

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.

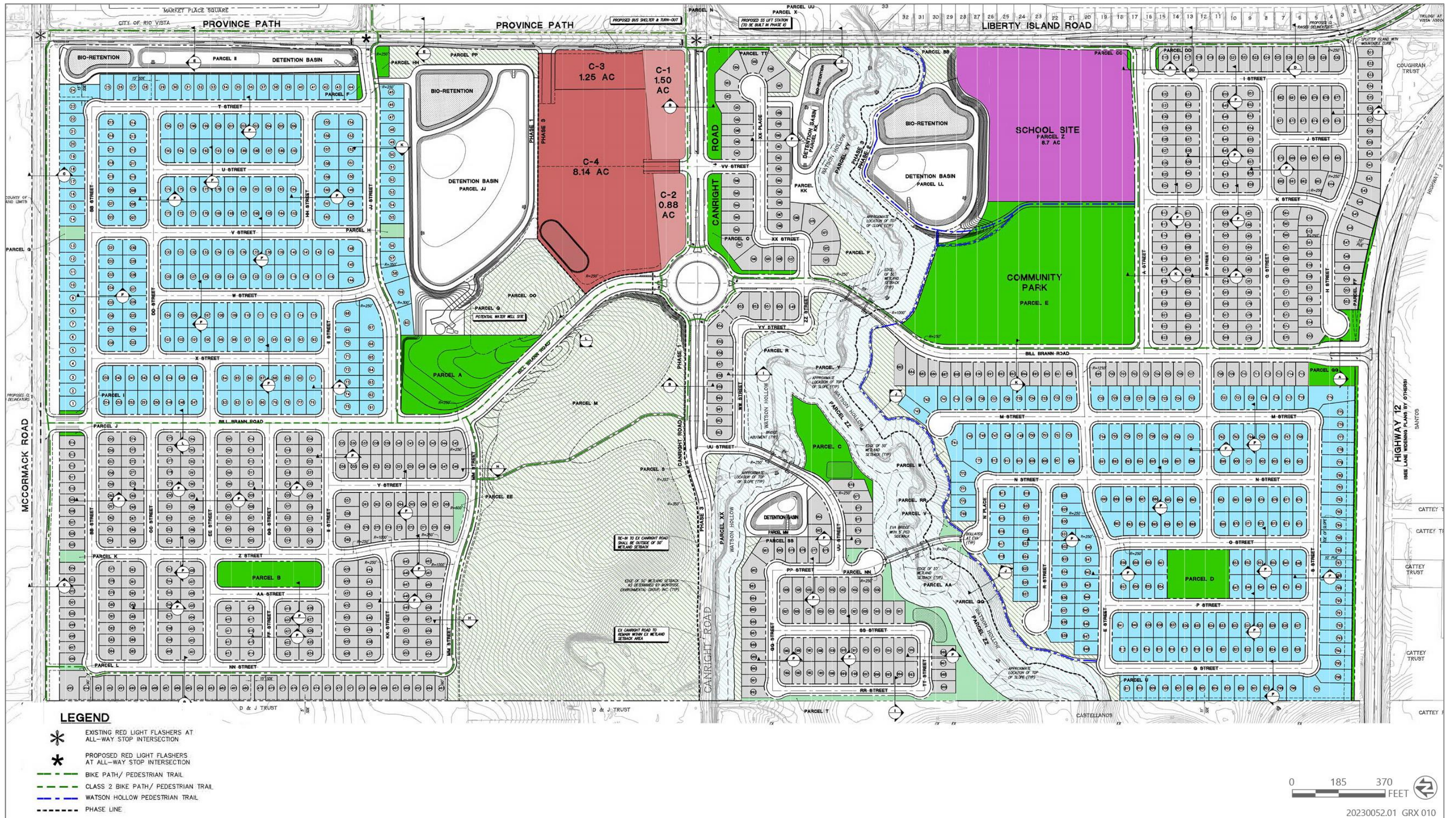
Permits that may be required from other agencies include:

