can be sent anytime during the NOP review period which begins June 3, 2024 and closes at 5:00 p.m. on July 3, 2024. The full NOP may be reviewed online at:

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

The City will accept written or electronic comments, submitted by 5:00 p.m. on July 3, 2024, to:

Krystine Ball, Program Manager
1 Main Street
Rio Vista, CA 94571
Email: kball@ci.rio-vista.ca.us

Comments provided via email should include "Brann Ranch NOP Scoping Comment" in the subject line and the name and physical address of the commenter in the body of the email.

Public Scoping Meeting: The City will host a public scoping meeting to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The scoping meeting will be held on Wednesday, June 26, 2024 from 6:00 – 7:00 p.m. in the City Hall Council Chambers located at 1 Main Street, Rio Vista, CA 94571. The scoping meeting will be held simultaneously via virtual meeting room.

Join Zoom Meeting: https://us06web.zoom.us/j/81925599284 Meeting ID: 819 2559 9284

Memo

455 Capitol Mall, Suite 300
Sacramento, CA 95814
916.444.7301

Date: July 1, 2024

To: Krystine Ball, City of Rio Vista

From: Suzanne Enslow, Ascent Environmental

Subject: Brann Ranch Scoping Comment Summary

Overview

The City of Rio Vista issued a Notice of Preparation (NOP) for the Brann Ranch Project (project) on June 3, 2024, beginning the scoping period for the Environmental Impact Report (EIR). A public scoping meeting was held on June 26, 2024 in the City Hall Council Chambers located at 1 Main Street, Rio Vista, CA 94571 and simultaneously via virtual meeting room. Attendees were given the opportunity to provide verbal comments. Written and electronic scoping comments were accepted from June 3, 2024 to July 3, 2024.

Scoping Comments Received

Scoping comments received in response to the NOP are documented in Table 1.

Table 1: Scoping Comments Received

Date	Commenter	Agency/Company/Organization	Key Issues
June 4, 2024	Pricilla Torres-Fuentes, Cultural Resources Analyst	Native American Heritage Commission	SB 52, SB 18, Cultural Resources Assessment
June 5, 2024	Deborah Perry	Individual	Traffic
June 16, 2024	Melissa Coleman	Individual	Traffic
June 17, 2024	Robert Cattey	Individual	Traffic and water supply
June 17, 2024	Ronald Van Siegman	Individual	Landscaping
June 18, 2024	Teresa Rettinghouse, Urban Wildlands Paralegal	Center for Biological Diversity	Request to be added to contact list
June 20, 2024	Dave Kereazis, Associate Environmental Planner, HWMP-Permitting Division – CEQA Unit	Department of Toxic Substances Control	Hazardous materials
June 25, 2024	Nedzlene Ferrario, AICP, Principal Planner	Solano County Planning Services Division on behalf of the Airport Land Use Commission	Request for airport overlays
June 25, 2024 (Scoping Meeting Verbal Comment)	Roxanne Stiles-Donnelly	Individual	Traffic

June 25, 2024 (Scoping Meeting Verbal Comment)	Melissa Coleman	Individual	Traffic
June 25, 2024 (Scoping Meeting Verbal Comment)	Bill Mortimer	Individual	Traffic and water supply
June 25, 2024 (Scoping Meeting Verbal Comment)	Robert Cattey	Individual	Traffic and water supply
June 25, 2024 (Scoping Meeting Verbal Comment)	Lisa Duke	Planning Commission	Noise due to traffic
June 27, 2024	Nedzlene Ferrario, AICP, Principal Planner	Solano County Planning Services Division on behalf of the Airport Land Use Commission	Request for presentation to Solano County ALUC and submittal of late scoping comment letter
June 27, 2024	Erin Chappell, Regional Manager	California Department of Fish and Wildlife, Bay Delta Region	Biological Resources, regulatory requirements
July 3, 2024	Nedzlene Ferrario, AICP, Principal Planner	Solano County Planning Services Division on behalf of the Airport Land Use Commission	Land Use and Hazards – Rio Vista Airport land use compatibility
July 3, 2024	Yunsheng Luo, Branch Chief, Local Development Review, Office of Regional Planning and Community Planning	California Department of Transportation, District 4	Travel demand, traffic operations, Caltrans facilities encroachment, hydrology, Land Use and Hazards – Rio Vista Airport land use compatibility, construction impacts, accessibility requirements

Comment Summary by Topic

This section provides a summary of comments by environmental topic.

Project Description

<u>Ronald Van Siegman</u>

- Landscaping plan
    - Request for 250-ft landscaped barrier in front of a block sound wall along Liberty Island Road

<u>California Department of Fish and Wildlife</u>

- Include the following in the project description:
    - land use changes resulting from, for example, rezoning certain areas
    - Footprints of permanent Project features and temporarily impacted areas, such as staging areas and access routes
    - Area and plans for any proposed buildings/structures, ground-disturbing activities, fencing, paving, stationary machinery, landscaping, and stormwater systems
    - Operational features of the Project, including level of anticipated human presence (describe seasonal or daily peaks in activity, if relevant), artificial lighting/light reflection, noise, traffic generation, and other features

- Construction schedule, activities, equipment, and crew sizes.

Air Quality

Ronald Van Siegman

- Construction traffic on Liberty Island Road
    - Dust

Biological Resources

California Department of Fish and Wildlife

- CA Endangered Species Act and Native Plant Protection Act
- Lake and Streambed Alteration
- Environmental setting – baseline habitat conditions
- Evaluation of direct and indirect, temporary and permanent impacts, such as:
    - Land use changes that would reduce open space or agricultural land uses and increase residential or other land use involving increased development
    - Encroachments into riparian habitats, wetlands, or other sensitive areas
    - Potential for impacts to special-status species
    - Loss or modification of breeding, nesting, wintering, dispersal or foraging habitat, including vegetation removal, alteration of soils and hydrology, and removal of habitat structural features (e.g., snags, roosts, vegetation overhanging banks)
    - including, but not limited to, loss of nesting, wintering, or foraging habitat for Swainson's hawk (*Buteo swainsoni*) and burrowing owl (*Athene cunicularia*)
    - Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic or human presence; including impacts to migratory birds caused by lighting and reflective building surfaces; and
    - Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.
- Project site is within the draft Solano Multispecies Habitat Conservation Plan Valley Floor Grassland Conservation Area
    - According to the draft Solano HCP Mitigation Measure SH 2 for Swainson's hawk and BO 1 for burrowing owl, Valley Floor Grassland Foraging habitat should be mitigated at a ratio of 1:1 (See Section 6.4.8 and Figures 4-21 and 4-22 of the draft Solano HCP at: https://www.scwa2.com/solano-multispecies-habitat-conservation-plan/.). Mitigation land should be identified as early in the planning process as possible, and early consultation with CDFW is advised.
- Evaluation of cumulative impacts, including California Forever
- Mitigation Measures – recommend to be developed in early consultation with CDFW, USFWS, NMFS
- Report special-status species and natural communities detected during project surveys to the CNDDB
- CDFW filing fees for CEQA documents are required to be paid upon filing of the Notice of Determination

Center for Biological Diversity

- Request to be added to the contact list for the project and future notifications

Cultural Resources

Native American Heritage Commission

- SB 52 Tribal Consultation
- SB 18 Tribal Consultation
- Cultural Resources Assessment

Land Use

Solano County Planning Services Division - Airport Land Use Commission

- An analysis of the project against Zone 4 and 6 compatibility criteria of the Rio Vista Airport Land Use Compatibility Plan Table 1 and Zone D of the Travis Air Force Base Land Use Compatibility Plan Table 1 is required.
- The project is located within the Inner Wildlife Hazard Analysis Boundary and subject to policies in Section 5.8 of the Rio Vista Airport LUCP. According to Policy WH-1, projects within the Inner WHA boundary have the potential to cause a significant adverse impact with or without mitigation, shall be reviewed by the ALUC.
- ALUC consistency is required. The application needs to be referred to ALCU during the EIR public comment period.

California Department of Transportation

- Rio Vista Municipal Airport Land Use Compatibility Plan (ALUCP) compliance

Noise

Ronald Van Siegman

- Construction traffic on Liberty Island Road
    - Noise

Lisa Duke

- Traffic noise and noise mitigation

California Department of Transportation

- Temporary construction impacts -Mitigation for construction impacts, including noise

Hazards and Hazardous Materials

Department of Toxic Substances Control

- Recommendation that imported soil and fill material be tested to ensure material meets screening levels
- Due to agricultural land being developed for residential – concerns regarding pesticides and organochlorine pesticides (OCPs)
    - If OCPs present, Dichlorodiphenyltrichloroethane (DDT), toxaphene, and dieldrin require additional testing
- Any level of arsenic present would require further analysis

- Other chemicals of concern may be present due to agricultural activities. Farm storage areas, drainage ditches, farmhouses, outbuildings should be sampled and analyzed
- If CA Department of Education funding would be used for the project, then compliance with Education Code requirements are required.

Solano County Planning Services Division - Airport Land Use Commission

- An analysis of the project against Zone 4 and 6 compatibility criteria of the Rio Vista Airport Land Use Compatibility Plan Table 1 and Zone D of the Travis Air Force Base Land Use Compatibility Plan Table 1 is required.
- The project is located within the Inner Wildlife Hazard Analysis Boundary and subject to policies in Section 5.8 of the Rio Vista Airport LUCP. According to Policy WH-1, projects within the Inner WHA boundary have the potential to cause a significant adverse impact with or without mitigation, shall be reviewed by the ALUC.
- ALUC consistency is required. The application needs to be referred to ALCU during the EIR public comment period.

California Department of Transportation

- Rio Vista Municipal Airport Land Use Compatibility Plan (ALUCP) compliance

Hydrology/Water Quality

California Department of Transportation

- Drainage report – existing and post-project flow conditions and measures to meet pre-project flows
- Flood elevations and 25- and 100-yr flow conditions, including Caltrans right of way
- Storm drain system, including SR 12

Transportation

California Department of Transportation

- Travel demand analysis - Vehicle miles traveled
- Traffic operations – SR 12 access requires review and concurrence by Caltrans; Brann Road intersection requires an Intersection Control Evaluation
- Encroachment Plans – comments on preliminary plans submitted March 2024
- Temporary construction access points and impacts to Caltrans right of way
    - Mitigation for construction impacts, including noise
    - Transportation Management Plan to reduce construction traffic impacts
- Caltrans facilities must meet ADA standards
- Bike and pedestrian access must be maintained during construction
- Encroachment Permit – permanent work or temporary traffic control that encroaches on Caltrans right of way requires a Caltrans-issued encroachment permit.

Deborah Perry

- Vehicular entry to the project to/from SR 12
    - Safety concerns

- Consider some type of traffic control such as a traffic circle or signal

Melissa Coleman

- Access via SR 12 to the project site
  - What is required to ensure access via Hwy-12 is approved by Caltrans?
  - Will there be left and right access given?
  - When will that access be constructed?
- 2022 approved reclassification of local streets to Caltrans
  - Summerset Road from Liberty Island Road to Hwy 12
  - Province Path from Liberty Island Road to McCormack Road
- Summerset Road/Liberty Island Road (left hand turns onto these roads and no traffic light – safety concern)
  - Intersection design
  - Traffic circulation concerns related to school traffic
  - Pedestrian/bicycle safety concerns

Robert Cattey

- Traffic concerns, particularly on Hwy 12, and project site access location/safety/traffic

Ronald Van Siegman

- Construction traffic on Liberty Island Road
  - Dust
  - Noise

Roxanne Stiles-Donnelly

- Traffic concerns, particularly on Hwy 12, and project site access and need for turn lane

Bill Mortimer

- Traffic concerns

Utilities and Service Systems

Robert Cattey

- Water supply
  - Need for groundwater study
  - They have drilled two new wells in the past 5 years (Hwy 12 Industrial Park and the ranch well), which dried up after Trilogy and golf course.

Bill Mortimer

- Water supply
  - He received a water rationing program notice. How is there sufficient water for another 1,000 homes?
  - Also water needs for CA Forever?

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

June 4, 2024

Krystine Ball
City of Rio Vista
1 Main Street
Rio Vista CA 94571

Re: 2024060040, Brann Ranch Project, Solano County

Dear Ms. Ball:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@NAHC.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

From: Krystine Ball
To: Suzanne Enslow
Subject: FW: Brann Ranch NOP Scoping Comment
Date: Wednesday, June 5, 2024 2:52:14 PM

Sending your way, I am also keeping a folder of them.

-----Original Message-----
From: Deborah Perry <dperry1956@gmail.com>
Sent: Wednesday, June 5, 2024 2:46 PM
To: Krystine Ball <kball@ci.rio-vista.ca.us>
Subject: Brann Ranch NOP Scoping Comment

Kristine Ball, Program Manager

The concern I would like to express is the entry from the “project” onto Highway12.
I would recommend using reported accident data from Church Road onto Highway 12 to support the following request/concern.

I currently avoid using Church Road to access Highway 12 due to speed of vehicles,” violating posted speed limits” and the number of accidents at that location.

Please consider some type of traffic control as part of the plan. Either traffic signal or traffic circle to reduce the impact of additional vehicle use from project entering onto Highway 12.

Thank you for your consideration.

Deborah Perry
510 Diamond Hills Drive
Rio Vista CA 94571
This email originated outside the City of Rio Vista. Please do not open attachments or click links from an unknown or suspicious origin.

From:	Krystine Ball
To:	Richard Hirsch
Cc:	Pat Eres; Suzanne Enslow
Subject:	FW: Brann Ranch NOP Scoping Comment: Transportation and Traffic
Date:	Monday, June 17, 2024 8:01:07 AM

From: mlcoleman@frontiernet.net <mlcoleman@frontiernet.net>
Sent: Sunday, June 16, 2024 2:35 PM
To: Krystine Ball <kball@ci.rio-vista.ca.us>
Cc: Melissa Coleman <mlcoleman@frontiernet.net>
Subject: Brann Ranch NOP Scoping Comment: Transportation and Traffic

To Whom It May Concern:
I would like to submit my questions and concerns regarding the planned traffic and street circulation system.
The project summary provides the project will be developed in 3 Phases. From the maps provided it appears that there may be an additional Phase/s to complete build-out of the total 322 acres.
There is no current description of the planned entrance to the project off Hwy-12

- What is required to ensure access via Hwy-12 is approved by CalTrans
- Will there be left and right access given
- When will that access be constructed

The access to the project via Hwy-12 is critical to this project, without that direct access available most if not all traffic will enter the project at the Hwy -12 & Summerset Rd intersection as it if frequently used now.

On 01/18/2022, the City Council approved the reclassification of local streets and roads to State of California Department of Transportation.

- Summerset Road from Liberty Island Road to Hwy 12
- Province Path from Liberty Island Road to McCormack Road

NOTE: Summerset Road is a City owned street from Hwy 12 to the Trilogy at Rio Vista Welcome Center.

Vehicles currently use Summerset Road – Liberty Island Road to access the current Liberty Island developments with the addition of 1,000 plus homes/residences and a school the traffic circulation system needs to be reviewed and determined before the PUD is issued.
I am not sure of the current plans for Liberty Island Road from Summerset Road to Canright, not sure that the current designed street is sufficient to handle the school traffic. It is known that drop-off and pick-up of children generate heavy traffic congestion. The plans need to address this issue.
It seems it would make for easier handling of school traffic away from the general traffic by designating the school in the parcel/s between Canright and McCormack.

Regarding intersection at Summerset Road and Liberty Road: it is a left-hand turn without any signage or yielding to on-coming traffic. It seems with this additional development the intersection needs to be addressed. Especially, to account for any children that may be walking through that

area.
So my concern is what will be done to address the intersection at Hwy 12 / Summerset Road / Liberty Island for vehicle and pedestrian traffic safety.

Please acknowledge receipt of my submittal.

Respectfully Submitted,
Melissa Coleman
707-374-6874

This email originated outside the City of Rio Vista. Please do not open attachments or click links from an unknown or suspicious origin.

6-17-24

TO: KRYSTINE BALL
City of Rio Vista

FROM: Robert CATTEY 209-603-6765

Subject: BRANN RANCH EIR

OUR FAMILY HAS BEEN IN RIO VISTA OVER 100 YRS. WE ARE THE OWNERS OF THE HWY-12 INDUSTRIAL PARK SOUTH OF THE BRANN RANCH and OUR RANCHES ARE ALSO SOUTH and WEST of BRANN RANCH ALL SOUTH of HWY-12.

MAJOR PROBLEMS TO CONSIDER. NUMBER ONE TRAFFIC. 3-4 NIGHTS a WEEK TRAFFIC BACKS UP TO AZEVEDO RD. I AM SURE YOU KNOW THIS. BEFORE YOU BUILD 1000+ NEW HOME a TRAFFIC PLAN MUST BE DEVELOPED THE BUILDERS SHOULD HAVE THAT RESPONSIBILITY WITH THE CITY, BUILDER SHOULD PAY THAT BILL.
SEE MAP ENCLOSED.

6-17-24

Problem Number Two is Water, Where does The Water come FROM. We Need To Have a good Plan, A New Study of Ground Water and How Long IT will Support NEW Development. The older Water Studies are NOT Good enough for WHAT YOU are PLANNING. Statement ON PAST STUDIES, TO The Best of our Knowledge, This IS NOT Good enough.

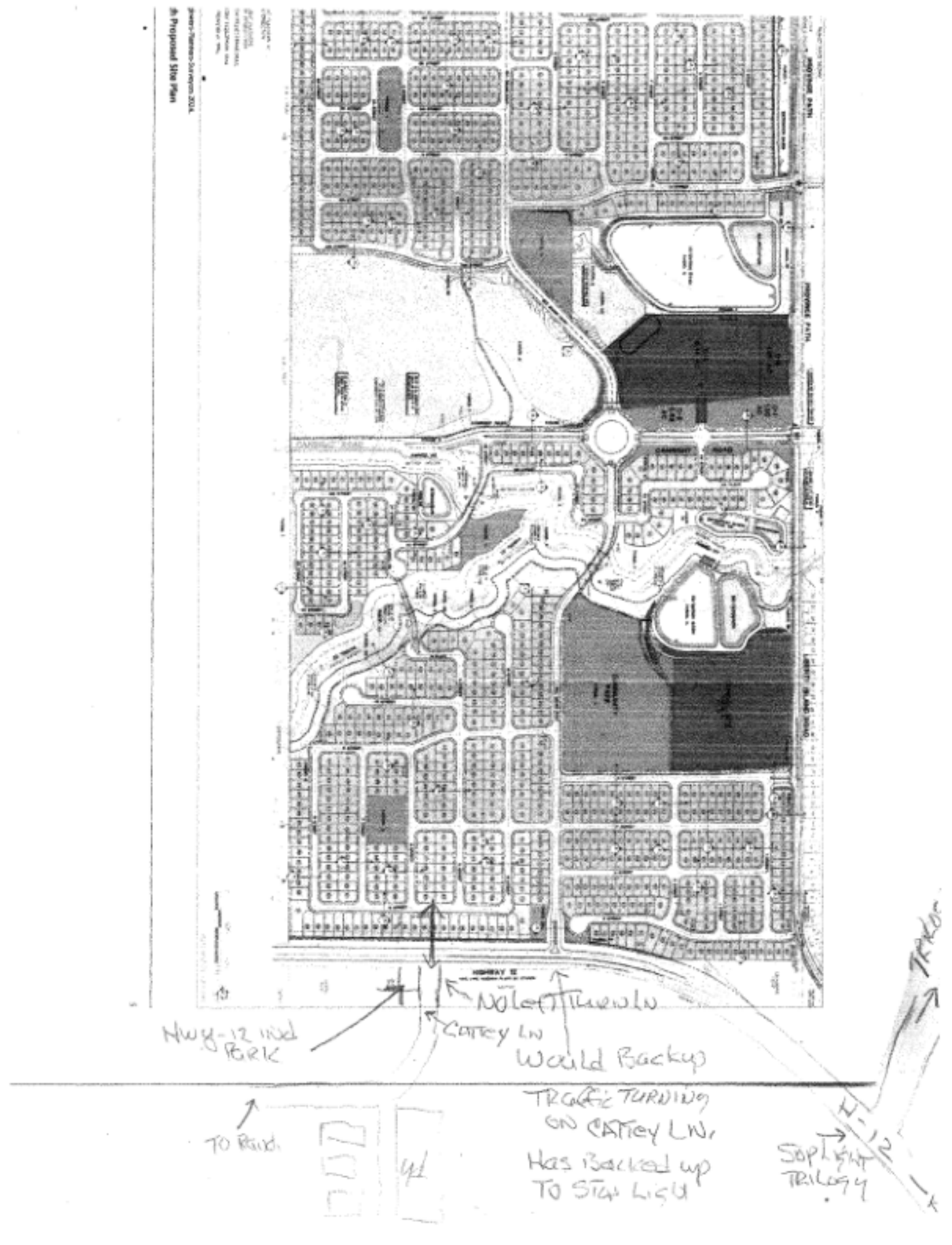
We Have drilled 2 NEW wells in The PAST 5 yrs. Both Hwy-12 Industrial Park and The Ranch Well. These Wells Dryed up When TRilogy and City of Rio Vista pumped Water for Golf Course and INFRASTRUCTURE. We Have Spent over $175,000 FOR NEW Wells. We got NO Help FROM either. TRilogy Said They did NOT USE Ground Water There Water Came FROM THERE Ponds.

Traffic Number one problem.

May I Suggest A Change To Access To Hwy-12 On South End of The Development. Move The access Road To Be across From Catley Ln. This would Creat a four way intersection, eliminate one access To Hwy-12 and in The Future a good Location For a Stop Light and Now, Reduce Traffic Back up.

Robert Catley
P.O. Box 415
Rio Vista CA.
94571

cc.


Proposed Site Plan
HIGHWAY 12
NO Left Turn IN
CATTEY LN
Would Backup
HWY-12 Wkd
PARK
TRAFFIC TURNING
ON CATTEY LN.
Has Backed up
TO STOP LIGHT
TO Road
SOP LIGHT
TRAFFIC

From: Krystine Ball
To: Richard Hirsch
Cc: Suzanne Enslow; Pat Eres
Subject: FW: Brann Ranch
Date: Monday, June 17, 2024 11:14:26 AM

From: RONALD VAN SIEGMAN <vanland87@aol.com>
Sent: Monday, June 17, 2024 9:53 AM
To: Krystine Ball <kball@ci.rio-vista.ca.us>
Subject: Brann Ranch

Hello, my name is Ronald Van Siegman. I live at 327 Watson hollow drive. I'm writing to respond to the proposed development Brann Ranch which is to be built in the adjacent property behind Watson hollow drive. I'm a retired state license commercial landscape contractor for 35 years. I have been involved in the building process and not only residential communities as well as commercial properties such as business parks and shopping centers. I have work extensively with various general contractors and architects. These are my concerns. In my opinion there needs to be at least a 250' fully landscaped barrier in front of a block sound wall along Liberty Island road creating a solid barrier between the new development in Watson hollow drive. Also the area between Watson hollow drive and Liberty Island road also needs to be fully landscaped creating a wide barrier on each side of Liberty Island road. Typically developers like to put a narrow landscaped strip along their outer barrier walls.This would not be adequate in this situation to provide the needed separation between the new development and trilogy. I did not see a proposed landscape architects rendering of the proposed development. But I feel now is the time to make the needed changes. I also have concerns during the construction phase in terms of the construction traffic on Liberty Island road. During construction of the adjacent de Nova home development the construction traffic provided the residence on Watson hollow drive endless dust and loud truck noise. The ree Island road is a long straight road and the trucks grow excessively fast using their air brakes. Changes to the roadway need to be done to mitigate not only the speed but also the working times that construction vehicles are permitted on Liberty Island road. Thank you for your time I hope this helps. Ronald Van Siegman.

Sent from AOL on Android

This email originated outside the City of Rio Vista. Please do not open attachments or click links from an unknown or suspicious origin.

From:	Richard Hirsch
To:	kball
Cc:	Pat Angell; Suzanne Enslow
Subject:	RE: Request to be added to notice list for the Brann Ranch Master Planned Community Development Project, SCH2024060040
Date:	Tuesday, June 18, 2024 12:27:10 PM

Thanks Krystine.

Rick

From: Krystine Ball <kball@ci.rio-vista.ca.us>
Sent: Tuesday, June 18, 2024 10:59 AM
To: Richard Hirsch <rhirsch@interwestgrp.com>; Pat Angell <pat.angell@ascent.inc>; suzanne.enslow@ascent.inc
Subject: FW: Request to be added to notice list for the Brann Ranch Master Planned Community Development Project, SCH2024060040

From: Theresa Rettinghouse <trettinghouse@biologicaldiversity.org>
Sent: Tuesday, June 18, 2024 10:57 AM
To: Krystine Ball <kball@ci.rio-vista.ca.us>
Cc: Frances Tinney <FTinney@biologicaldiversity.org>
Subject: Request to be added to notice list for the Brann Ranch Master Planned Community Development Project, SCH2024060040

Good morning Ms. Ball,

Please add myself and Frances Tinney, ccd above, to the Brann Ranch Project – aka Brann Ranch Master Planned Community Development Project; State Clearinghouse No. 2024060040 notice list for the proposed Draft Environmental Impact Report and other project documents including General Plan Amendment, Zoning Map Amendment, Planned Unit Development, Vesting Tentative Subdivision Map, and Development Agreement and upcoming deadlines.

Best regards,
Theresa

Theresa Rettinghouse
(she/her/hers)
Urban Wildlands Paralegal
Center for Biological Diversity
trettinghouse@biologicaldiversity.org
Ph: 510-844-7100 ext 320

1212 Broadway St., Suite 800
Oakland, CA 94612

This email originated outside the City of Rio Vista. Please do not open attachments or click links from an unknown or suspicious origin.

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 20, 2024

Krystine Ball
Director of Public Works and Community Development
City of Rio Vista
1 Main Street
Rio Vista, CA 94571
kball@ci.rio-vista.ca.us

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BRANN RANCH PROJECT, DATED JUNE 03, 2024, STATE CLEARINGHOUSE NUMBER 2024060040

Dear Krystine Ball,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) For The Brann Ranch Project (project). The proposed project would involve development of a master planned community on a 322-acre project site located at 7989 State Route (SR) 12 in the City of Rio Vista, Solano County. The proposed project would include 1,073 single-family detached residential homes on lots 45-feet by 90-feet and 50-feet by 95-feet in size, and up to 59 high density multi-family units on an approximately 2.5-acre strip along the north side of Canright Road. Approximately 80 acres of the site would remain in open space, including four neighborhood parks and wetlands along Watson Hollow Creek (an ephemeral drainage). The parks and open space would be dedicated to and maintained

by the City of Rio Vista. The project would include an approximately 9.4-acre mixed-use area and an approximately 8.7-acre elementary school (K-6) site.

DTSC recommends and requests consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.
2. When agricultural crops and/or land uses are rezoned for residential use, a number of contaminants of concern can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane (DDT), toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet Human Health Risk Assessment Note Number 3 approved thresholds outlined in the PEA Guidance Manual. If they do not, remedial action must take place to mitigate them below those thresholds.
3. Additional chemicals of concern may be found in mixing/loading/storage area, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons (PAHs) and/or Total Petroleum Hydrocarbons (TPHs) may be required.

4. If the district plans to use California Department of Education (CDE) State funds for the project, then the district shall comply with the requirements of Education Code (EDC), §17210, §17213.1, and §17213.2, unless otherwise specifically exempted under section §17268. If the district is not using CDE State funds for the project, or is otherwise specifically exempt under section §17268, DTSC recommends the district continue to investigate, clean up the Site under the oversight of Orange County and in concurrence with all applicable DTSC guidance documents, if necessary. For more information on the CDE State funding, please visit the Office of Public-School Construction webpage.

   A local education agency may also voluntarily request the CDE site/plan approval for locally funded site acquisitions and new construction projects. In these cases, CDE will require DTSC to review and approve prior to its final approval, except when exempt under section 17268.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Brann Ranch Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

From: Ferrario, Nedzlene N.
To: Richard Hirsch
Cc: Pat Angell; Suzanne Enslow; kball
Subject: RE: Brann Ranch Project
Date: Thursday, June 27, 2024 3:54:12 PM
Attachments: image002.png

Hello Richard –

The Chair of the Solano ALUC requested a project presentation on July 11 agenda, given the significant project. Would be so kind to prepare a power point and have your team present to answer questions?
The ALUC will not be making a determination at this time, the item is strictly information and project understanding.
The meeting starts at 7 pm, at the Board Chambers, downtown Fairfield.

Nedzlene, AICP
Principal Planner
707 784 3170

From: Richard Hirsch <rhirsch@interwestgrp.com>
Sent: Wednesday, June 26, 2024 4:17 PM
To: Ferrario, Nedzlene N. <nnferrario@solanocounty.com>
Cc: Pat Angell <pat.angell@ascent.inc>; Suzanne Enslow <suzanne.enslow@ascent.inc>; Krystine Ball <kball@ci.rio-vista.ca.us>
Subject: RE: Brann Ranch Project

Attached.

From: Richard Hirsch
Sent: Wednesday, June 26, 2024 4:16 PM
To: nnferrario@solanocounty.com
Cc: Pat Angell <pat.angell@ascent.inc>; Suzanne Enslow <suzanne.enslow@ascent.inc>; Krystine Ball <kball@ci.rio-vista.ca.us>
Subject: RE: Brann Ranch Project

Hi Ms. Ferrario,

Please find the requested exhibits attached.

Please let me know if I may be of further assistance.

Thank you.

Rick Hirsch
City of Rio Vista
Consulting Planner

From: Krystine Ball <kball@ci.rio-vista.ca.us>
Sent: Tuesday, June 25, 2024 11:16 AM
To: Richard Hirsch <rhirsch@interwestgrp.com>; Pat Eres <pat.eres@lgihomes.com>; suzanne.enslow@ascent.inc
Subject: FW: Brann Ranch Project

From: Ferrario, Nedzlene N. <NNFerrario@SolanoCounty.com>
Sent: Tuesday, June 25, 2024 10:16 AM
To: Krystine Ball <kball@ci.rio-vista.ca.us>; Robin Borre <rborre@ci.rio-vista.ca.us>
Subject: Brann Ranch Project

Good morning-

Received the NOP and its under review. Could you send me any airport overlays over this project?

Appreciate the help!

Warmest regards,

Nedzlene Ferrario, AICP
Principal Planner
Planning Services Division
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533
Main: 707 784 6765 Direct: 707 784 3170

SOLANO COUNTY

This email originated outside the City of Rio Vista. Please do not open attachments or click links from an unknown or suspicious origin.

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

From:	Krystine Ball
To:	Richard Hirsch; Pat Angell; Clark, Olivia; "Ebrahimi, Mona G."; Suzanne Enslow
Subject:	FW: Brann Ranch NOP extension
Date:	Thursday, June 27, 2024 4:40:30 PM
Attachments:	image002.png

From: Ferrario, Nedzlene N. <NNFerrario@SolanoCounty.com>
Sent: Thursday, June 27, 2024 4:00 PM
To: Krystine Ball <kball@ci.rio-vista.ca.us>
Subject: Brann Ranch NOP extension

Krystine –

On behalf of the Solano ALUC, I am requesting an extension to submit formal comments from July 3 to July 18, about this project. The Chair requested a presentation on the July 11 agenda, and would like the opportunity for Commission comments on July 11 to be incorporated into the comment letter.

Your cooperation is appreciated. Please feel free to contact me for any questions you may have.

Warmest regards,

Nedzlene Ferrario, AICP
Principal Planner
Planning Services Division
Department of Resource Management
675 Texas Street, Suite 5500
Fairfield, CA 94533
Main: 707 784 6765 Direct: 707 784 3170

SOLANO COUNTY

This email originated outside the City of Rio Vista. Please do not open attachments or click links from an unknown or suspicious origin.

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

June 27, 2024

Krystine Ball
City of Rio Vista
1 Main Street
Rio Vista, CA 94571
KBall@ci.rio-vista.ca.us

Subject: Brann Ranch Project, Notice of Preparation of a Draft Environmental Impact Report, SCH No. 2024060040, City of Rio Vista, Solano County

Dear Ms. Ball:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) from the City of Rio Vista (City) for the Brann Ranch Project (Project).

CDFW is providing the City, as the Lead Agency, with specific detail about the scope and content of the environmental information related to CDFW's area of statutory responsibility that must be included in the EIR (See: Cal. Code Regs., tit. 14, § 15082, subd. (b).).

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under the California Environmental Quality Act (CEQA) for commenting on projects that could impact fish, plant, and wildlife resources (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15386). CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as a permit pursuant to the California Endangered Species Act (CESA) or Native Plant Protection Act (NPPA), the Lake and Streambed Alteration (LSA) Agreement, and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources. Pursuant to our authority, CDFW has the following concerns, comments, and recommendations regarding the Project.

PROJECT DESCRIPTION AND LOCATION

The Project would develop a 322-acre master planned community with the following components: 179 acres of housing including 1,073 single-family detached residential houses and 59 multi-family units, approximately 80 acres of open space, including 4 neighborhood parks and a setback to avoid the Watson Hollow stream, a 9.4-acre commercial area, an 8.7-acre school site, 23 acres of stormwater detention and bioretention basins, and infrastructure including roadway improvements, a wastewater

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

lift station, potable groundwater wells, and wellhead treatment facilities. The Project would rezone the site, currently zoned as R-1 Residential Low Density, RE-1 Residential Estate, I-P-I Industrial Park and/or Industrial, F-W Floodway, and PL Park Land, to R-1 Residential Low Density (PUD), C-2 Community Commercial (PUD), R-4 Residential High Density (PUD), P-L Park Lands (PUD) and F-W Floodway (PUD), and PL Park Land (PUD). The Project would reorganize the existing parcels into a new legal property description including 1,132 residential parcels and parcels for accompanying lands including parks, trails, roads, and commercial lots.

The Project is located in the northwest city of Rio Vista in Solano County, with a center point of approximately 38.19057 °N, -121.72731 °W. The Project site is generally bounded by State Route 12 to the south, McCormack Road to the north, and Province Path and Liberty Island Road on the east. The Project site is comprised of APNs 0048-110-060, 0048-110-100, 0048-110-460, 0048-110-470, 0048-110-480, and 0048-110-490.

The CEQA Guidelines (See: Cal. Code Regs., tit. 14, § 15000 et seq.) require that the EIR incorporate a full project description, including reasonably foreseeable future phases of the Project, that contains sufficient information to evaluate and review the Project's environmental impact (CEQA Guidelines, §§ 15124 & 15378). Please include a complete description of the following Project components in the Project description:

- Land use changes resulting from, for example, rezoning certain areas;
- Footprints of permanent Project features and temporarily impacted areas, such as staging areas and access routes;
- Area and plans for any proposed buildings/structures, ground-disturbing activities, fencing, paving, stationary machinery, landscaping, and stormwater systems;
- Operational features of the Project, including level of anticipated human presence (describe seasonal or daily peaks in activity, if relevant), artificial lighting/light reflection, noise, traffic generation, and other features and
- Construction schedule, activities, equipment, and crew sizes.

REGULATORY REQUIREMENTS

California Endangered Species Act and Native Plant Protection Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals that are listed or candidates for listing under CESA or NPPA, either during construction or over the life of

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

the Project. Under CESA, "take" means "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." (Fish & G. Code, § 86.) If the Project will impact CESA listed species, such as those identified in **Attachment 1**, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA ITP. CDFW's issuance of an ITP is subject to CEQA and to facilitate permit issuance, any such project modifications and mitigation measures must be incorporated into the EIR's analysis, discussion, and mitigation monitoring and reporting program.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, & 15065). In addition, pursuant to CEQA, the Lead Agency cannot approve a project unless all impacts to the environment are avoided or mitigated to less-than-significant levels, or the Lead Agency makes and supports Findings of Overriding Consideration (FOC) for impacts that remain significant despite the implementation of all feasible mitigation. FOC under CEQA, however, do not eliminate the Project proponent's obligation to comply with the Fish and Game Code.

Lake and Streambed Alteration

An LSA Notification, pursuant to Fish and Game Code sections 1600 et. seq., is required for Project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland habitat; or deposit or dispose of material where it may pass into a river, lake or stream. **The Project includes three vehicle bridges including one emergency vehicle use bridge, please be advised that bridges over streams often require an LSA Notification due to impacts from supporting structures, shading, and other factors.** Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to notification requirements. CDFW may not execute the final LSA Agreement until it has considered the final EIR and complied with its responsibilities as a responsible agency under CEQA.

ENVIRONMENTAL SETTING

The EIR should provide sufficient information regarding the environmental setting ("baseline") to understand the Project's, and its alternative's (if applicable), potentially significant impacts on the environment (CEQA Guidelines, §§ 15125 & 15360).

CDFW recommends that the CEQA document prepared for the Project provide baseline habitat assessments for special-status plant, fish and wildlife species located and potentially located within the Project area and surrounding lands, including, but not limited to, all rare, threatened, or endangered species (CEQA Guidelines, § 15380). The

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

EIR should describe aquatic habitats, such as wetlands or waters of the U.S. or State, and any sensitive natural communities or riparian habitat occurring on or adjacent to the Project site (for sensitive natural communities see:https://wildlife.ca.gov/Data/VegCAMP/NaturalCommunities#sensitive%20natural%20communities), and any stream or wetland set back distances the City may require. Fully protected, threatened or endangered, candidate, and other special-status species that are known to occur, or have the potential to occur in or near the Project site, include but are not limited to those listed in **Attachment 1**.

Habitat descriptions and the potential for species occurrence included in the EIR should include robust information from multiple sources: aerial imagery, historical and recent survey data, field reconnaissance, scientific literature and reports, U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Consultation System, California Aquatic Resources Inventory, and findings from "positive occurrence" databases such as California Natural Diversity Database (CNDDB). Only with sufficient data and information from the habitat assessment, can the City adequately assess which special-status species are likely to occur on or near the Project site, and whether they could be impacted by the Project.

CDFW recommends that prior to Project implementation, surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at: https://www.wildlife.ca.gov/Conservation/Survey-Protocol.

Botanical surveys for special-status plant species, including those with a California Rare Plant Rank (http://www.cnps.org/cnps/rareplants/inventory/, CRPR)[1], must be conducted during the blooming period within the Project area and adjacent habitats that may be indirectly impacted by, for example, changes to hydrological conditions, and require the identification of reference populations. More than one year of surveys may be necessary based on environmental conditions. Please refer to CDFW protocols for surveying and evaluating impacts to special-status plants available at: https://www.wildlife.ca.gov/Conservation/Plants.

IMPACT ANALYSIS AND MITIGATION MEASURES

The EIR should discuss all direct and indirect impacts (temporary and permanent) that may occur with implementation of the Project (CEQA Guidelines, § 15126.2). This includes evaluating and describing impacts such as:

[1] CRPR 1B plants are considered rare, threatened, or endangered in California and elsewhere. Further information on CRPR ranks is available in CDFW's *Special Vascular Plants, Bryophytes, and Lichens List* (https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline) and on the California Native Plant Society website (https://www.cnps.org/rare-plants/california-rare-plant-ranks).

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

- Land use changes that would reduce open space or agricultural land uses and increase residential or other land use involving increased development;

- Encroachments into riparian habitats, wetlands, or other sensitive areas;

- Potential for impacts to special-status species;

- Loss or modification of breeding, nesting, wintering, dispersal or foraging habitat, including vegetation removal, alteration of soils and hydrology, and removal of habitat structural features (e.g., snags, roosts, vegetation overhanging banks); including, but not limited to, loss of nesting, wintering, or foraging habitat for Swainson's hawk (*Buteo swainsoni*) and burrowing owl (*Athene cunicularia*);

- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic or human presence; including impacts to migratory birds caused by lighting and reflective building surfaces; and

- Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.

Please note that the Project site is within the draft Solano Multispecies Habitat Conservation Plan (HCP) Valley Floor Grassland Conservation Area, and according to the draft Solano HCP Mitigation Measure SH 2 for Swainson's hawk and BO 1 for burrowing owl, Valley Floor Grassland Foraging habitat should be mitigated at a ratio of 1:1 (See Section 6.4.8 and Figures 4-21 and 4-22 of the draft Solano HCP at: https://www.scwa2.com/solano-multispecies-habitat-conservation-plan/.). Mitigation land should be identified as early in the planning process as possible, and early consultation with CDFW is advised.

The EIR should also identify existing and reasonably foreseeable future projects in the Project vicinity, disclose any cumulative impacts associated with these projects, determine the significance of each cumulative impact, and assess the significance of the Project's contribution to each impact (CEQA Guidelines, §15355). Although a project's impacts may be insignificant individually, its contributions to a cumulative impact may be considerable; a contribution to a significant cumulative impact – e.g., reduction of available habitat for a special-status species – should be considered cumulatively considerable without mitigation to minimize or avoid the impact. The cumulative impact analysis should consider the planned 17,500-acre new community known as the East Solano Plan or California Forever, which is adjacent to the Project.

The CEQA Guidelines direct the City, as the Lead Agency, to consider and describe in the EIR all feasible mitigation measures to avoid and/or mitigate potentially significant impacts of the Project on the environment based on comprehensive analysis of the

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

direct, indirect, and cumulative impacts of the Project (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.2, 15126.4 & 15370). This should include a discussion of impact avoidance and minimization measures for special-status species, which are recommended to be developed in early consultation with CDFW, USFWS, and the National Marine Fisheries Service. These measures can then be incorporated as enforceable Project conditions to reduce potential impacts to biological resources to less-than-significant levels.

ENVIRONMENTAL DATA

CEQA requires that information developed in EIRs and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDB. The CNDDB online field survey form and other methods for submitting data can be found at the following link: https://wildlife.ca.gov/Data/CNDDB/Submitting-Data. The types of information reported to CNDDB can be found at the following link: https://wildlife.ca.gov/Data/CNDDB/Plantsand-Animals.

FILING FEES

CDFW anticipates that the proposed Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary to defray the costs of CDFW's review under CEQA (Fish & G. Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency.

If you have any questions, please contact Alexander Single, Senior Environmental Scientist (Specialist), at (707) 980-5154 or Alexander.Single@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486...

Erin Chappell
Regional Manager
Bay Delta Region

Attachment 1: Special-Status Species

ec: Office of Planning and Research, State Clearinghouse (SCH No. 2024060040)

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

ATTACHMENT 1: Special-Status Species

Species Name	Common Name	Status
Hypomesus transpacificus	Delta smelt	SE, FT
Laterallus jamaicensis coturniculus	California black rail	FP, ST
Thamnophis gigas	giant garter snake	ST, FT
*Ambystoma californien**se***	California tiger salamander	ST, FT
Buteo swainsoni	Swainson's hawk	ST
Agelaius tricolor	tricolored blackbird	ST
Bombus crotchii	Crotch bumble bee	CE
Acipenser medirostris	Green sturgeon, southern Distinct Population Segment	FT, SSC
Aquila chrysaetos	golden eagle	FP, BGEPA
Elanus leucurus	white-tailed kite	FP
Athene cunicularia	burrowing owl	SSC
Charadrius montanus	mountain plover	SSC
Taxidea taxus	American badger	SSC
Ammodramus savannarum	grasshopper sparrow	SSC
Lanius ludovicianus	loggerhead shrike	SSC
Circus hudsonius	northern harrier	SSC
Asio flammeus	short eared owl	SSC
Lasiurus frantzii	western red bat	SSC
Pogonichthys macrolepidotus	Sacramento splittail	SSC
Isocoma arguta	Carquinez goldenbrush	CRPR 1B.1
Lilaeopsis masonii	Mason's lilaeopsis	SR, CRPR 1B.1
Plagiobothrys hystriculus	bearded popcornflower	CRPR 1B.1

DocuSign Envelope ID: EA403A7D-67A3-49B2-9CEC-C02E17F3AB18

Astragalus tener var. *tener*	alkali milk-vetch	CRPR 1B.2
Atriplex cordulata var. *cordulata*	heartscale	CRPR 1B.2
Etriplex joaquinana	San Joaquin spearscale	CRPR 1B.2
Hibiscus lasiocarpos var. *occidentalis*	woolly rose-mallow	CRPR 1B.2
Lathyrus jepsonii var. *jepsonii*	Delta tule pea	CRPR 1B.2
Sagittaria sanfordii	Sanford's arrowhead	CRPR 1B.2
Symphyotrichum lentum	Suisun Marsh aster	CRPR 1B.2
Cicuta maculata var. *bolanderi*	Bolander's water-hemlock	CRPR 2B.1
Limosella australis	Delta mudwort	CRPR 2B.1
Centromadia parryi ssp. *rudis*	pappose tarweed	CRPR 4.2

FT = federally listed as threatened under the Endangered Species Act (ESA); SE = state listed as endangered under the California Endangered Species Act (CESA); ST = state listed as threatened under CESA; CE = state candidate for listing as endangered under CESA; SR = stated listed as rare under the Native Plant Protection Act; FP = state fully protected under Fish and Game Code; BGEPA = protected under the federal Bald and Golden Eagle Protection Act; SSC = state Species of Special Concern; CRPR = California Rare Plant Rank

DEPARTMENT OF RESOURCE MANAGEMENT

JAMES BEZEK
Director

ALLAN CALDER
Planning Services Manager

SOLANO COUNTY

675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

July 3, 2024

Krystine Ball, Program Manager
1 Main Street
Rio Vista, CA 94571

Via email Kball@ci.rio-vista.ca.us

Re: **Brann Ranch Notice of Preparation (NOP)**

Dear Krystine:

On behalf of the Solano County Airport Land Use Commission (ALUC), the following comments are provided in response to the Brann Ranch Project Notice of Preparation (NOP) for the Environmental Impact Report (EIR) issued by the City of Rio Vista on June 3, 2024.

The NOP describes that the project proposes a master-planned community located within the Rio Vista Safety Zone 4 and 6, and within the Inner Wildlife Hazard Analysis Boundary of the Rio Vista Land Use Compatibility Plan (LUCP). Additionally, the project is located within TAFB Compatibility Zone D of the Travis AFB Land Use Compatibility Plan (LUCP).

An analysis of the project against Zone 4 and 6 compatibility criteria of the Rio Vista Airport Land Use Compatibility Plan Table 1 and Zone D of the TAFB Land Use Compatibility Plan Table 1 is required.

In addition, the project is located within the Inner Wildlife Hazard Analysis Boundary and subject to policies in Section 5.8 of the RV LUCP. According to Policy WH-1, projects within the Inner WHA boundary have the potential to cause a significant adverse impact with or without mitigation, shall be reviewed by the ALUC.

ALUC consistency determination is required, and please contact me regarding the application materials. The application shall be referred to ALUC during the during the EIR public comment period.

I look forward to continuing working with City staff regarding impacts on aircraft in flight. Please feel free to contact me at nnferrario@solanocounty.com or 707-784-3170.

Sincerely,

Nedzlene Ferrario, AICP
Principal Planner

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS–10D | OAKLAND, CA 94623-0660
www.dot.ca.gov

July 3, 2024

SCH #: 2024060040
GTS #: 04-SOL-2024-00327
GTS ID: 32116
Co/Rt/Pm: SOL/12/23.3

Krystine Ball, Director of Public Works and Community Development
City of Rio Vista
1 Main Street
Rio Vista, CA 94571

Re: Brann Ranch Project – Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)

Dear Krystine Ball:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Brann Ranch Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the June 2024 NOP as well as project material provided to Caltrans by the City of Rio Vista in March of 2024.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding
The project would involve development of a master planned community on a 322-acre project site located at 7989 State Route (SR)-12 in the City of Rio Vista, Solano County. The project would include 1,073 single-family detached residential homes and up to 59 high density multi-family units.

Travel Demand Analysis
With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide (*link*).

If the project meets the screening criteria established in the City's adopted VMT policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in alignment with the City's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the DEIR.

Traffic Operations
Please provide proposed lane closures and work hours for review and approval by the Caltrans Office of Transportation Management. New project access to and from SR-12 would also require review and concurrence by the Caltrans Office of Traffic Safety. Additionally, the new Bill Brann Road intersection proposed along the State Transportation Network (STN) would require an Intersection Control Evaluation (ICE). Please–see Caltrans Traffic Operation Policy Directive (TOPC) 13-02 for more information (*link*).

Please provide a Traffic Impact Study that discusses the impacts of traffic generated by the project on the STN. The discussion should include potential safety issues such as corner sight distances and any left-turn channelization at the proposed project driveway on SR-12.

Preliminary Encroachment Plans
These comments are regarding the preliminary encroachment plans (*Attachment 1*) submitted to Caltrans in March 2024.

General
Please provide depictions of alignments, construction details (including elevations and pavement sections with existing and proposed materials/layers), Caltrans' Right-of-Way (ROW) lines, and superelevation diagrams on all applicable plans. Additionally, please provide the following material when available: grading plans; landscape plans; erosion control plans; and staging plans (positive work zone protection may be needed).

Per Sheet C1.0:

- The design for the proposed Eastbound (EB) SR-12 project driveway along the northerly future entry (Bill Brann Road), shall conform to Caltrans Design Guidelines. Please see Caltrans Encroachment Permit Manual – Appendix J (*link*) for Typical Rural driveways in State ROW and Caltrans Standard Plans Curbs and Driveways Sheet A87A (*link*).
- Please show the existing pavement structural section based on as-built plans (See Caltrans Project Plans for Construction on State Highway (04-2A6204-SOL-12-20.6-23.5)) and design the widened pavement keeping the as-builts in

perspective. The new widening should begin at the edge of traveled way (ET/W) unless the as-builts show the same structural section as traveled way in which case the outer one foot of pavement should be removed after sawcut to get a clean edge for widening. Additionally, please verify if there is a need for cross slope correction if shoulder pavement is to remain.

- Please provide plans for the finalized pavement structural section details for the widened pavement. Please include the layer thicknesses in the pavement section details. The specific quantities and costs for the materials necessary for the widening should be included in the cost estimate.
- Please clarify if the existing utility pole will be located within Caltrans' ROW. If so, coordination may be needed between the utility owner and Caltrans Office of ROW. Additionally, please note per the Caltrans Highway Design Manual Topic 302 – Highway Shoulder Standards, Table 302.1 (*link*), an eight-foot shoulder width would be the applicable standard for this portion of the STN. As this is an existing condition, additional documentation and coordination with Caltrans will be needed. *(Noted in Attachment 2 – Preliminary Encroachment Plans with Caltrans Design comments)*

Per Sheet C1.1

- Please provide a cross-section for STA 229+89.2 to STA 236+00.00. *(Noted in Attachment 2 – Preliminary Encroachment Plans with Caltrans Design comments)*

Per Sheet C3.1

- Please provide supplemental information regarding the need for the proposed 1,133-foot median-concrete barrier installation and indicate the type of barrier on the plans. Please refer to the latest 2023 Caltrans standards plans for concrete barrier type 60-series and check Caltrans website for the latest revised standard plans (*link*). Both the concrete barrier approaching and trailing end should be shielded with Caltrans approved crash cushions, see Caltrans Authorized Material list (*link*).
- Please provide existing topography for lane lines, information on the type of median barrier, and note that K-rails are no longer used on the STN. *(Noted in Attachment 2 – Preliminary Encroachment Plans with Caltrans Design comments)*

Hydrology

A new drainage system is proposed along the northern end of SR-12, which is to be widened as a part of the project. The system would drain a stretch of SR-12 and the

proposed project to an unnamed creek located north of the existing project parcel. The existing floodplain of the unnamed creek is designated as Zone A under FEMA FIRMs and extends adjacent north of the project development. The Lead Agency should coordinate with Caltrans regarding any maintenance agreements or drainage easements necessary for future maintenance purposes.
Additionally, please provide the following information in the DEIR:

- A drainage report of existing and post project flow conditions and proposed mitigation measures to meet or reduce flow to existing conditions. Potential backwater flow in the Caltrans drainage system under post project conditions should be avoided.
- A determination of base floodplain elevations of the unnamed creek and obtainment of Flood Zone AE certificate.
- A Master Plan of the storm drain system incorporated with the SR-12 drainage system.
- Hydraulic Grade Lines (HGL) on open channel within Caltrans' ROW under 25 and 100-yr flow conditions. Reasonable tailwater conditions should be considered in the HGL estimates.

Aeronautics
One of the goals of the Caltrans, Division of Aeronautics is to assist cities, counties, and Airport Land Use Commissions (ALUC) or their equivalent, to understand and comply with the State Aeronautics Act pursuant to the California Public Utilities Code (PUC), Section 21001 et seq. From preliminary viewing, the proposed project site is in Safety Zone 4 Outer approach/Departure Surface, Safety Zone 6 Traffic Pattern Zone, and the Inner Wildlife Hazard Analysis boundary of the Rio Vista Municipal Airport and therefore must adhere to the safety criteria and restrictions defined in the Airport Land Use Compatibility Plan (ALUCP) adopted by the ALUC pursuant to the PUC, Section 21674. Compatibility polices stipulated in the Rio Vista ALUCP of 2018 must be considered for the utmost safety. These compatibility policies relate to land use type, density and intensity requirements, noise compatibility, and flight obstruction requirements. Additionally, the entire Rio Vista Airport Influence Area (AIA) falls within Compatibility Zone D of Travis Airforce Base, and all projects must comply with the compatibility standards set by the Travis Airforce Base Airport Land Use Compatibility Plan.

The proposed project must also address requirements from the Federal Aviation Administration (FAA), specified in Title 14 of the Code of Federal Regulations, Part 77. (14 CFR Part 77). Title 14 CFR Part 77.9 provides vertical and horizontal criteria for construction near an airport. The California Public Utilities Code Section 21659 prohibits structural hazards near airports. Proposed structures that exceed FAA Regulations Part 77 height criteria are subject to an Obstruction Evaluation/Airspace Analysis for

determination. Compatibility concerns regarding airport obstructions and hazards to flight (such as wildlife attractants, lighting, or glare i.e., solar, etc.) should also be considered for further review.
Per the California Public Utilities Code Section 21001 et seq. relating to the State Aeronautics Act, Section 21676(b) prior to the amendment of a general plan within the planning boundary established by the airport land use commission pursuant to Section 21675, the local agency shall first refer the proposed action to the commission. If the commission determines that the proposed action is inconsistent with the commission's plan, the referring agency shall be notified. Any proposed development in the defined safety zones, therefore, must adhere to the safety criteria and restrictions defined in the Airport Land Use Compatibility Plan(s) adopted by the ALUC pursuant to the PUC, Section 21674.

An ALUCP is crucial in minimizing noise nuisance and safety hazards around airports while promoting orderly development in their vicinity, as declared by the California Legislature. Additionally, the ALUC is responsible for assessing potential risks to aircraft, individuals in the airspace, and people occupying areas near the airport. If you have any questions regarding aeronautics, please contact Tiffany Martinez, Transportation Planner, at Tiffany.Martinez@dot.ca.gov.

Construction-Related Impacts
Multiple Caltrans projects that involve highway widening elements are located in the general vicinity of this project. Please coordinate with Caltrans regarding potential dedication of land for the widening proposed in the Brann Ranch Project.

Potential impacts to the State ROW from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (*link*). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

Equitable Access
If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit
Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As

part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 (*link*) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (*link*). Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Llisel Ayon, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

BRANN RANCH - HIGHWAY 12 WIDENING

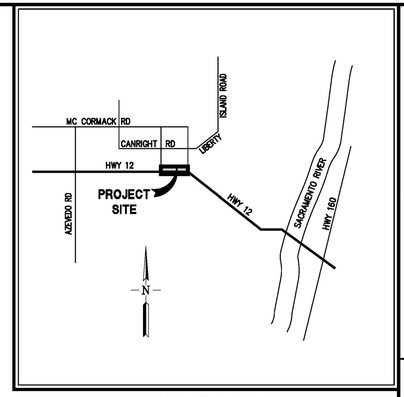
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA
FOR: ENCORE LIBERTY II, LLC

LEGEND

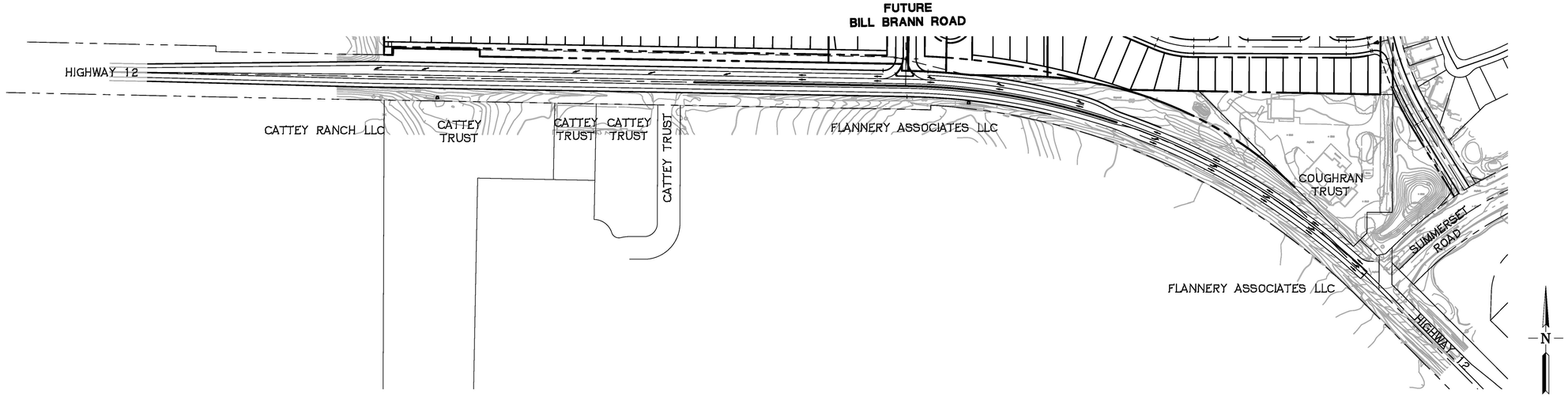
PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
	CURB & GUTTER	EX FC
	SAWCUT	
	SIDEWALK	
	EARTH OR GRASS SWALE	
	VALLEY GUTTER	
	STORM WATER INLET	
	DROP INLET	
	AREA DRAIN	
	BUBBLE UP	
	MANHOLE	
	FIRE HYDRANT	
	MONUMENT	
	TRAFFIC SIGN	
	FENCE	
	BARRICADE	

ABBREVIATIONS

AB	AGGREGATE BASE	LL	LOT LINE
AC	ASPHALT CONCRETE	LP	LOW POINT
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BDY	BOUNDARY	MH	MANHOLE
CL	CENTER LINE	MIN	MINIMUM
CMP	CORRUGATED METAL PIPE	OH	OVERHEAD
DI	DROP INLET	P	PAD ELEVATION
EC	END OF CURVE	PAV	PAVEMENT
EP	EXISTING PAVEMENT	PL	PROPERTY LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
FC	FACE OF CURB	RET	CURB RETURN
FH	FIRE HYDRANT	RW	RIGHT OF WAY
FL	FLOW LINE	SD	STORM DRAIN
GB	GRADE BREAK	STD	STANDARD
HP	HIGH POINT	SWI	STORM WATER INLET
INV	INVERT ELEVATION	SWK	SIDEWALK
LF	LINEAR FOOT	TYP	TYPICAL



VICINITY MAP
NOT TO SCALE



SHEET INDEX

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	PRELIMINARY SECTIONS AND DETAILS
C1.1	PRELIMINARY PLAN AND PROFILE
C1.2	PRELIMINARY PLAN AND PROFILE
C1.3	PRELIMINARY PLAN AND PROFILE
C2.1	PRELIMINARY STORMWATER TREATMENT PLAN
C3.1	PRELIMINARY SIGNING AND STRIPING

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DAVID T. VERHOLEN
No. 82632
CIVIL
STATE OF CALIFORNIA

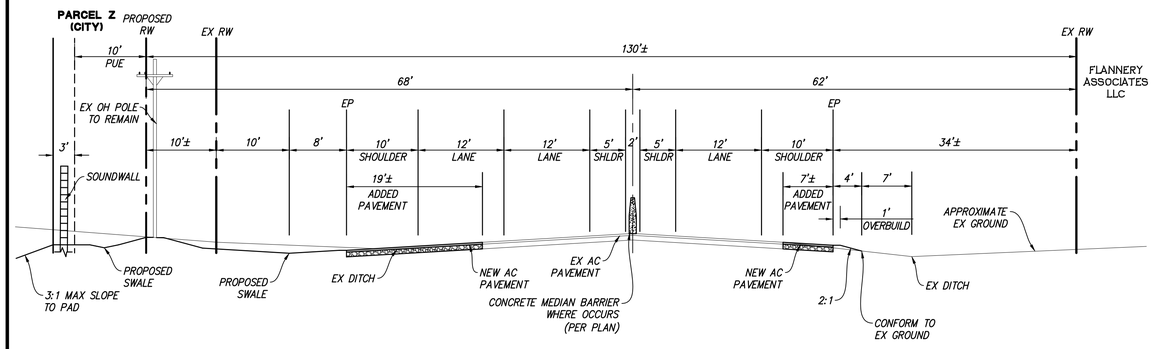
PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
COVER SHEET
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
AS SHOWN	11-9-2023	MCP	JM	DT

DATE	MK	SHEET REVISIONS	BY	CK	QTY

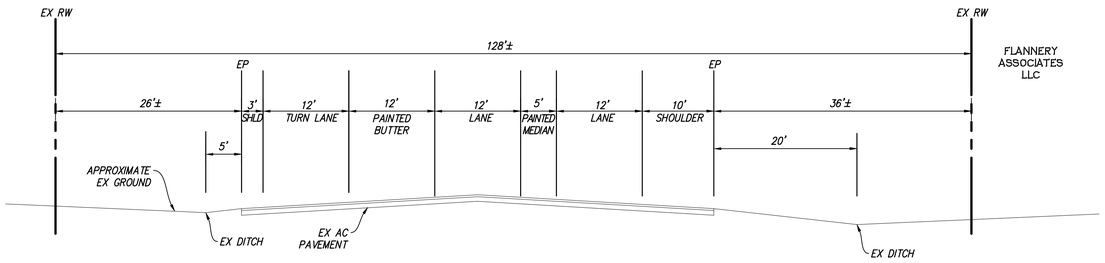
SHEET NO.
C0.0
OF 7 SHEETS
JOB NO.
211098

G:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C0.0-211098PD-CVDWG 11/9/2023 10:38:10 AM HILARY RAYA



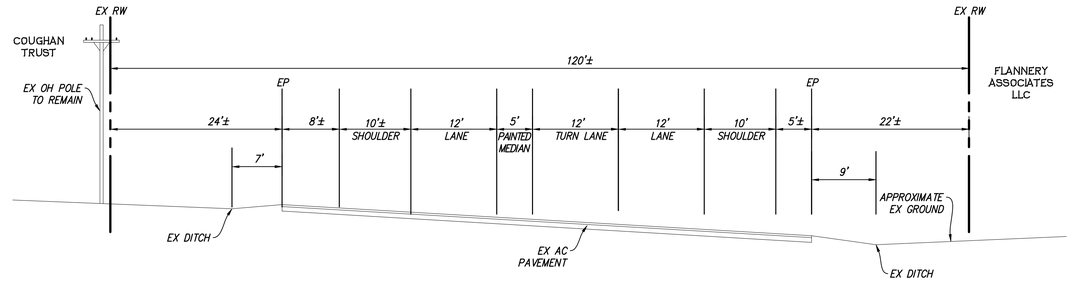
NOT TO SCALE

1 STA 236+00.00 TO STA 255+00.00



NOT TO SCALE

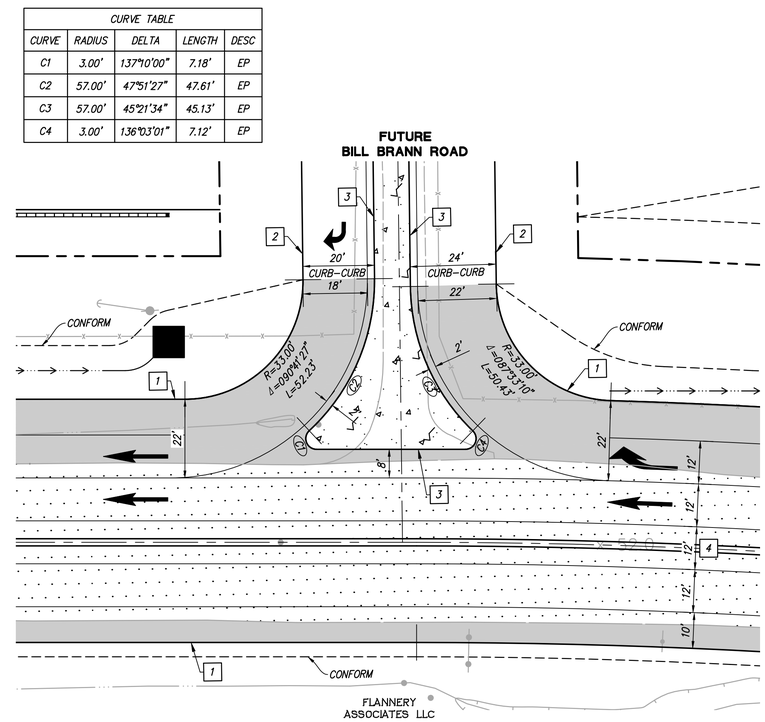
3 STA 263+00.00 TO SUMMERSET ROAD



NOT TO SCALE

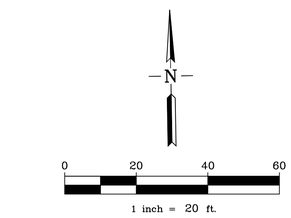
2 STA 257+00.00 TO STA 263+00.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	DESC
C1	3.00'	137°10'00"	7.18'	EP
C2	57.00'	47°51'27"	47.61'	EP
C3	57.00'	45°21'34"	45.13'	EP
C4	3.00'	136°03'01"	7.12'	EP



SCALE 1"=20'

4 PROJECT ENTRY ENLARGED DETAIL



LEGEND

- NEW AC PAVEMENT
- SLURRY SEAL
- RAISED CONCRETE MEDIAN
- PROPOSED RIGHT OF WAY
- PROPOSED SWALE (1% MIN)

PLAN KEYNOTES:

1. PAVEMENT WIDENING/NEW EP PER PLAN
2. ONSITE CURB AND GUTTER PER SEPARATE BRANN RANCH DEVELOPMENT
3. RAISED TYPE D 8" MEDIAN CURB PER CALTRANS STD DETAIL A87A
4. 5' SHOULDERS AND RAISED CONCRETE MEDIAN BARRIER (12' TOTAL WIDTH)

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
DAVID T. FERRIONE
No. 82632
CIVIL
STATE OF CALIFORNIA

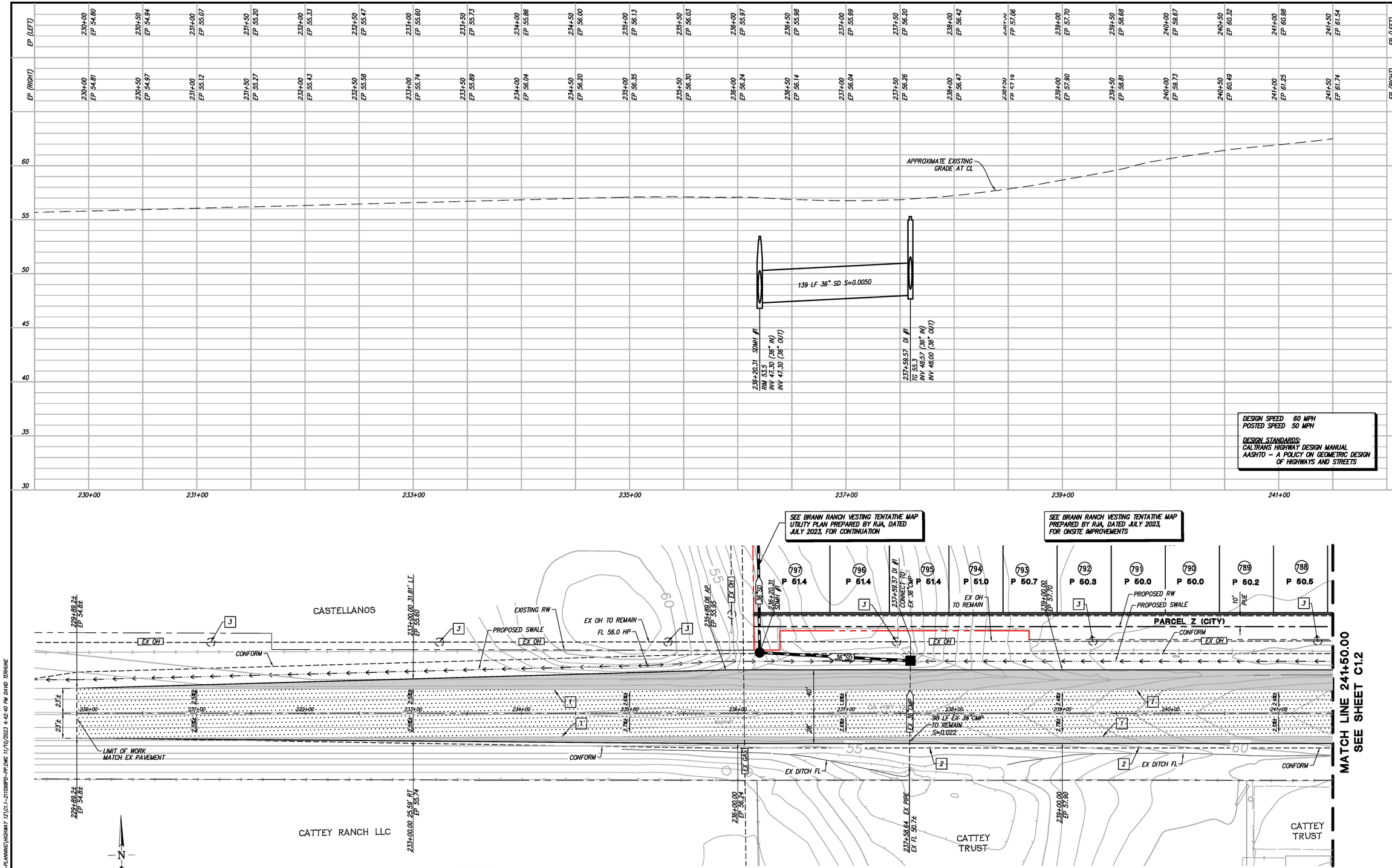
PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY SECTIONS AND DETAILS
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
AS SHOWN	11-8-2023	HCR	JA	DT

DATE	MK	SHEET REVISIONS	BY	CK	CITY

SHEET NO. C1.0
OF 7 SHEETS
JOB NO. 211098

G:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1.0-211098PD-DT.DWG 11/9/2023 6:13:02 PM HILARY RAYA



DESIGN SPEED 60 MPH
POSTED SPEED 50 MPH

DESIGN STANDARDS:
CALTRANS HIGHWAY DESIGN MANUAL
AASHTO – A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS

SEE BRANN RANCH VESTING TENTATIVE MAP UTILITY PLAN PREPARED BY RJA, DATED JULY 2023, FOR CONTINUATION

SEE BRANN RANCH VESTING TENTATIVE MAP PREPARED BY RJA, DATED JULY 2023, FOR ONSITE IMPROVEMENTS

N

0 40 80 120

1 inch = 40 ft.

LEGEND

- NEW AC PAVEMENT
- SLURRY SEAL
- PROPOSED SWALE (1% MIN)
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY

PLAN KEYNOTES:

1. EXISTING EDGE OF PAVEMENT
2. REMOVE AND ADJUST TO FINISH GRADE EXISTING TRAFFIC SIGN AND POST
3. EXISTING PG&E POLE TO REMAIN

BEFORE EXCAVATING
CALL U.S.A.
UNDERGROUND SERVICE ALERT
800-227-2600 TOLL FREE
48 HOURS BEFORE ALL PLANNED WORK OPERATIONS

NOTE:
LOCATIONS AND DEPTHS OF EX UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF TWO WORKING DAYS PRIOR TO STARTING ANY WORK.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DAVID J. TERHORST No. 82632 CIVIL STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING

PRELIMINARY PLAN AND PROFILE

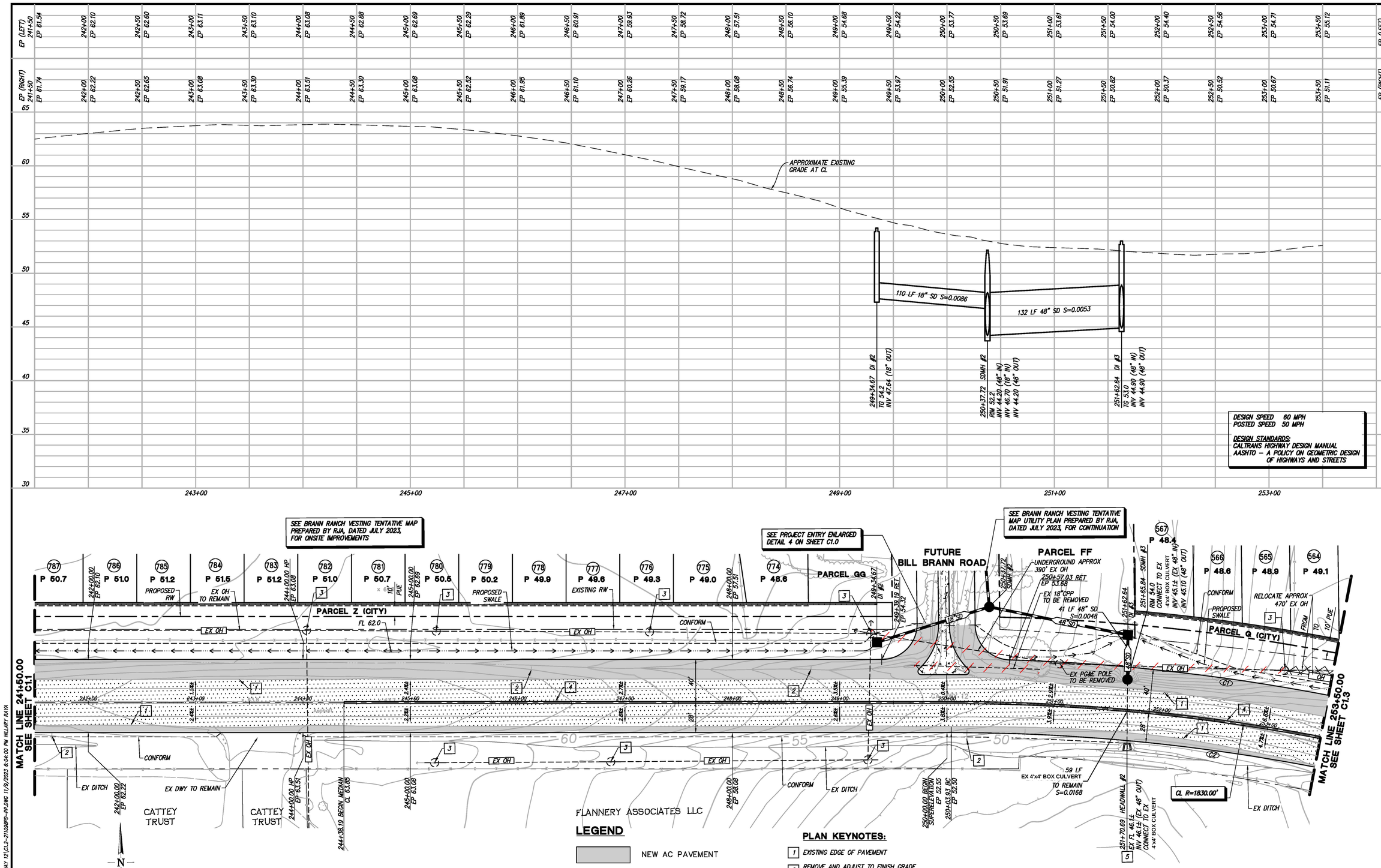
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	AS SHOWN
DATE	11-8-2023
DRAWN	HGR
CHECKED	JA
PROJ. MGR.	DT

DATE	MK	BY	CK	CITY	SHEET REVISIONS

SHEET NO. C1.1
OF 7 SHEETS
JOB NO. 211098

\\RJA-FLSRV2\FILES\JOB2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1.1-211098PP-PP.DWG 11/10/2023 4:42:40 PM DAVID TERHORST



LEGEND

- NEW AC PAVEMENT
- SLURRY SEAL
- REMOVE EX UTILITY
- PROPOSED SWALE (1% MIN)
- RELOCATE EX UTILITY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY

PLAN KEYNOTES:

1. EXISTING EDGE OF PAVEMENT
2. REMOVE AND ADJUST TO FINISH GRADE EXISTING TRAFFIC SIGN AND POST
3. EXISTING PG&E POLE TO REMAIN
4. CONCRETE MEDIAN BARRIER
5. OLDCASTLE PRECAST HEADWALL OR APPROVED EQUIVALENT

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	DESC
C1	1882.00'	12°56'19"	425.00'	EP
C2	1802.00'	17°26'04"	548.33'	EP

N

0 40 80 120

1 inch = 40 ft.

BEFORE EXCAVATING
CALL U.S.A.
UNDERGROUND SERVICE ALERT
800-227-2600 TOLL FREE
48 HOURS BEFORE ALL PLANNED WORK OPERATIONS

NOTE:
LOCATIONS AND DEPTHS OF EX UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF TWO WORKING DAYS PRIOR TO STARTING ANY WORK.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DAVID T. VERHOUNIG
No. 82632
CIVIL
STATE OF CALIFORNIA

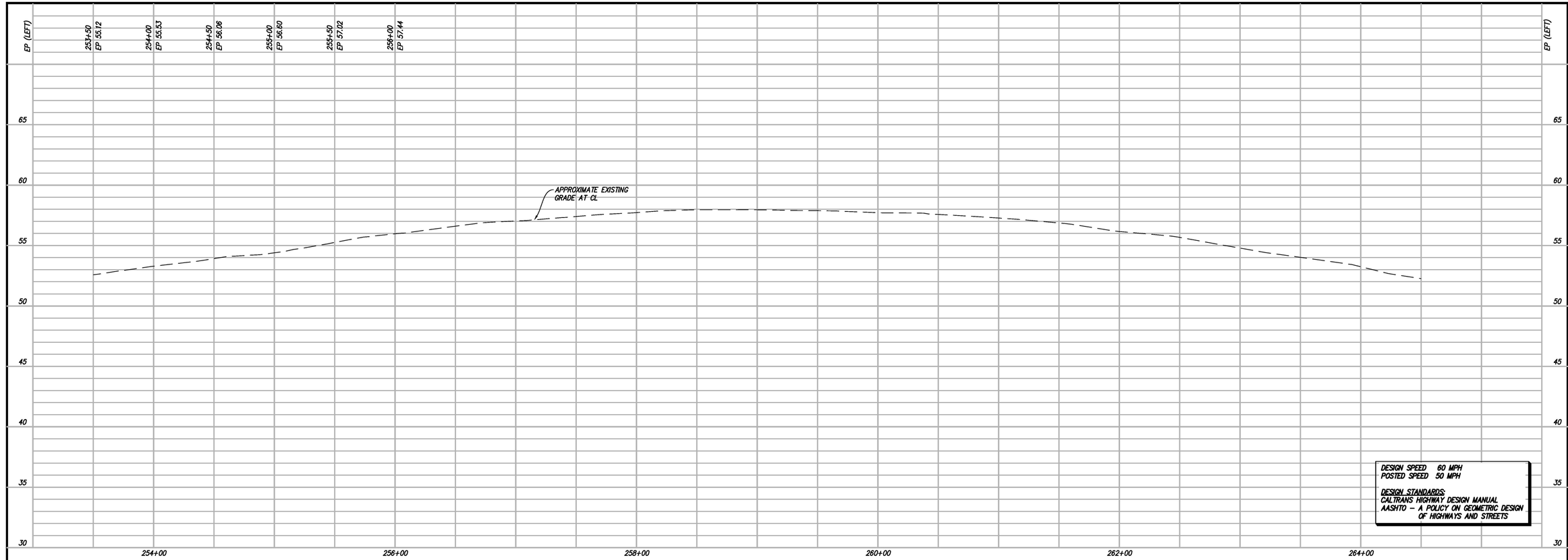
PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY PLAN AND PROFILE
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK	CITY

SCALE AS SHOWN
DATE 11-8-2023
DRAWN MDR
CHECKED JA
PROJ. MGR. DT

SHEET NO. C1.2
OF 7 SHEETS
JOB NO. 211098

C:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1.2-211098PD-PP.DWG 11/9/2023 6:04:00 PM HILARY RAYA



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	DESC
C1	260.00'	14°22'40"	65.24'	EP
C2	240.00'	10°59'45"	46.06'	EP
C3	1882.00'	12°56'19"	425.00'	EP
C4	1802.00'	12°13'21"	384.41'	EP

SEE BRANN RANCH VESTING TENTATIVE MAP PREPARED BY RJA, DATED JULY 2023, FOR CONTINUATION AND MORE INFORMATION

554 P 51.8
555 P 51.4
556 P 51.1
557 P 50.8
558 P 50.5
559 P 50.1
560 P 49.8
561 P 49.8
562 P 49.6
563 P 49.3

RELOCATE APPROX 470' EX OH FROM EXISTING OH TO 10" PUE

254+72.90 PCC EP 56.31
254+00.00 EP 55.53
255+36.33 PCC EP 56.91
255+81.31 PCC EP 57.28

PARCEL G (CITY)
EX OH
OH
FL 55.3
C1
C2
C3
C4
38'±
18'±
5.0%±
5.5%±
4.9%±
6.0%±
3.2'±
7.4'±
257+00
258+00
259+00
260+00
261+00
262+00
263+00
264+00
265+00
CONFORM TO EX PAVEMENT
EX DIRT ROAD/TURNOUT
EX OH TO REMAIN
COUGHRAN TRUST
SUMMERSET ROAD
Asphalt
CA HI
EX DITCH
253+94.32 CONFORM EP 55.21
255+71.06 END MEDIAN CL 55.54
CL R=1830.00'
FLANNERY ASSOCIATES LLC
MATCHLINE 253+50.00 SEE SHEET C1.2

LEGEND

- NEW AC PAVEMENT
- SLURRY SEAL
- REMOVE EX UTILITY
- PROPOSED SWALE (1% MIN)
- RELOCATE EX UTILITY
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY

PLAN KEYNOTES:

1. EXISTING EDGE OF PAVEMENT
2. REMOVE/ AND ADJUST TO FINISH GRADE EXISTING TRAFFIC SIGN AND POST
3. EXISTING PG&E POLE TO REMAIN
4. CONCRETE MEDIAN BARRIER
5. NEW OVERHEAD/PG&E POLE PER JT PLANS (BY OTHERS)

BEFORE EXCAVATING
CALL U.S.A.
UNDERGROUND SERVICE ALERT
800-227-2600 TOLL FREE
48 HOURS BEFORE ALL PLANNED WORK OPERATIONS

NOTE:
LOCATIONS AND DEPTHS OF EX UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF TWO WORKING DAYS PRIOR TO STARTING ANY WORK.

0 40 80 120
1 inch = 40 ft.

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DAVID T. TERHUNE No. 82632 CIVIL STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY PLAN AND PROFILE
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	DATE	CK	BY	SHEET REVISIONS	MK	DATE
AS SHOWN	11-8-2023					
DRAWN MOR	CHECKED JA					
PROJ. MGR. DT						

SHEET NO. C1.3
OF 7 SHEETS
JOB NO. 211098

G:\JOBS\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1_3-211098PP-PP.DWG 11/9/2023 6:05:43 PM HILARY RAYA

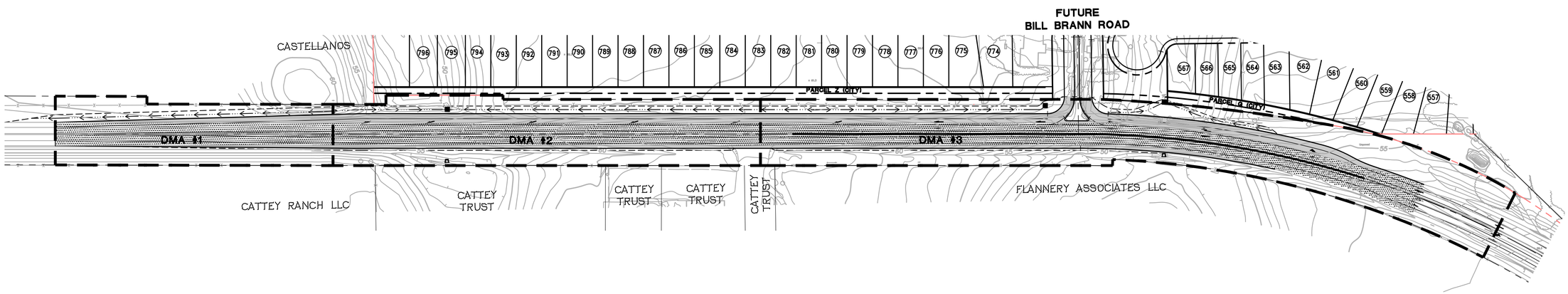
LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- NEW AC PAVEMENT
- SLURRY SEAL

N

0 100 200 300

1 inch = 100 ft.



PRELIMIANRY STORMWATER TREATMENT CALCULATIONS

DMA	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED [1] TREATMENT AREA (SF)	PROVIDED [1] TREATMENT AREA (SF)
1	68,178	17,035	51,143	22,149	11,075	51,143
2	109,906	20,541	89,365	29,478	14,739	89,365
3	193,650	29,590	164,060	45,996	22,998	164,060
TOTAL	371,734	67,166	304,568			

NOTE:
1. THE DRAINAGE MANAGEMENT AREAS SHALL BE TREATED VIA THE 2:1 SELF-RETAINING AREA WITHIN THE LANDSCAPE STRIP.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID T. FLEMINGHOUSE No. 82632 CIVIL STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY STORMWATER TREATMENT PLAN
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

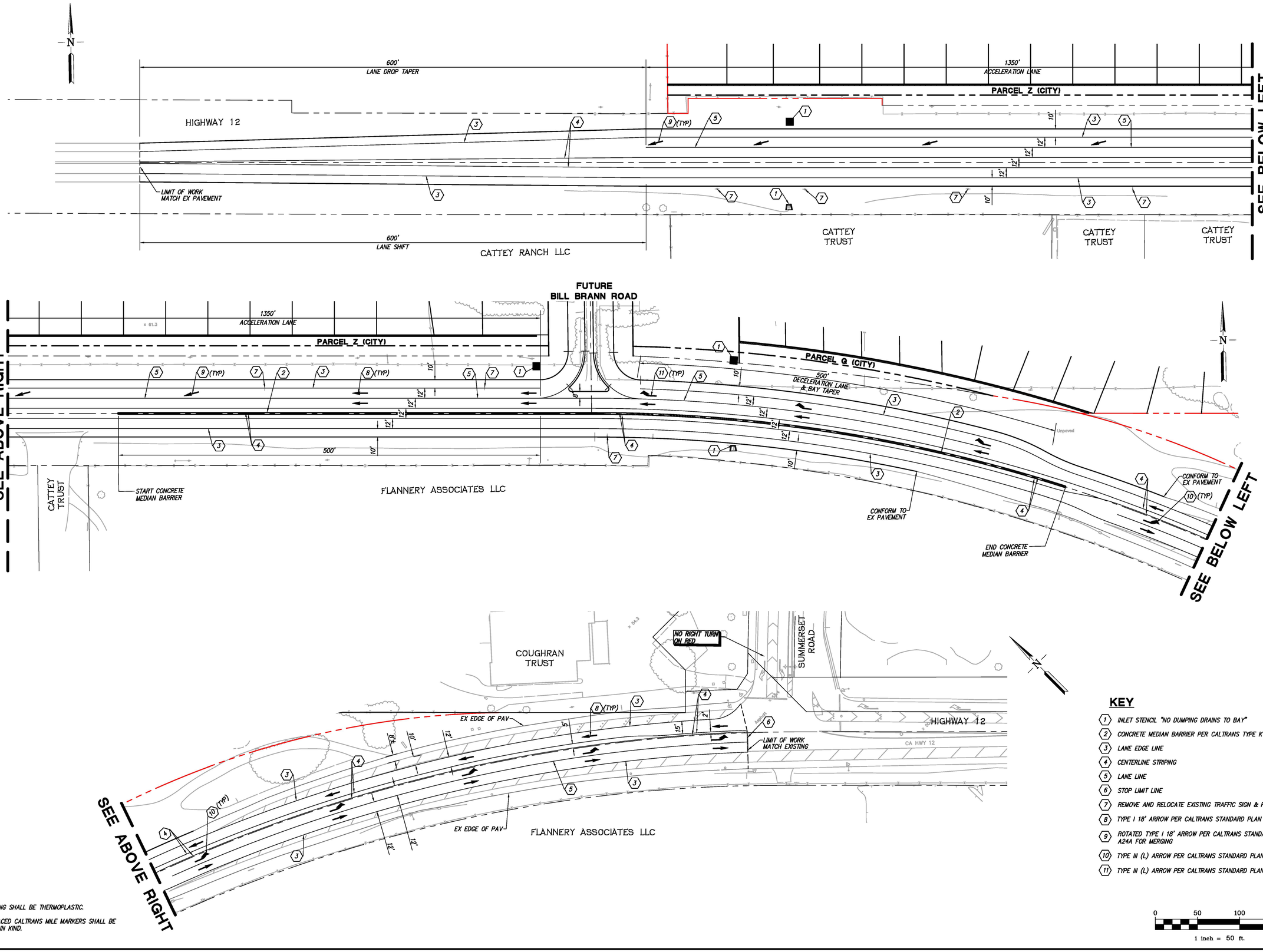
DATE	MK	SHEET REVISIONS	BY	CK	CITY

SCALE: AS SHOWN
DATE: 11-8-2023
DRAWN: HDP
CHECKED: JA
PROJ MGR.: DT

SHEET NO. C2.1
OF 7 SHEETS

JOB NO. 211098

C:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C2.1-211098PD-SWTP.DWG 11/9/2023 10:17:45 AM HILARY RAYA



KEY

1. INLET STENCIL "NO DUMPING DRAINS TO BAY"
2. CONCRETE MEDIAN BARRIER PER CALTRANS TYPE K RAIL
3. LANE EDGE LINE
4. CENTERLINE STRIPING
5. LANE LINE
6. STOP LIMIT LINE
7. REMOVE AND RELOCATE EXISTING TRAFFIC SIGN & POST
8. TYPE I 18' ARROW PER CALTRANS STANDARD PLAN A24A
9. ROTATED TYPE I 18' ARROW PER CALTRANS STANDARD PLAN A24A FOR MERGING
10. TYPE III (L) ARROW PER CALTRANS STANDARD PLAN A24B
11. TYPE III (L) ARROW PER CALTRANS STANDARD PLAN A24B

0 50 100 150

1 inch = 50 ft.

NOTES:

1. ALL STRIPING SHALL BE THERMOPLASTIC.
2. ALL DISPLACED CALTRANS MILE MARKERS SHALL BE REPLACED IN KIND.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
(925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DAVID T. VERHAGEN
No. 82632
CIVIL
STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY SIGNING AND STRIPING
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	DRAWN	CHECKED	PROJ. MGR.
AS SHOWN	MCP	JA	DT
DATE: 11-9-2023			

DATE	MK	SHEET REVISIONS	BY	CK	QTY

SHEET NO.
C3.1
OF 7 SHEETS
JOB NO.
211098

C:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C31-211098PD-SS.DWG 11/9/2023 10:19:21 AM HILARY RAYA

BRANN RANCH - HIGHWAY 12 WIDENING

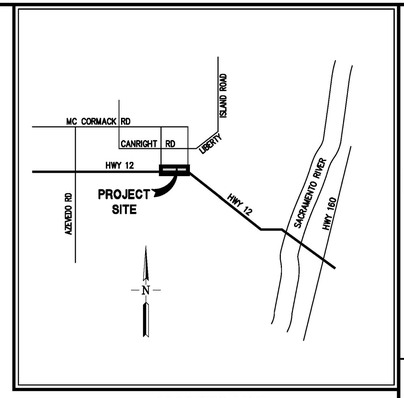
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA
FOR: ENCORE LIBERTY II, LLC

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
	CURB & GUTTER	EX FC
	SAWCUT	
	SIDEWALK	
	EARTH OR GRASS SWALE	
	VALLEY GUTTER	
	STORM WATER INLET	
	DROP INLET	
	AREA DRAIN	
	BUBBLE UP	
	MANHOLE	
	FIRE HYDRANT	
	MONUMENT	
	TRAFFIC SIGN	
	FENCE	
	BARRICADE	

ABBREVIATIONS

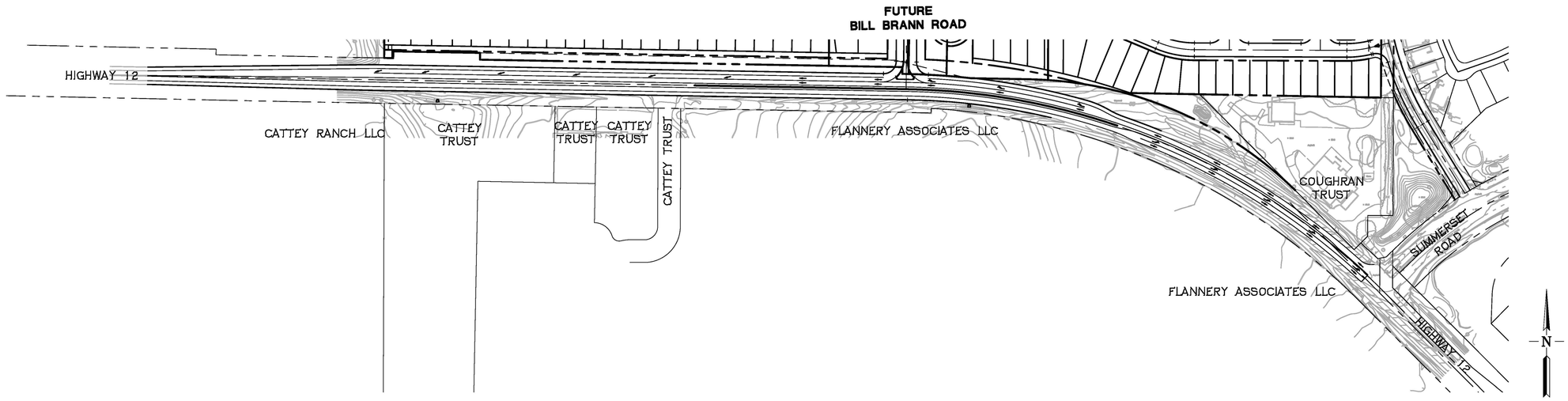
AB	AGGREGATE BASE	LL	LOT LINE
AC	ASPHALT CONCRETE	LP	LOW POINT
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BDY	BOUNDARY	MH	MANHOLE
CL	CENTER LINE	MIN	MINIMUM
CMP	CORRUGATED METAL PIPE	OH	OVERHEAD
DI	DROP INLET	P	PAD ELEVATION
EC	END OF CURVE	PAV	PAVEMENT
EP	EXISTING PAVEMENT	PL	PROPERTY LINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	PVC	POLYVINYL CHLORIDE PIPE
EX	EXISTING	RCP	REINFORCED CONCRETE PIPE
FC	FACE OF CURB	RET	CURB RETURN
FH	FIRE HYDRANT	RW	RIGHT OF WAY
FL	FLOW LINE	SD	STORM DRAIN
GB	GRADE BREAK	STD	STANDARD
HP	HIGH POINT	SW	STORM WATER INLET
INV	INVERT ELEVATION	SWK	SIDEWALK
LF	LINEAR FOOT	TYP	TYPICAL



VICINITY MAP
NOT TO SCALE

General Comments

- show alignment on all sheets
- construction details missing
- grading plan missing
- superelevation diagram missing
- landscape plans missing
- erosion control plans missing
- include staging plans (positive work zone protection might be needed)



SHEET INDEX

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	PRELIMINARY SECTIONS AND DETAILS
C1.1	PRELIMINARY PLAN AND PROFILE
C1.2	PRELIMINARY PLAN AND PROFILE
C1.3	PRELIMINARY PLAN AND PROFILE
C2.1	PRELIMINARY STORMWATER TREATMENT PLAN
C3.1	PRELIMINARY SIGNING AND STRIPING

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
(925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
DAVID T. VERHOUT
No. 82632
CIVIL
STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
COVER SHEET
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
AS SHOWN	11-8-2023	HCR	JA	DT

DATE	MK	SHEET REVISIONS	BY	CK	CITY

SHEET NO.
C0.0
OF 7 SHEETS
JOB NO.
211098

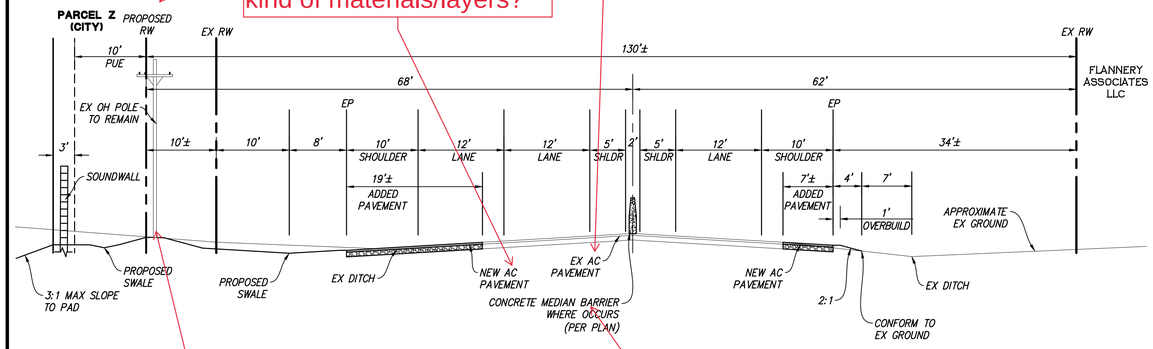
G:\JOB2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C0.0-211098PD-CVSHT 11/9/2023 10:38:10 AM HILARY RAYA

show cross sections for sta 229 +89.2 to 236+00

R/W coordination needed with Caltran's R/W office

show existing AC pavement sections

show proposed AC pavement sections - what kind of materials/layers?



is this proposing the ex. utility pole to be within CT's R/W?

coordination maybe needed b/t utility owner and CT's ROW Utilites

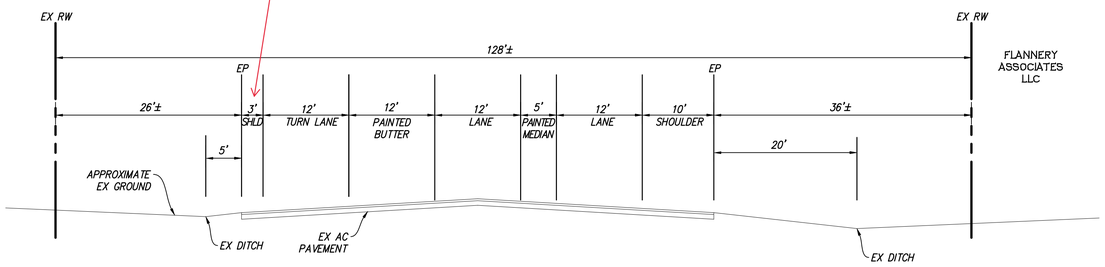
type of Median Barrier?

NOT TO SCALE

1 STA 236+00.00 TO STA 255+00.00

non-std shldr (need to be 8') - HDM Table 302.1

- since existing condition, will need a memo to file document



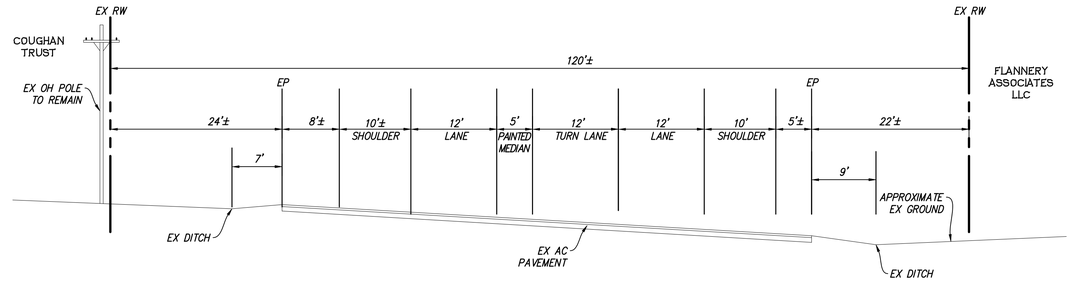
existing conditions

NOT TO SCALE

3 STA 263+00.00 TO SUMMERSET ROAD

DESIGN SPEED 60 MPH
POSTED SPEED 50 MPH

DESIGN STANDARDS:
CALTRANS HIGHWAY DESIGN MANUAL
AASHTO – A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS



existing pavement conditions with proposed pavement stripe

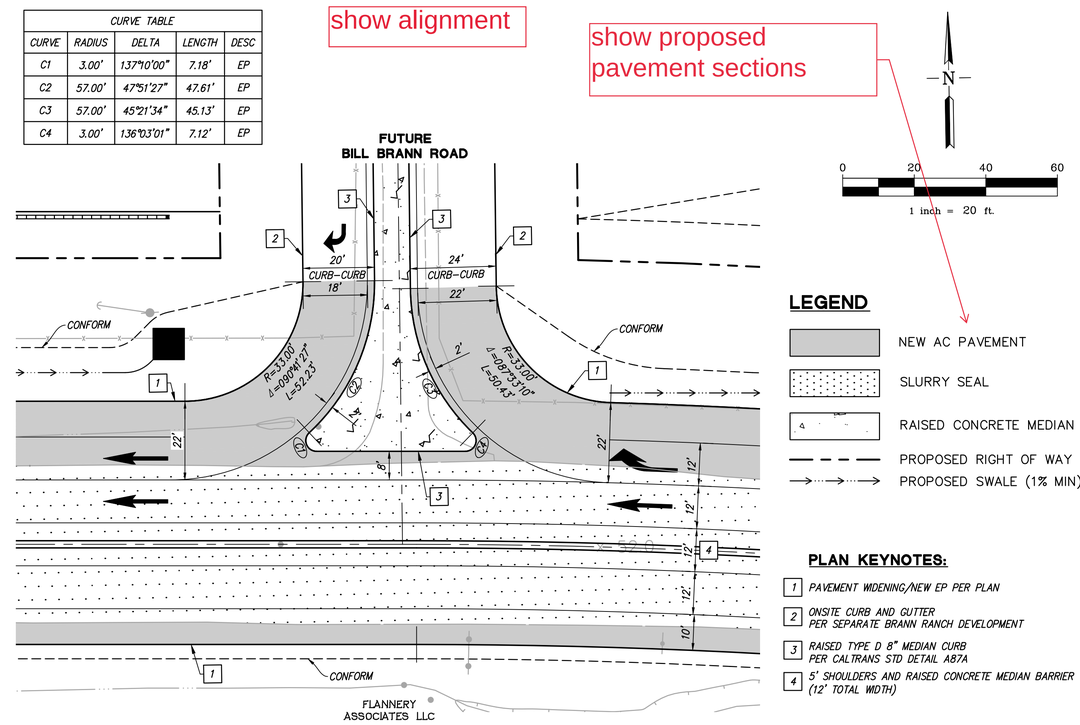
NOT TO SCALE

2 STA 257+00.00 TO STA 263+00.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	DESC
C1	3.00'	137°10'00"	7.18'	EP
C2	57.00'	47°51'27"	47.61'	EP
C3	57.00'	45°21'34"	45.13'	EP
C4	3.00'	136°03'01"	7.12'	EP

show alignment

show proposed pavement sections



SCALE 1"=20'

4 PROJECT ENTRY ENLARGED DETAIL

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
DAVID T. FERRIGNO
No. 82632
CIVIL
STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

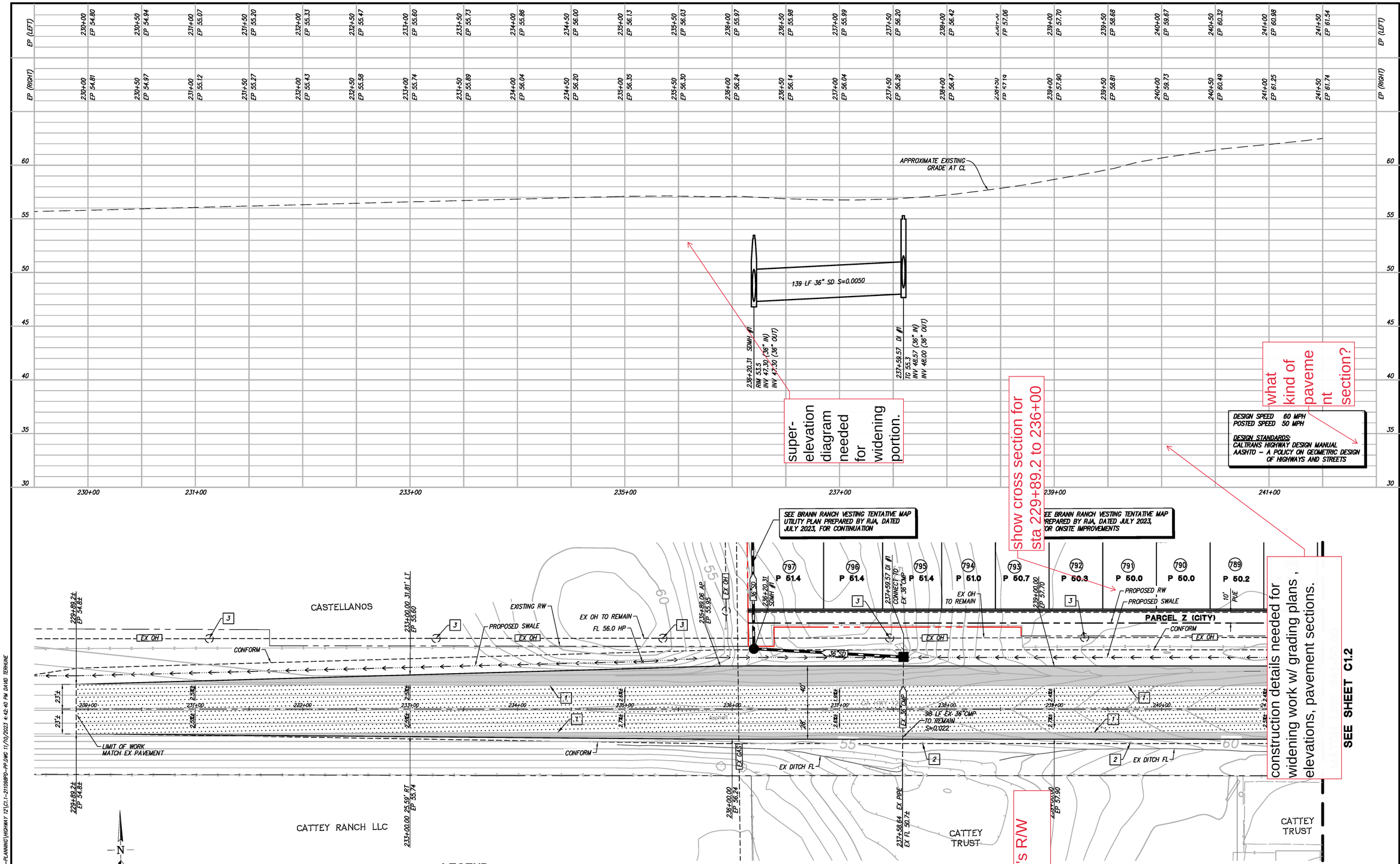
PRELIMINARY SECTIONS AND DETAILS

SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
AS SHOWN	11-8-2023	HCR	JA	JT

DATE	MK	SHEET REVISIONS	BY	CK
				CITY

SHEET NO. C1.0
OF 7 SHEETS
JOB NO. 211098

G:\JOBS\2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1.0-211098PD-DT.DWG 11/9/2023 6:13:02 PM HILARY RAYA



LEGEND

- NEW AC PAVEMENT
- SLURRY SEAL
- PROPOSED SWALE (1% MIN)
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY

PLAN KEYNOTES:

1. EXISTING EDGE OF PAVEMENT
2. REMOVE AND ADJUST TO FINISH GRADE EXISTING TRAFFIC SIGN AND POST
3. EXISTING PG&E POLE TO REMAIN

BEFORE EXCAVATING
CALL U.S.A.
UNDERGROUND SERVICE ALERT
800-227-2600 TOLL FREE
48 HOURS BEFORE ALL PLANNED WORK OPERATIONS

NOTE:
LOCATIONS AND DEPTHS OF EX UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF TWO WORKING DAYS PRIOR TO STARTING ANY WORK.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID J. TEVERBAUGH No. 82632 CIVIL STATE OF CALIFORNIA

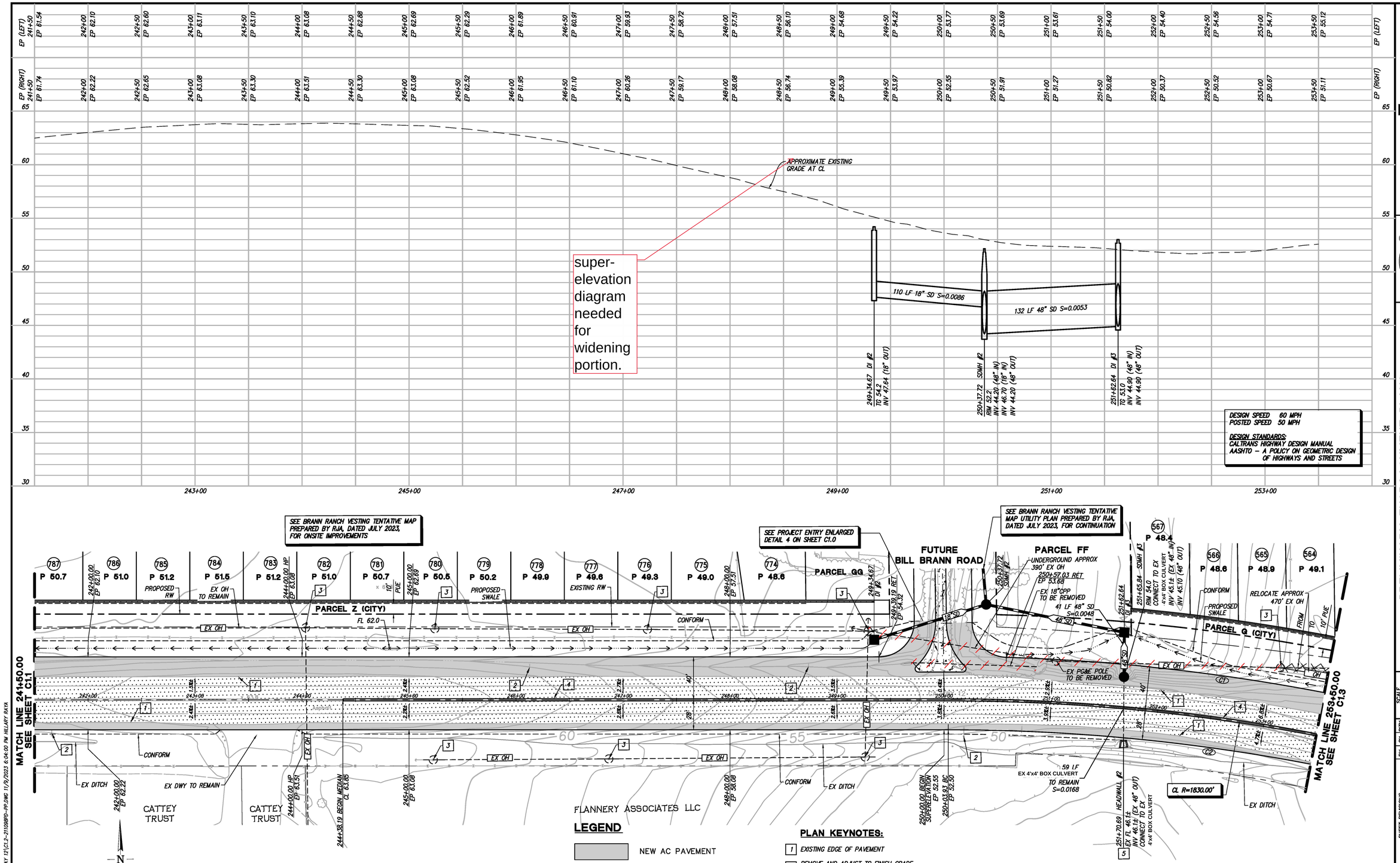
PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY PLAN AND PROFILE
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

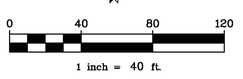
SCALE AS SHOWN	DATE 11-6-2023	DRAWN MCR	CHECKED JA	PROJ. MGR. DT

DATE	MK	SHEET REVISIONS	BY	CK	CITY

SHEET NO. C1.1
OF 7 SHEETS
JOB NO. 211098

\\RJA-PLSRV2\FILES\2022\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1-211098PD-PP.DWG 11/10/2023 4:42:40 PM DAVID TEVERBAUGH





CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	DESC
C1	1882.00'	12°56'19"	425.00'	EP
C2	1802.00'	17°26'04"	548.33'	EP

LEGEND

- NEW AC PAVEMENT
- SLURRY SEAL
- REMOVE EX UTILITY
- PROPOSED SWALE (1% MIN)
- RELOCATE EX UTILITY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY

PLAN KEYNOTES:

1. EXISTING EDGE OF PAVEMENT
2. REMOVE AND ADJUST TO FINISH GRADE EXISTING TRAFFIC SIGN AND POST
3. EXISTING PG&E POLE TO REMAIN
4. CONCRETE MEDIAN BARRIER
5. OLDCASTLE PRECAST HEADWALL OR APPROVED EQUIVALENT

BEFORE EXCAVATING
CALL U.S.A.
UNDERGROUND SERVICE ALERT
800-227-2600 TOLL FREE
48 HOURS BEFORE ALL PLANNED WORK OPERATIONS

NOTE:
LOCATIONS AND DEPTHS OF EX UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF TWO WORKING DAYS PRIOR TO STARTING ANY WORK.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DAVID T. VERHOUNIG No. 82632 CIVIL STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

PRELIMINARY PLAN AND PROFILE

SCALE	DESIGN
AS SHOWN	MKR
DATE	DRAWN
11-8-2023	MKR
	CHECKED
	JA
	PROJ. MGR.
	DT

DATE	MK	BY	CK	CITY

SHEET REVISIONS

SHEET NO. C1.2
OF 7 SHEETS
JOB NO. 211098

C:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1.2-211098PD-PP.DWG 11/9/2023 6:04:00 PM HILARY RAYA

EP (LEFT)

253+50 EP 55.12 | 254+00 EP 55.53 | 254+50 EP 56.06 | 255+00 EP 56.60 | 255+50 EP 57.02 | 256+00 EP 57.44

65 60 55 50 45 40 35 30

APPROXIMATE EXISTING GRADE AT CL

super-elevation diagram needed for widening portion.

254+00 256+00 258+00 260+00 262+00 264+00

DESIGN SPEED 60 MPH
POSTED SPEED 50 MPH

DESIGN STANDARDS:
CALTRANS HIGHWAY DESIGN MANUAL
AASHTO – A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	DESC
C1	260.00'	14°22'40"	65.24'	EP
C2	240.00'	10°59'45"	46.06'	EP
C3	1882.00'	12°56'19"	425.00'	EP
C4	1802.00'	12°13'21"	384.41'	EP

SEE BRANN RANCH VESTING TENTATIVE MAP PREPARED BY RJA, DATED JULY 2023, FOR CONTINUATION AND MORE INFORMATION

554 P 51.8 | 555 P 51.4 | 556 P 51.1 | 557 P 50.8 | 558 P 50.5 | 559 P 50.1 | 560 P 49.8 | 561 P 49.8 | 562 P 49.6 | 563 P 49.3

RELOCATE APPROX 470' EX OH FROM

10" PVC

254+72.90 PCC EP 56.31

254+00.00 EP 55.53

255+36.33 PCC EP 56.91

255+81.31 PCC EP 57.28

PARCEL G (CITY)

EX OH | OH | FL 55.3 | C1 | C2 | C3 | C4

38' | 18'± | 5.0%± | 5.5%± | 4.9%± | 6.0%± | 3.4%± | 3.6%±

3.2'± | 7.4'±

CONFORM TO EX PAVEMENT

CL R=1830.00'

255+71.06 END MEDIAN

254+84.32 CONFORM EP 55.21

EX DITCH

MATCHLINE 253+50.00 SEE SHEET C1.2

EX OH TO REMAIN

EX DIRT ROAD/TURNOUT

COUGHRAN TRUST

SUMMERSET ROAD

FLANNERY ASSOCIATES LLC

Asphalt

CA HI

LEGEND

- NEW AC PAVEMENT
- SLURRY SEAL
- REMOVE EX UTILITY
- PROPOSED SWALE (1% MIN)
- RELOCATE EX UTILITY
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY

PLAN KEYNOTES:

1. EXISTING EDGE OF PAVEMENT
2. REMOVE/ AND ADJUST TO FINISH GRADE EXISTING TRAFFIC SIGN AND POST
3. EXISTING PG&E POLE TO REMAIN
4. CONCRETE MEDIAN BARRIER
5. NEW OVERHEAD/PG&E POLE PER JT PLANS (BY OTHERS)

BEFORE EXCAVATING
CALL U.S.A.
UNDERGROUND SERVICE ALERT
800-227-2600 TOLL FREE
48 HOURS BEFORE ALL PLANNED WORK OPERATIONS

NOTE:
LOCATIONS AND DEPTHS OF EX UTILITIES ARE APPROXIMATE. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS A MINIMUM OF TWO WORKING DAYS PRIOR TO STARTING ANY WORK.

0 40 80 120
1 inch = 40 ft.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID T. TERHUNE No. 82632 CIVIL STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY PLAN AND PROFILE
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	DATE	BY	CK	CITY
AS SHOWN	11-8-2023			
DRAWN MOR	CHECKED JA	SHEET REVISIONS		
PROJ. MGR. DT				

SHEET NO. C1.3
OF 7 SHEETS
JOB NO. 211098

G:\JOBS\211\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C1_3-211098PD-PP.DWG 11/9/2023 6:05:43 PM HILARY RAYA

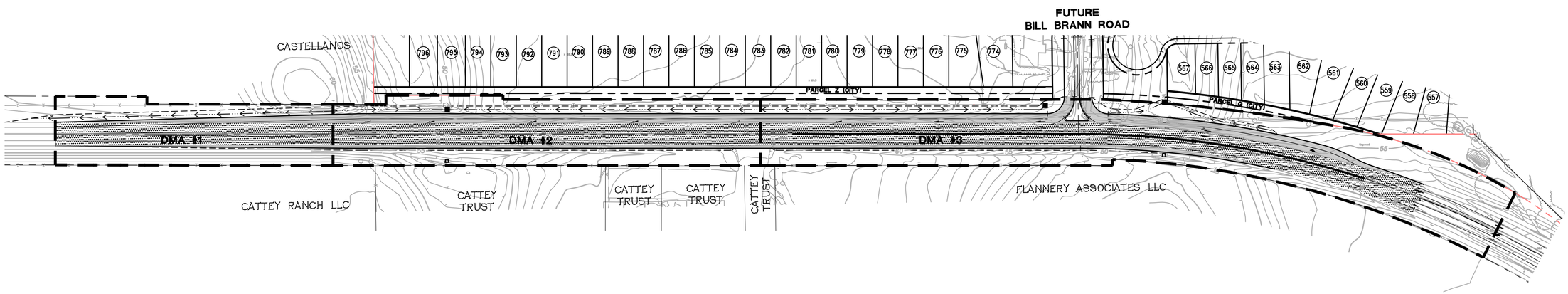
LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- NEW AC PAVEMENT
- SLURRY SEAL

N

0 100 200 300

1 inch = 100 ft.



PRELIMIANRY STORMWATER TREATMENT CALCULATIONS

DMA	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED [1] TREATMENT AREA (SF)	PROVIDED [1] TREATMENT AREA (SF)
1	68,178	17,035	51,143	22,149	11,075	51,143
2	109,906	20,541	89,365	29,478	14,739	89,365
3	193,650	29,590	164,060	45,996	22,998	164,060
TOTAL	371,734	67,166	304,568			

NOTE:
1. THE DRAINAGE MANAGEMENT AREAS SHALL BE TREATED VIA THE 2:1 SELF-RETAINING AREA WITHIN THE LANDSCAPE STRIP.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER DAVID T. FLEMINGHOUSE No. 82632 CIVIL STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY STORMWATER TREATMENT PLAN
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK	CITY

SCALE: AS SHOWN
DATE: 11-8-2023
DRAWN: HDP
CHECKED: JA
PROJ MGR.: DT

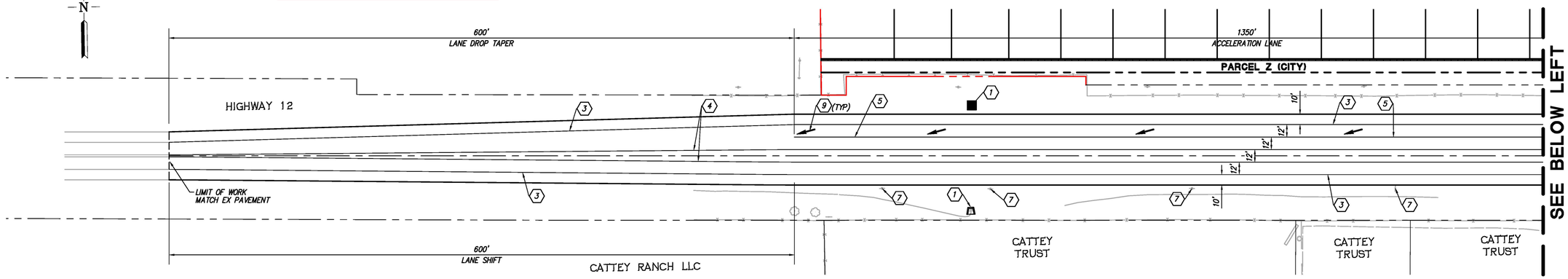
SHEET NO. C2.1
OF 7 SHEETS

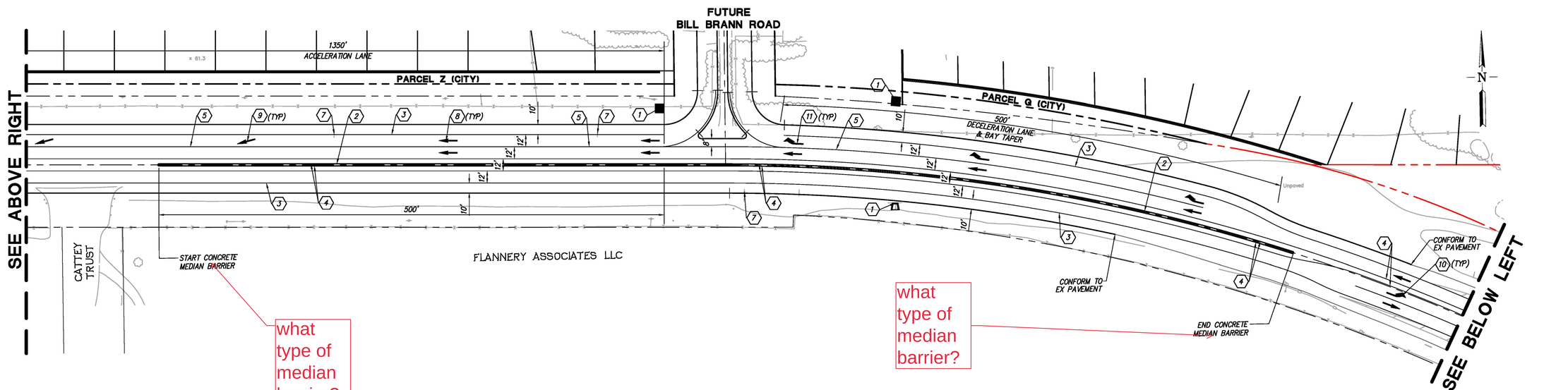
JOB NO. 211098

C:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C2.1-211098PD-SWTP.DWG 11/9/2023 10:17:45 AM HILARY RAYA

show alignment on this page

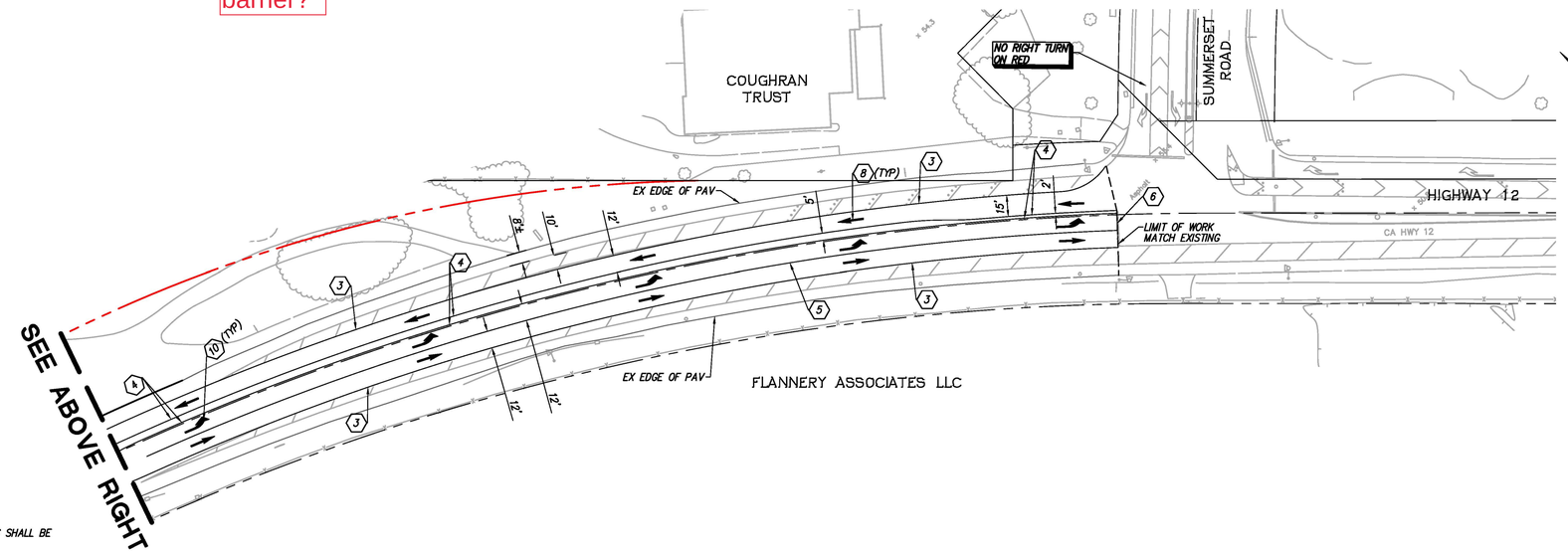
show ex. topo for lane lines





what type of median barrier?

what type of median barrier?



K-rails are no longer used on state highways

KEY

1. INLET STENCIL "NO DUMPING DRAINS TO BAY"
2. CONCRETE MEDIAN BARRIER PER CALTRANS TYPE K RAIL
3. LANE EDGE LINE
4. CENTERLINE STRIPING
5. LANE LINE
6. STOP LIMIT LINE
7. REMOVE AND RELOCATE EXISTING TRAFFIC SIGN & POST
8. TYPE I 18' ARROW PER CALTRANS STANDARD PLAN A24A
9. ROTATED TYPE I 18' ARROW PER CALTRANS STANDARD PLAN A24A FOR MERGING
10. TYPE III (L) ARROW PER CALTRANS STANDARD PLAN A24B
11. TYPE III (L) ARROW PER CALTRANS STANDARD PLAN A24B

0 50 100 150

1 inch = 50 ft.

NOTES:

1. ALL STRIPING SHALL BE THERMOPLASTIC.
2. ALL DISPLACED CALTRANS MILE MARKERS SHALL BE REPLACED IN KIND.

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 227-9100 FAX (925) 227-9300

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
DAVID T. VERHOUT
No. 82632
CIVIL
STATE OF CALIFORNIA

PRELIMINARY ENCROACHMENT PLANS
BRANN RANCH - HIGHWAY 12 WIDENING
PRELIMINARY SIGNING AND STRIPING
CITY OF RIO VISTA, SOLANO COUNTY, CALIFORNIA

SCALE	DATE	DRAWN	CHECKED	PROJ. MGR.
AS SHOWN	11-9-2023	MCP	JA	DT

DATE	MK	SHEET REVISIONS	BY	CK	QTY

SHEET NO.
C3.1
OF 7 SHEETS
JOB NO.
211098

C:\JOBS2021\211098\CAD FILES\02-PLANNING\HIGHWAY 12\C3.1-211098PD-SS.DWG 11/9/2023 10:19:21 AM HILARY RAYA

WEBVTT

1
00:03:23.250 --> 00:03:24.280
City of Rio Vista Chambers: Don't hurting me.

2
00:03:25.580 --> 00:03:26.420
City of Rio Vista Chambers: Family.

3
00:03:27.190 --> 00:03:28.910
City of Rio Vista Chambers: You like Harvard School.

4
00:03:34.110 --> 00:03:34.780
City of Rio Vista Chambers: That makes me

5
00:03:37.250 --> 00:03:37.920
City of Rio Vista Chambers: I'm

6
00:03:38.990 --> 00:03:40.370
City of Rio Vista Chambers: I do feel a goal

7
00:03:40.640 --> 00:03:41.680
City of Rio Vista Chambers: that's rude.

8
00:03:42.350 --> 00:03:43.430
City of Rio Vista Chambers: I already knew.

9
00:03:45.690 --> 00:03:47.770
City of Rio Vista Chambers: We also need color

10
00:03:49.900 --> 00:03:51.539
City of Rio Vista Chambers: housing, conference rooms.

11
00:03:58.750 --> 00:04:01.799
City of Rio Vista Chambers: races on the audio.

12
00:04:11.690 --> 00:04:12.810
City of Rio Vista Chambers: I'll say.

13
00:04:16.070 --> 00:04:18.209
City of Rio Vista Chambers: never say you want

14
00:04:18.399 --> 00:04:19.510
City of Rio Vista Chambers: jealous evening.

15
00:04:22.750 --> 00:04:23.589
City of Rio Vista Chambers: Don't know

16
00:04:24.140 --> 00:04:24.810
City of Rio Vista Chambers: right.

17
00:04:34.130 --> 00:04:36.229
City of Rio Vista Chambers: I wouldn't have thought to talk to them.

18
00:04:49.600 --> 00:04:52.930
City of Rio Vista Chambers: Oh, when I was downloaded

19
00:04:53.320 --> 00:04:54.280
City of Rio Vista Chambers: things get you?

20
00:04:59.300 --> 00:05:02.239
City of Rio Vista Chambers: He was curious. So why should you be invited?

21
00:05:04.830 --> 00:05:07.350
City of Rio Vista Chambers: I've never changed

22
00:05:10.240 --> 00:05:12.330
City of Rio Vista Chambers: holding one time. Yeah, sure.

23
00:05:12.810 --> 00:05:15.049
City of Rio Vista Chambers: Oh, we're gonna have time to pick me up.

24
00:05:15.870 --> 00:05:19.870
City of Rio Vista Chambers: What about? I'm sure you I don't know.

25
00:05:26.318 --> 00:05:30.209
City of Rio Vista Chambers: Of course I think the only

26
00:05:34.040 --> 00:05:34.940
City of Rio Vista Chambers: an opportunity.

27

00:05:35.490 --> 00:05:36.750
City of Rio Vista Chambers: although you're handling

28
00:05:37.820 --> 00:05:38.520
City of Rio Vista Chambers: we can.

29
00:05:41.680 --> 00:05:43.490
City of Rio Vista Chambers: I don't know what I can.

30
00:05:43.930 --> 00:05:45.470
City of Rio Vista Chambers: Pregnancy was

31
00:05:45.520 --> 00:05:46.569
City of Rio Vista Chambers: come here.

32
00:05:50.990 --> 00:05:52.140
City of Rio Vista Chambers: Hello, some.

33
00:05:56.990 --> 00:05:58.500
City of Rio Vista Chambers: Nobody can argue

34
00:06:02.170 --> 00:06:04.070
City of Rio Vista Chambers: random people

35
00:06:05.660 --> 00:06:06.530
City of Rio Vista Chambers: in public.

36
00:06:06.800 --> 00:06:07.600
City of Rio Vista Chambers: Well.

37
00:06:12.970 --> 00:06:14.420
City of Rio Vista Chambers: I try to

38
00:06:21.180 --> 00:06:22.839
City of Rio Vista Chambers: home for email, please.

39
00:06:26.710 --> 00:06:28.170
City of Rio Vista Chambers: for each part of it.

40
00:06:31.600 --> 00:06:33.409
City of Rio Vista Chambers: Government election

41
00:06:34.790 --> 00:06:35.750
City of Rio Vista Chambers: coming.

42
00:06:43.960 --> 00:06:46.710
City of Rio Vista Chambers: They're beautiful and far.

43
00:06:50.935 --> 00:06:53.265
City of Rio Vista Chambers: Yup. Okay.

44
00:06:56.054 --> 00:07:03.315
City of Rio Vista Chambers: good evening, everyone. Hi, ladies and gentlemen, I'm sorry. I don't mean to interrupt conversations.

45
00:07:04.370 --> 00:07:29.949
City of Rio Vista Chambers: yeah, no worries at all. And you know, we're using the Council Chamber tonight for a meeting that's A little less formal than what it's usually used for city Council and planning commission meetings this tonight is the the scoping session or scoping meeting for the Grand Ranch Development Project of preparation

46
00:07:30.368 --> 00:07:40.819
City of Rio Vista Chambers: period, and my name's Rick Hirsch. I am a consultant with a company called Inner West Consulting Group, and I am the city's contract planner.

47
00:07:41.207 --> 00:08:10.660
City of Rio Vista Chambers: and in that role I help the city. I support the city with processing development projects like this Brand Ranch Development Project. This is for all intents and purposes, the largest project that the city has. That is that they're processing right now and one of the several planning entitlements for permits that is required for the project is compliance with the California Environmental Quality Act

48
00:08:10.660 --> 00:08:20.669
City of Rio Vista Chambers: and the city with their consultant ascent. Environmental is processing an environmental impact report for the project. As part of that.

49
00:08:20.900 --> 00:08:46.200
City of Rio Vista Chambers: There is this notice of preparation period and the scoping session that we're having tonight. So the idea tonight is basically, it's informal. We're looking for comments input from you. The community as to what you think may be potentially potential impacts. Environmental impacts of this proposed project will be taking your questions tonight.

50
00:08:46.868 --> 00:09:06.579
City of Rio Vista Chambers: and anything you wanna say, we would ask you to come to the podium and speak directly into the state your name and direct directly into the microphone. But we're only taking comments tonight. We're not having a back and forth and responding with responses and answering questions. So basically, the idea is to scope out

51
00:09:06.926 --> 00:09:35.300
City of Rio Vista Chambers: any ideas concepts and impacts that you might see from this potential from this project. So with that, I'll hand it over to we've got Mr. Pat angel. He is the principal of the city's 3rd party environmental consultant ascent environmental. And he's got a short Powerpoint presentation to that he'd like to make. And after that we'll ask the members of the community to come up and and make your comments. Thanks very much.

52
00:09:36.140 --> 00:09:46.690
City of Rio Vista Chambers: Good evening again. My name is Pat angel. I'm a principal with the sense, and we are the consultants that will be preparing the Eir. Can you advance the 1st slide, please, or the next slide. Actually.

53
00:09:47.590 --> 00:09:56.139
City of Rio Vista Chambers: one more. Well, actually, that's a good note for everybody out. And that is participating via zoom that the meeting is being recorded. Actually go back one

54
00:09:56.150 --> 00:09:57.360
City of Rio Vista Chambers: that's sorry.

55
00:10:00.080 --> 00:10:00.940
City of Rio Vista Chambers: Wrong way.

56
00:10:03.790 --> 00:10:04.820
City of Rio Vista Chambers: Thank you.

57
00:10:05.860 --> 00:10:30.439
City of Rio Vista Chambers: So tonight I'm going to give a very brief overview of the California Environmental Quality Act acronym. Ceqa provide a little bit of background on the project. What the project is proposing, what we're currently identifying. It's the scope of the Eir. And then we are looking for input on what the Eir should address as Rick mentioned tonight. This is the very start of the environmental review process.

58
00:10:30.736 --> 00:10:39.339
City of Rio Vista Chambers: This is not a meeting to consider the project or deliberate on the project. We're at the very beginning, and we're very thankful that you're here next slide.

59
00:10:42.460 --> 00:10:43.699
City of Rio Vista Chambers: Go one more.

60
00:10:44.630 --> 00:10:45.310
City of Rio Vista Chambers: Thank you

61
00:10:45.550 --> 00:11:09.610
City of Rio Vista Chambers: so briefly, in case you're you're not familiar with the California Environment Quality Act, and I'll keep saying that as well. Sequ at the same point is sequo is is an environmental disclosure process to basically disclose to decision makers and the public what the environmental effects are of a project that is under consideration. It

also requires, as part of that disclosure process, the identification of ways to mitigate those environmental effects

62
00:11:10.241 --> 00:11:23.409
City of Rio Vista Chambers: as well as provide information. So the decision makers, once they've completed the environment review process, have the necessary information to consider the project whether to approve, modify, or deny the project.

63
00:11:23.914 --> 00:11:36.679
City of Rio Vista Chambers: When significant impacts are anticipated by a project. Environmental impact report or acronym Eir is required, which is of all the environment. Review processes under the law is the most lengthy and most involved process.

64
00:11:38.010 --> 00:11:48.269
City of Rio Vista Chambers: it focuses on physical changes to the environment. It does not necessarily focus on economic or social concerns of a project not to suggest that those are not important issues and shouldn't be

65
00:11:48.460 --> 00:11:52.969
City of Rio Vista Chambers: brought forward to your decision makers. It just isn't part of the environmental review process.

66
00:11:53.010 --> 00:12:00.130
City of Rio Vista Chambers: So in this case, Brand ranch is is triggering. The need for an er this is why we're here with the notice of preparation

67
00:12:00.520 --> 00:12:01.860
City of Rio Vista Chambers: next slide, please.

68
00:12:03.500 --> 00:12:27.899
City of Rio Vista Chambers: So as I mentioned the purpose of this meeting is to gain and and the Nlp process is to obtain input on what the Ir should consider. So we are in the midst of the 30 day review period for the Nlp to receive input tonight is the scoping meeting to also receive input the comment period. If I recall correctly, Rick is July 3rd ends on July 3.rd If I got that right, yes.

69
00:12:28.740 --> 00:12:39.700
City of Rio Vista Chambers: once we receive that, input that input will be used to help us prepare the draft. The Ir, that will be released for a comment period of 45 days, which will receive additional comment

70
00:12:39.760 --> 00:12:45.629
City of Rio Vista Chambers: at the end of that 45 days. The finally Ir will be prepared which we take the comment we receive.

71
00:12:45.780 --> 00:13:01.129
City of Rio Vista Chambers: and we respond in writing to all the environmental comments that were provided to us, and that calculates the finally Ir, and that materials and brought forward to the Plan Commission and the city council for

them to consider as part of their deliberations on the project

72
00:13:01.630 --> 00:13:02.630
City of Rio Vista Chambers: next slide.

73
00:13:05.980 --> 00:13:14.490
City of Rio Vista Chambers: So, as already noted, the and Nlp. Was released on June 3, rd the 30 day period will end on July 3.rd

74
00:13:14.600 --> 00:13:16.760
City of Rio Vista Chambers: Tonight is our scoping meeting

75
00:13:17.740 --> 00:13:20.249
City of Rio Vista Chambers: so brief overview of the project

76
00:13:20.970 --> 00:13:25.469
City of Rio Vista Chambers: which for those of you here is really hard to see that map on where it's located.

77
00:13:25.530 --> 00:13:28.230
City of Rio Vista Chambers: But we're talking next slide, please.

78
00:13:29.320 --> 00:13:34.349
City of Rio Vista Chambers: So the site consists of 322 acres along State Route 12.

79
00:13:34.650 --> 00:13:37.670
City of Rio Vista Chambers: It is currently being used as a

80
00:13:37.700 --> 00:13:41.730
City of Rio Vista Chambers: agricultural land. There is a vacated farmhouse on the site.

81
00:13:41.960 --> 00:13:45.840
City of Rio Vista Chambers: It does fall within the airport safety zones

82
00:13:46.290 --> 00:13:47.240
City of Rio Vista Chambers: next slide.

83
00:13:49.010 --> 00:13:51.955
City of Rio Vista Chambers: So a little bit of background history on the project.

84
00:13:52.500 --> 00:13:53.150
City of Rio Vista Chambers: the

85
00:13:53.860 --> 00:14:06.189
City of Rio Vista Chambers: Currently there is a application in for the project it has. This project site has been considered in in several iterations over the years. It was originally approved as part of the Marks ranch specific plan. In 1990

86
00:14:06.260 --> 00:14:09.960
City of Rio Vista Chambers: the Development Agreement was originally approved in 90 93

87
00:14:10.305 --> 00:14:21.339
City of Rio Vista Chambers: there was a vesting tentative map and an amended development agreement. 2,006 fortunately, those items have lapsed. And so it's entitlements have lapsed. So now we're looking at a new project

88
00:14:22.310 --> 00:14:23.650
City of Rio Vista Chambers: next slide. Thank you.

89
00:14:23.840 --> 00:14:29.750
City of Rio Vista Chambers: So the proposal is master Plan community that would involve amending the general plan.

90
00:14:29.760 --> 00:14:37.319
City of Rio Vista Chambers: rezoning the project establishment of a planned unit development vesting tentative map and the development agreement

91
00:14:37.740 --> 00:14:38.710
City of Rio Vista Chambers: next slide.

92
00:14:41.530 --> 00:14:50.909
City of Rio Vista Chambers: So this is an overview of the site plan of Brand Ranch, primarily residential in nature, with some parks, open space, and a school site

93
00:14:51.260 --> 00:14:52.399
City of Rio Vista Chambers: next slide.

94
00:14:53.728 --> 00:15:02.889
City of Rio Vista Chambers: To the left is the existing general plan. Land use designations for the property which primarily consists of neighborhood residential, which is that

95
00:15:03.090 --> 00:15:12.629
City of Rio Vista Chambers: tan color. In that, at least, my eye. It's kind of or a brownish orange color is a designated neighborhood mixed use.

96
00:15:12.850 --> 00:15:23.939

City of Rio Vista Chambers: The proposed general plan, which is to the designations. The projects proposing to the right is, consists of proposing neighborhood, resident neighborhood, residential neighborhood mixed use.

97
00:15:24.070 --> 00:15:29.570
City of Rio Vista Chambers: public quasi, public open space and park land use designations next slide.

98
00:15:30.650 --> 00:15:43.319
City of Rio Vista Chambers: Similarly, the proposed rezone. The current property is zoned residential estate and residential low density with floodway and park districts also want it. Its proposed zoning would be

99
00:15:43.410 --> 00:15:55.900
City of Rio Vista Chambers: r. 1 low, residential low density. R. 4. Residential high density, floodway, community, commercial and park and park land use district designation

100
00:15:55.990 --> 00:15:57.769
City of Rio Vista Chambers: next slide. Thank you.

101
00:15:59.240 --> 00:16:06.379
City of Rio Vista Chambers: So the project would allow up to a thousand 73 single family homes, 59 multifamily units

102
00:16:06.540 --> 00:16:11.050
City of Rio Vista Chambers: 80 acres of open space, which includes parkland.

103
00:16:11.460 --> 00:16:17.360
City of Rio Vista Chambers: a 9.4 mixed use commercial site that includes a community garden site.

104
00:16:17.520 --> 00:16:27.380
City of Rio Vista Chambers: a proposed approximately 9 acre elementary school site, dedication and various public improvements and infrastructure improvements to support the property.

105
00:16:28.330 --> 00:16:32.220
City of Rio Vista Chambers: Again, this is another site plan for the project site

106
00:16:32.900 --> 00:16:34.000
City of Rio Vista Chambers: next slide.

107
00:16:34.720 --> 00:16:39.310
City of Rio Vista Chambers: This is an overlay of the airport overlay zones for the property.

108
00:16:44.130 --> 00:16:53.699
City of Rio Vista Chambers: and then, in regards to how it's anticipated to phase out. They're proposing 3 phases phase one would develop the northern portion of the site which would allow about 514 units

109
00:16:53.900 --> 00:17:02.460
City of Rio Vista Chambers: phase 2 would be the southern portion of the site. It would provide about 434 units phase 3. Which would be, the final phase would be

110
00:17:02.480 --> 00:17:05.400
City of Rio Vista Chambers: the remaining balance of development on the site.

111
00:17:05.893 --> 00:17:11.199
City of Rio Vista Chambers: Ultimately, market conditions will dictate exactly how the final phasing will go and the timing

112
00:17:11.310 --> 00:17:12.329
City of Rio Vista Chambers: next slide.

113
00:17:13.980 --> 00:17:25.359
City of Rio Vista Chambers: And thank you. So these are the environmental issue areas we anticipate that the Eir is going to need to address. I know that may be difficult to read. So I'm happy to just go ahead and read these off. But

114
00:17:25.720 --> 00:17:27.490
City of Rio Vista Chambers: aesthetics, light and glare.

115
00:17:27.550 --> 00:17:30.609
City of Rio Vista Chambers: agricultural resources, air, quality.

116
00:17:30.870 --> 00:17:36.290
City of Rio Vista Chambers: biological resources, cultural and tribal cultural resources, energy.

117
00:17:36.510 --> 00:17:38.209
City of Rio Vista Chambers: geology and soils.

118
00:17:38.400 --> 00:17:40.779
City of Rio Vista Chambers: greenhouse gases and climate change.

119
00:17:40.920 --> 00:17:43.719
City of Rio Vista Chambers: hazardous materials and public health.

120
00:17:44.260 --> 00:17:46.180
City of Rio Vista Chambers: hydrology and water quality.

121
00:17:46.580 --> 00:17:50.450

City of Rio Vista Chambers: land use, mineral resources, noise.

122
00:17:51.350 --> 00:17:53.579
City of Rio Vista Chambers: population, employment and housing

123
00:17:53.810 --> 00:17:55.980
City of Rio Vista Chambers: public services and recreation

124
00:17:56.400 --> 00:18:00.420
City of Rio Vista Chambers: transportation and circulation utilities and infrastructure.

125
00:18:00.510 --> 00:18:03.200
City of Rio Vista Chambers: wildfire and cumulative impacts.

126
00:18:03.430 --> 00:18:04.380
City of Rio Vista Chambers: Next slide.

127
00:18:05.680 --> 00:18:22.002
City of Rio Vista Chambers: Actually, we come to our final slide. So tonight we're looking for input on the issues. Really, the Eir should be looking at that we make sure that we are addressing properly. So we are happy to take your comments verbally tonight. Also providing them in writing, they can be provided

128
00:18:22.961 --> 00:18:32.790
City of Rio Vista Chambers: via mail or email. I definitely recommend. If you wish to provide verbal comments tonight, please provide them. I'd also recommend following up with written comments.

129
00:18:32.830 --> 00:18:41.690
City of Rio Vista Chambers: if you provide comments tonight, and then you get in your car and you drive home and you sit down and you start watching TV and you go. Oh, there were 3 other things I really wanted to mention.

130
00:18:41.860 --> 00:18:46.869
City of Rio Vista Chambers: By all means send an email. Please provide your comments. They do nothing but help the process.

131
00:18:47.420 --> 00:18:52.530
City of Rio Vista Chambers: And with that I thank you for your time. And I think we're ready to receive inputs

132
00:18:53.050 --> 00:18:58.960
City of Rio Vista Chambers: before we move on. If anyone's on Zoom that would like to make a comment. Just raise your hand. I'll meet you.

133
00:19:04.470 --> 00:19:07.080

City of Rio Vista Chambers: and thanks for the great presentation. Pat.

134
00:19:09.250 --> 00:19:11.220
City of Rio Vista Chambers: Go ahead, Roxanne. You're unmuted.

135
00:19:15.310 --> 00:19:16.150
Roxanne Stiles-Donnelly: Can you hear me?

136
00:19:16.620 --> 00:19:17.270
City of Rio Vista Chambers: Yes.

137
00:19:17.600 --> 00:19:23.530
Roxanne Stiles-Donnelly: Okay. Hi, my name's Roxanne, and my main concerns are the entry and exit point

138
00:19:23.700 --> 00:19:26.480
Roxanne Stiles-Donnelly: from I think it's Church Road. Is that correct?

139
00:19:27.705 --> 00:19:29.490
Roxanne Stiles-Donnelly: Onto highway 12.

140
00:19:29.760 --> 00:19:31.610
Roxanne Stiles-Donnelly: My concern would be

141
00:19:31.740 --> 00:19:34.669
Roxanne Stiles-Donnelly: that that entry and exit point

142
00:19:36.295 --> 00:19:37.410
Roxanne Stiles-Donnelly: be

143
00:19:37.670 --> 00:19:43.270
Roxanne Stiles-Donnelly: included in develop the the 1st phase development.

144
00:19:43.810 --> 00:19:46.680
Roxanne Stiles-Donnelly: whether there needs to be a turn lane there.

145
00:19:47.100 --> 00:19:55.369
Roxanne Stiles-Donnelly: or whatever. But I think that that is really important. I think that falls under what was it? Transportation? And I'm not sure.

146
00:19:55.440 --> 00:19:57.900
Roxanne Stiles-Donnelly: But anyway, that is my main concern.

147
00:20:11.650 --> 00:20:18.069
City of Rio Vista Chambers: Thank you very much, Roxanne. I've taken notes on your comment, and it will be addressed in the analysis.

148
00:20:25.060 --> 00:20:27.400
City of Rio Vista Chambers: Hello! My name is Melissa Coleman.

149
00:20:27.977 --> 00:20:47.999
City of Rio Vista Chambers: I came tonight. I did submit my some of my comments, but I think I might submit a little bit more on the detail. My my main concern has to do with the traffic circulation plan. So currently, the traffic circulation plan for that area was designed back in 1996

150
00:20:48.840 --> 00:20:50.000
City of Rio Vista Chambers: which.

151
00:20:50.210 --> 00:20:52.810
City of Rio Vista Chambers: for whatever reason, I'm not even sure anybody

152
00:20:53.530 --> 00:21:07.479
City of Rio Vista Chambers: around would be able to tell us why they changed Liberty Island to connect directly to Highway 12 to where you make a left onto Somerset Road and then a left onto Liberty Island. So

153
00:21:07.490 --> 00:21:16.640
City of Rio Vista Chambers: going based with your phase one and phase 2. Approach it. You show that there'll be an entrance onto highway 12

154
00:21:17.225 --> 00:21:19.640
City of Rio Vista Chambers: but we also know that that's difficult

155
00:21:19.800 --> 00:21:32.310
City of Rio Vista Chambers: to get access from Caltrans. So it seems to me that we should know if Caltrans is going to allow an interns and an exit off of in that location where it's designed.

156
00:21:32.985 --> 00:21:34.849
City of Rio Vista Chambers: Before you start building

157
00:21:34.960 --> 00:21:38.909
City of Rio Vista Chambers: and hopefully have that available.

158
00:21:39.390 --> 00:21:56.360
City of Rio Vista Chambers: The biggest issue is the traffic that has to turn onto Somerset Road and left onto Liberty

Island. There's no light there, and as the traffic increases it becomes more and more dangerous. And especially since you're going to have a school in the fur in Phase 2 which is going to be

159
00:21:56.360 --> 00:22:16.480
City of Rio Vista Chambers: closest to that area. So my most concern is the traffic circulation. What are you gonna do to improve it? Change it and ensure safety for children that may be walking, and you know, consider maybe changing that to where Liberty Island comes directly off the highway. 12 again. So that's that's mostly what my concerns are. Thank you.

160
00:22:22.640 --> 00:22:23.890
City of Rio Vista Chambers: Thank you, Melissa.

161
00:22:42.270 --> 00:22:43.159
City of Rio Vista Chambers: that you don't.

162
00:22:50.170 --> 00:22:53.299
City of Rio Vista Chambers: Yeah, yes, you didn't have that in

163
00:23:01.440 --> 00:23:10.910
City of Rio Vista Chambers: Bill Mortimer, resident of Rio Vista. I appeared yesterday at the County Supervisors meeting in Fairfield in regards to the California Forever project.

164
00:23:11.700 --> 00:23:14.240
City of Rio Vista Chambers: and I brought up the issue of traffic.

165
00:23:14.380 --> 00:23:16.169
City of Rio Vista Chambers: And but even

166
00:23:16.420 --> 00:23:21.379
City of Rio Vista Chambers: you know, and and tonight is an excellent example. The traffic's backed up all the way here

167
00:23:21.770 --> 00:23:24.089
City of Rio Vista Chambers: from the bridge. So.

168
00:23:25.180 --> 00:23:30.899
City of Rio Vista Chambers: anyway, my my other concern, which in particular for this project is the water

169
00:23:31.560 --> 00:23:40.939
City of Rio Vista Chambers: I have just received from the city of Rio Vista. Notice that I'm on under urgent water rationing program for the city of Rio vista.

170
00:23:41.850 --> 00:23:43.090

City of Rio Vista Chambers: So.

171
00:23:43.510 --> 00:23:59.559
City of Rio Vista Chambers: as I said at the county meeting yesterday, I don't understand. You're telling me I have to ration my water, but we have a water for an additional 1,000 homes. Yesterday, I said, you have water for an additional 450,000 residents.

172
00:23:59.860 --> 00:24:07.569
City of Rio Vista Chambers: so I'm getting mixed signals here as to what we really have, and what we don't have. City says we don't have any water.

173
00:24:07.600 --> 00:24:08.960
City of Rio Vista Chambers: I have to ration.

174
00:24:09.290 --> 00:24:12.850
City of Rio Vista Chambers: So another 1,000 homes, or whatever this project represents.

175
00:24:12.960 --> 00:24:15.429
City of Rio Vista Chambers: What's that going to do to me downstream?

176
00:24:15.820 --> 00:24:22.489
City of Rio Vista Chambers: So I think that that the water issue needs to be resolved in in a clear and concise manner.

177
00:24:24.460 --> 00:24:26.280
City of Rio Vista Chambers: and that's it. Thank you.

178
00:24:28.370 --> 00:24:29.790
City of Rio Vista Chambers: Thank you, Mr. Mortimer.

179
00:24:44.630 --> 00:24:46.529
City of Rio Vista Chambers: Please do. That's what we're here for.

180
00:24:53.314 --> 00:24:58.029
City of Rio Vista Chambers: My name is Robert Caddy. I live 2 and a half 3 miles from here

181
00:24:58.570 --> 00:25:03.049
City of Rio Vista Chambers: tonight. The traffic was passed up past our ranch as of Utah road.

182
00:25:03.140 --> 00:25:07.999
City of Rio Vista Chambers: We could not even get out of the ranch. We have to go through the gates where the cows go.

183
00:25:08.600 --> 00:25:13.180
City of Rio Vista Chambers: You have a major traffic problem, and no one's even thinking about it.

184
00:25:17.430 --> 00:25:22.369
City of Rio Vista Chambers: You really need to study the traffic patterns before you extend this

185
00:25:22.590 --> 00:25:26.190
City of Rio Vista Chambers: deal. My understanding is the county requires

186
00:25:26.480 --> 00:25:32.369
City of Rio Vista Chambers: for every house. There's 8 trips per day. That's 8,000 vehicles per day

187
00:25:32.600 --> 00:25:35.120
City of Rio Vista Chambers: getting on and off Highway 12.

188
00:25:35.350 --> 00:25:38.010
City of Rio Vista Chambers: There's only 2 roads or 2 lanes.

189
00:25:41.190 --> 00:25:48.729
City of Rio Vista Chambers: We're having some real problems with the with the traffic out there. The Azavida road is like a freeway now.

190
00:25:48.770 --> 00:25:53.480
City of Rio Vista Chambers: and it comes all the way around. When I had to go that way it came in on 1st Street.

191
00:25:54.170 --> 00:25:55.659
City of Rio Vista Chambers: It's all backed up.

192
00:25:55.770 --> 00:25:58.300
City of Rio Vista Chambers: I don't know if it is right now or or not.

193
00:25:59.360 --> 00:26:01.560
City of Rio Vista Chambers: The other situation is water.

194
00:26:02.540 --> 00:26:10.660
City of Rio Vista Chambers: We've had to spend 25, or $75,000 for 2 new wells. Our property is right. Across the street from the Brand ranch

195
00:26:11.270 --> 00:26:13.930
City of Rio Vista Chambers: our wells were dried up with trilogy

196
00:26:14.200 --> 00:26:16.140
City of Rio Vista Chambers: trilogy pumps that water

197
00:26:17.380 --> 00:26:24.069
City of Rio Vista Chambers: they dried our wells up. We had to drill new wells. So you really need to have a sufficient study

198
00:26:25.520 --> 00:26:26.780
City of Rio Vista Chambers: on water

199
00:26:27.640 --> 00:26:32.259
City of Rio Vista Chambers: I sent I I gave a note to let me look it up here.

200
00:26:33.520 --> 00:26:34.969
City of Rio Vista Chambers: Christine Ball.

201
00:26:36.500 --> 00:26:40.040
City of Rio Vista Chambers: and the water study that was done years ago

202
00:26:42.680 --> 00:26:45.110
City of Rio Vista Chambers: was was quite a large study.

203
00:26:45.200 --> 00:26:47.460
City of Rio Vista Chambers: but it concluded by saying

204
00:26:47.610 --> 00:26:49.420
City of Rio Vista Chambers: to the best of our

205
00:26:49.480 --> 00:26:50.660
City of Rio Vista Chambers: knowledge

206
00:26:50.830 --> 00:26:52.730
City of Rio Vista Chambers: there should be enough water

207
00:26:53.290 --> 00:26:55.180
City of Rio Vista Chambers: now that's an out for them.

208
00:26:55.960 --> 00:26:58.740
City of Rio Vista Chambers: So you really need to look at the water supply.

209

00:26:59.010 --> 00:27:00.739
City of Rio Vista Chambers: I don't know where they're going to get it.

210
00:27:01.210 --> 00:27:05.250
City of Rio Vista Chambers: because, you know, we've we've every one of our neighbors

211
00:27:06.890 --> 00:27:10.269
City of Rio Vista Chambers: have had to deepen or Redo Wells.

212
00:27:12.130 --> 00:27:15.519
City of Rio Vista Chambers: and we're we're right across the street from the brand ranch

213
00:27:16.060 --> 00:27:17.470
City of Rio Vista Chambers: and the traffic

214
00:27:18.350 --> 00:27:23.119
City of Rio Vista Chambers: getting on and off Highway 12. I don't know how you're gonna manage that. That's

215
00:27:23.260 --> 00:27:24.540
City of Rio Vista Chambers: a real problem.

216
00:27:27.460 --> 00:27:28.980
City of Rio Vista Chambers: Thank you, Mr. Caddy.

217
00:27:40.770 --> 00:27:43.280
City of Rio Vista Chambers: Well, we're gonna be here until 7 o'clock.

218
00:27:43.890 --> 00:27:44.860
City of Rio Vista Chambers: so

219
00:27:45.760 --> 00:27:48.160
City of Rio Vista Chambers: we're eagerly awaiting more comments

220
00:27:51.050 --> 00:27:52.090
City of Rio Vista Chambers: could be.

221
00:27:52.370 --> 00:27:55.209
City of Rio Vista Chambers: could very well be, please

222
00:27:56.600 --> 00:27:57.360
City of Rio Vista Chambers: guard.

223
00:27:57.820 --> 00:27:58.710
City of Rio Vista Chambers: start building

224
00:28:03.500 --> 00:28:08.889
City of Rio Vista Chambers: are we are? Can are we allowed to engage on such an issue at this meeting

225
00:28:09.170 --> 00:28:10.000
City of Rio Vista Chambers: in the year?

226
00:28:10.360 --> 00:28:13.729
City of Rio Vista Chambers: No, no, it was definitely not 2024.

227
00:28:16.240 --> 00:28:18.939
City of Rio Vista Chambers: Sorrow and resolve to study

228
00:28:22.580 --> 00:28:23.250
City of Rio Vista Chambers: breaks.

229
00:28:37.530 --> 00:28:39.880
City of Rio Vista Chambers: It has to go to city council

230
00:28:40.330 --> 00:28:40.990
City of Rio Vista Chambers: both.

231
00:28:41.100 --> 00:28:41.985
City of Rio Vista Chambers: Yes.

232
00:28:51.350 --> 00:28:58.659
City of Rio Vista Chambers: yes, and and the reason it's going all the way to City Council is because they're requesting a general plan amendment and a planned unit development.

233
00:28:59.020 --> 00:29:01.659
City of Rio Vista Chambers: Otherwise it would have just gone to planning commission.

234
00:29:05.780 --> 00:29:08.790
City of Rio Vista Chambers: but just to reiterate. So at this scoping meeting.

235
00:29:08.830 --> 00:29:16.269
City of Rio Vista Chambers: our our objective is to gather community comments so that we can make sure that those get addressed in our eir.

236
00:29:16.610 --> 00:29:20.769
City of Rio Vista Chambers: So we want to stay ideally. Want to stay on that track.

237
00:29:27.160 --> 00:29:28.030
City of Rio Vista Chambers: please.

238
00:29:29.660 --> 00:29:31.968
City of Rio Vista Chambers: Hi, Lisa! Duke planning commission.

239
00:29:32.440 --> 00:29:40.869
City of Rio Vista Chambers: I don't live on the wall and trilogy that's on Liberty Island road, but a lot of people do, and the houses are very close to the wall. I drive by, and I think, wow! There's

240
00:29:40.990 --> 00:29:52.046
City of Rio Vista Chambers: between here and there is their back, their Slider, and the and the Wall and Liberty Island Road is going to be very busy with people going in and out of Brand ranch, because when I looked at the

241
00:29:52.450 --> 00:29:56.510
City of Rio Vista Chambers: the map there'll be 2 entry points into Brown Ranch off of Liberty.

242
00:29:56.790 --> 00:30:00.749
City of Rio Vista Chambers: and I'm wondering what will be done about sound mitigation

243
00:30:00.870 --> 00:30:24.307
City of Rio Vista Chambers: for traffic, and also to slow the traffic down on liberty. I believe people are speeding down there about 60 miles an hour right now and creating a lot of noise. So I think traffic back there, it's just gonna be worse and worse for the people that live on that wall. I lived on a wall in Vacaville, in Browns Valley, and I thought I was gonna lose my mind so I can just see the sound and the traffic would be

244
00:30:24.640 --> 00:30:27.520
City of Rio Vista Chambers: an issue for the existing homes that are there now.

245
00:30:27.560 --> 00:30:40.179
City of Rio Vista Chambers: And when you just to clarify when you say the wall, you mean the developments. 8 foot concrete masonry unit, sound wall between the development and the Highway and Liberty Island. Okay.

246
00:30:40.800 --> 00:30:42.919
City of Rio Vista Chambers: thank you. Understood. Thank you.

247
00:30:57.490 --> 00:30:58.270
City of Rio Vista Chambers: Party room.

248
00:31:15.970 --> 00:31:18.969
City of Rio Vista Chambers: Let you know it took us 4 years out

249
00:31:20.550 --> 00:31:21.860
City of Rio Vista Chambers: widen the road

250
00:31:22.220 --> 00:31:23.749
City of Rio Vista Chambers: to do the job.

251
00:31:24.330 --> 00:31:25.680
City of Rio Vista Chambers: Took our property

252
00:31:26.310 --> 00:31:27.339
City of Rio Vista Chambers: 4 years

253
00:31:27.890 --> 00:31:29.320
City of Rio Vista Chambers: solve that problem.

254
00:31:30.010 --> 00:31:31.870
City of Rio Vista Chambers: we looking 4 years out.

255
00:31:37.160 --> 00:31:40.769
City of Rio Vista Chambers: I'm trying to decide whether by rice, bananas, or regular.

256
00:31:45.990 --> 00:31:48.430
City of Rio Vista Chambers: I'm putting that in my notes, Mr. Caddy.

257
00:31:48.450 --> 00:31:51.059
City of Rio Vista Chambers: He wants to determine if he needs ripe or

258
00:31:51.310 --> 00:31:52.530
City of Rio Vista Chambers: not. Ripe banana.

259
00:31:55.390 --> 00:31:58.079
City of Rio Vista Chambers: Don't ever buy fully ripened bananas.

260
00:31:58.780 --> 00:32:00.200
City of Rio Vista Chambers: Go ahead, Rick, Sam.

261

00:32:01.000 --> 00:32:02.190
City of Rio Vista Chambers: and that's right.

262
00:32:02.592 --> 00:32:03.799
Roxanne Stiles-Donnelly: Hi Roxanne Again.

263
00:32:03.800 --> 00:32:04.255
City of Rio Vista Chambers: Hmm.

264
00:32:04.710 --> 00:32:07.099
Roxanne Stiles-Donnelly: Hey? Can you put up that slide? That.

265
00:32:07.390 --> 00:32:14.060
Roxanne Stiles-Donnelly: and had all of the elements that are evaluated in the Eir that might trigger some questions.

266
00:32:17.840 --> 00:32:30.639
Roxanne Stiles-Donnelly: And then, Mr. Caddy, if you can go up to the podium and speak in the microphone because we can't hear you at home, and I do believe this is a recorded session, and I doubt if they got your comments on recorded.

267
00:32:50.640 --> 00:32:51.540
City of Rio Vista Chambers: That was.

268
00:32:55.437 --> 00:32:56.420
Roxanne Stiles-Donnelly: Yeah, that one.

269
00:32:58.440 --> 00:32:59.260
City of Rio Vista Chambers: Sorry.

270
00:33:13.640 --> 00:33:16.639
City of Rio Vista Chambers: I know you might not be able to answer question.

271
00:33:17.640 --> 00:33:25.940
City of Rio Vista Chambers: So when you do the Eir, which I've read, the one from Mark's ranch, which was probably the last biggest one they did in 1996.

272
00:33:27.150 --> 00:33:28.609
City of Rio Vista Chambers: I can't remember if it

273
00:33:28.710 --> 00:33:36.090
City of Rio Vista Chambers: when it the items that are covered do they become required elements of the development agreement

274
00:33:37.580 --> 00:33:38.750
City of Rio Vista Chambers: in general.

275
00:33:39.140 --> 00:33:40.979
City of Rio Vista Chambers: The reason, I say that is

276
00:33:41.250 --> 00:33:46.769
City of Rio Vista Chambers: the 2 2 items that are probably gonna be the most concerning which everybody said, is traffic

277
00:33:47.010 --> 00:33:50.349
City of Rio Vista Chambers: and water. So ria this, if I followed it

278
00:33:50.640 --> 00:33:51.740
City of Rio Vista Chambers: close enough.

279
00:33:52.270 --> 00:33:56.299
City of Rio Vista Chambers: we have at least 2 water wells currently that are not online

280
00:33:56.320 --> 00:33:58.049
City of Rio Vista Chambers: feeding the water system.

281
00:33:58.100 --> 00:34:00.339
City of Rio Vista Chambers: Meaning, Yeah, you could

282
00:34:00.500 --> 00:34:05.880
City of Rio Vista Chambers: go and say, Yeah, there's water there, and there's enough. But is it a quality that

283
00:34:06.060 --> 00:34:12.310
City of Rio Vista Chambers: is going to be able to add to our system. So I think it needs to be more also. Not is there water

284
00:34:12.929 --> 00:34:27.019
City of Rio Vista Chambers: somehow to evaluate? Is the quality of the water is going to be eligible. To put that well online again, we have 2 wells, currently not online, and maybe more. The other item is regarding Caltrans.

285
00:34:27.090 --> 00:34:29.799
City of Rio Vista Chambers: If Caltrans doesn't want to give you access

286
00:34:30.420 --> 00:34:31.960

City of Rio Vista Chambers: at that point

287
00:34:32.080 --> 00:34:33.770
City of Rio Vista Chambers: on Highway 12.

288
00:34:33.780 --> 00:34:41.970
City of Rio Vista Chambers: Then you really need to rethink the whole project or not allow the project to go in, because all the traffic going, you know, again

289
00:34:42.080 --> 00:34:48.270
City of Rio Vista Chambers: feeding from 1 point, which would be Somerset Road, Slash Liberty Island Road

290
00:34:48.670 --> 00:34:53.790
City of Rio Vista Chambers: could be dangerous, and if I followed the city planning already.

291
00:34:53.949 --> 00:35:00.230
City of Rio Vista Chambers: There's a project that was for a I guess a gas station minim

292
00:35:00.260 --> 00:35:05.009
City of Rio Vista Chambers: and Caltrans has denied them to have access. There's also that

293
00:35:05.030 --> 00:35:09.990
City of Rio Vista Chambers: building down on. If you go past the shell station, there's a

294
00:35:10.080 --> 00:35:11.980
City of Rio Vista Chambers: building that's all boarded up.

295
00:35:12.170 --> 00:35:14.160
City of Rio Vista Chambers: They put that building in.

296
00:35:14.900 --> 00:35:16.000
City of Rio Vista Chambers: Oh, gosh!

297
00:35:16.330 --> 00:35:18.879
City of Rio Vista Chambers: A long time ago at least 20 years ago.

298
00:35:18.930 --> 00:35:20.959
City of Rio Vista Chambers: maybe not 20 a long time.

299
00:35:21.550 --> 00:35:26.380
City of Rio Vista Chambers: and the reason is boarded up is Caltrans won't give them access in and off of highway 12.

300
00:35:26.500 --> 00:35:27.380
City of Rio Vista Chambers: So

301
00:35:28.370 --> 00:35:44.220
City of Rio Vista Chambers: access on, on and off Highway 12 is going to be a major impact, and if they don't give it, even though you say, well, we'll only do phase one and phase 2, that that amount of people with the minimum amount of access points, for emergency for whatever it's just

302
00:35:44.920 --> 00:35:53.659
City of Rio Vista Chambers: leads to disaster. So those components need to be high priority and somehow made to be.

303
00:35:53.730 --> 00:36:02.009
City of Rio Vista Chambers: You have to meet these criteria before moving forward the project, and that might be a planning thing, a planning decision, but I just thought I'd put it out there.

304
00:36:04.520 --> 00:36:24.840
City of Rio Vista Chambers: Thank you for your additional comments Miss Coleman. And just for an Fyi. I believe the applicant has submitted an encroachment, permit application to Caltrans. So discussions are ongoing with them, and they're in process. They've presented their development plans, their civil plans, I think I believe, to Caltrans. So.

305
00:36:26.200 --> 00:36:26.890
City of Rio Vista Chambers: Yes.

306
00:36:28.340 --> 00:36:29.170
City of Rio Vista Chambers: I thought.

307
00:37:13.800 --> 00:37:14.779
City of Rio Vista Chambers: go ahead.

308
00:37:16.673 --> 00:37:23.919
City of Rio Vista Chambers: I had heard that soil testing was being done at the school site, and I wanted to know if that was, I think, something that you can comment on now, or

309
00:37:24.070 --> 00:37:28.873
City of Rio Vista Chambers: if this is not a question and answer, then when would we be able to find out?

310
00:37:29.220 --> 00:37:32.069
City of Rio Vista Chambers: soil testing results or the status

311
00:37:32.090 --> 00:37:33.299
City of Rio Vista Chambers: on the school site?

312
00:37:34.570 --> 00:37:40.781
City of Rio Vista Chambers: Yeah, it you're you're right, Miss Duke, it is not a question and answer session tonight.

313
00:37:41.180 --> 00:37:46.480
City of Rio Vista Chambers: that said. I do not know anything about the soil testing going on at the school site.

314
00:37:46.720 --> 00:37:48.419
City of Rio Vista Chambers: You can send me an email.

315
00:37:48.450 --> 00:37:50.450
City of Rio Vista Chambers: and I can get you information on that.

316
00:37:51.040 --> 00:37:52.220
City of Rio Vista Chambers: Thanks, Christine.

317
00:38:17.340 --> 00:38:19.110
City of Rio Vista Chambers: I thank you for joining us.

318
00:38:20.220 --> 00:38:21.140
City of Rio Vista Chambers: Good night.

319
00:38:29.000 --> 00:38:31.750
City of Rio Vista Chambers: Oh, i i i don't doubt that.

320
00:38:33.240 --> 00:38:34.780
Roxanne Stiles-Donnelly: That's wrong. The car.

321
00:38:56.940 --> 00:38:59.140
City of Rio Vista Chambers: Nobody else online. Kb.

322
00:39:00.200 --> 00:39:02.150
City of Rio Vista Chambers: no, there's not okay.

323
00:40:22.860 --> 00:40:24.240
City of Rio Vista Chambers: We are determined.

324
00:40:24.290 --> 00:40:27.609
City of Rio Vista Chambers: We are not going anywhere until 7 PM.

325

00:40:29.710 --> 00:40:30.430
City of Rio Vista Chambers: Done.

326
00:40:30.750 --> 00:40:31.930
City of Rio Vista Chambers: You are

327
00:40:31.980 --> 00:40:35.520
City of Rio Vista Chambers: going to Lucy's, or where we had a team right now.

328
00:40:36.170 --> 00:40:37.670
City of Rio Vista Chambers: All kinds of options

329
00:40:40.500 --> 00:40:41.430
City of Rio Vista Chambers: sure.

330
00:40:41.580 --> 00:40:42.500
City of Rio Vista Chambers: absolutely

331
00:40:46.700 --> 00:40:50.620
City of Rio Vista Chambers: part of your study. Have you talked to Caltrans about building a new bridge.

332
00:40:59.160 --> 00:41:00.200
City of Rio Vista Chambers: Have you

333
00:41:00.240 --> 00:41:08.109
City of Rio Vista Chambers: included or talked to Caltrans in regards to a new bridge to help solve the traffic problems?

334
00:41:14.360 --> 00:41:16.460
City of Rio Vista Chambers: Thank you for the question.

335
00:41:16.560 --> 00:41:22.129
City of Rio Vista Chambers: I do not know myself, but it's a good question Caltran should be included in this.

336
00:41:23.050 --> 00:41:25.230
City of Rio Vista Chambers: They can be difficult to work with.

337
00:42:12.560 --> 00:42:13.220
Roxanne Stiles-Donnelly: Open up!

338
00:42:13.800 --> 00:42:14.179
City of Rio Vista Chambers: Go ahead!

339
00:42:14.180 --> 00:42:16.630
Roxanne Stiles-Donnelly: Okay, so thank you. It broke down again.

340
00:42:16.650 --> 00:42:21.850
Roxanne Stiles-Donnelly: Hey? So can you go back to this slide, Christine? Where? It showed

341
00:42:23.094 --> 00:42:25.315
Roxanne Stiles-Donnelly: cause. I'm confused now about

342
00:42:26.802 --> 00:42:31.380
Roxanne Stiles-Donnelly: we're brand ranches. So I thought Church Road was one of the

343
00:42:32.186 --> 00:42:36.480
Roxanne Stiles-Donnelly: side streets. Is that not along Church Road?

344
00:42:38.670 --> 00:42:40.089
City of Rio Vista Chambers: Let me pull it back up for you.

345
00:42:43.030 --> 00:42:44.889
City of Rio Vista Chambers: Hi, Roxanne! It's Lisa. No.

346
00:42:44.890 --> 00:42:45.210
Roxanne Stiles-Donnelly: Yeah.

347
00:42:45.210 --> 00:42:51.970
City of Rio Vista Chambers: So Liberty Island Road. It's on the west side of trilogy. You're thinking about the Ceno property on Church.

348
00:42:53.280 --> 00:42:59.809
Roxanne Stiles-Donnelly: Oh, okay, alright. Yeah, I I have the right. I knew it was the right area, but for some reason I thought

349
00:43:01.378 --> 00:43:05.680
Roxanne Stiles-Donnelly: Liberty was Church Road. But now I'm I'm I'm oriented. Thank you.

350
00:43:05.840 --> 00:43:06.710
City of Rio Vista Chambers: Okay. Sure.

351
00:43:09.220 --> 00:43:11.470
Roxanne Stiles-Donnelly: Yes, there, that's what I was looking for.

352
00:43:13.880 --> 00:43:15.040
Roxanne Stiles-Donnelly: Stay out

353
00:43:15.620 --> 00:43:17.810
Roxanne Stiles-Donnelly: the side street is

354
00:43:18.970 --> 00:43:20.810
Roxanne Stiles-Donnelly: what is that one right there.

355
00:43:21.360 --> 00:43:22.490
City of Rio Vista Chambers: Providence, Path.

356
00:43:22.670 --> 00:43:24.290
Roxanne Stiles-Donnelly: Providence have.

357
00:43:25.000 --> 00:43:26.659
Roxanne Stiles-Donnelly: That's the one that comes

358
00:43:27.110 --> 00:43:29.020
Roxanne Stiles-Donnelly: down by trilogy.

359
00:43:29.960 --> 00:43:30.710
City of Rio Vista Chambers: Yes.

360
00:43:30.920 --> 00:43:32.289
Roxanne Stiles-Donnelly: Okay, alright, and then I'll.

361
00:43:32.290 --> 00:43:35.659
City of Rio Vista Chambers: Opposite side to the right or the left side. It's can write road.

362
00:43:35.900 --> 00:43:38.490
Roxanne Stiles-Donnelly: Can write mode. Okay, there we go. I see it.

363
00:43:38.530 --> 00:43:39.550
Roxanne Stiles-Donnelly: Thank you.

364
00:44:27.160 --> 00:44:28.020
Roxanne Stiles-Donnelly: Very thick.

365

00:44:30.780 --> 00:44:31.610
City of Rio Vista Chambers: Much.

366
00:44:34.520 --> 00:44:37.270
City of Rio Vista Chambers: Okay, not for the reason you'd like to know?

367
00:44:39.530 --> 00:44:40.649
City of Rio Vista Chambers: That was very nice.

368
00:44:41.430 --> 00:44:46.830
City of Rio Vista Chambers: Does anybody online via Zoom have any other comments that they would like to add,

369
00:44:48.150 --> 00:44:52.029
City of Rio Vista Chambers: we will be probably ending this meeting closer to 6, 45.

370
00:45:12.740 --> 00:45:14.050
City of Rio Vista Chambers: Go ahead, Roxanne.

371
00:45:14.050 --> 00:45:20.780
Roxanne Stiles-Donnelly: Yeah, I recommend not ending it at 6 45, because we do have people still coming into town from work, and it could.

372
00:45:21.060 --> 00:45:24.836
Roxanne Stiles-Donnelly: They may want to participate in this meeting, and it was

373
00:45:25.470 --> 00:45:27.160
Roxanne Stiles-Donnelly: advertises being

374
00:45:27.370 --> 00:45:33.549
Roxanne Stiles-Donnelly: from 6 to 7. So I suggest staying till 7. I know it's painful.

375
00:45:33.880 --> 00:45:36.740
Roxanne Stiles-Donnelly: but we can twiddle our thumbs together.

376
00:48:24.154 --> 00:48:25.310
City of Rio Vista Chambers: Actually, are you

377
00:50:33.530 --> 00:50:35.899
City of Rio Vista Chambers: do the person who just joined via zoom

378
00:50:36.578 --> 00:50:41.680

City of Rio Vista Chambers: if you have any comments you would like to make in regards to Eir, feel free to do so.

379
00:55:16.820 --> 00:55:18.049
City of Rio Vista Chambers: Go ahead, Roxanne.

380
00:55:20.480 --> 00:55:21.989
City of Rio Vista Chambers: So you raised you raised your hand.

381
00:55:21.990 --> 00:55:29.939
Roxanne Stiles-Donnelly: Yeah, I just wanted to say, can you put the eir thing back? Slide back up? I think Greg Mitchell just joined, and he might not know what the topics are.

382
00:55:30.390 --> 00:55:31.080
Roxanne Stiles-Donnelly: Track.

383
01:05:59.570 --> 01:06:01.319
City of Rio Vista Chambers: Thank you. Everyone to join online.