- ▶ **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

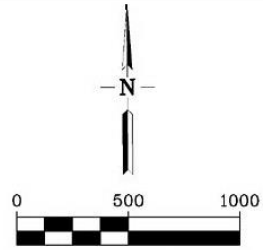
Figure 1 Brann Ranch Project Location



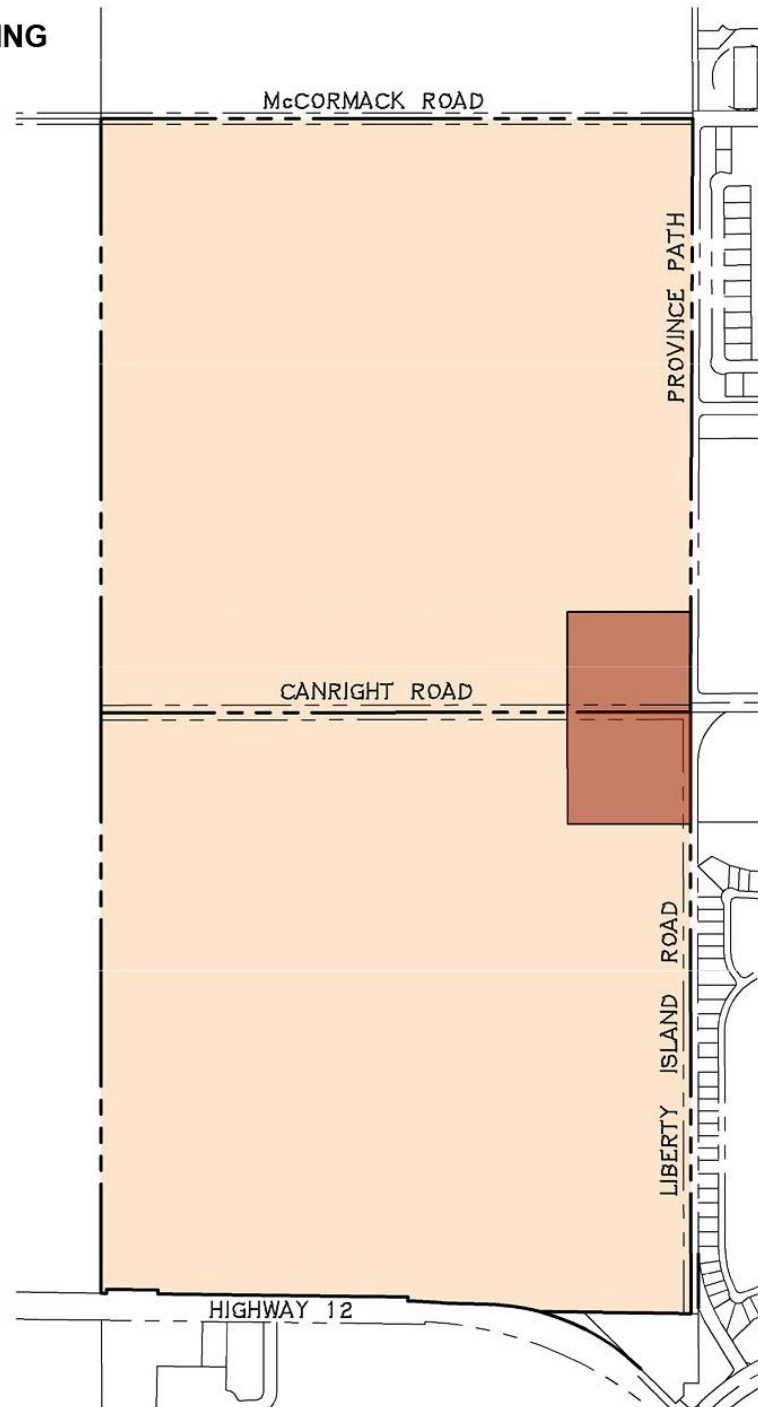
Source: Ruggeri-Jensen-Azar Engineers-Planners-Surveyors 2024.

Figure 2 Brann Ranch Proposed Site Plan

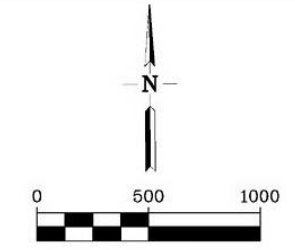
GENERAL PLAN AMENDMENT SUMMARY TABLE			
GENERAL PLAN USE	EXISTING (AC)	PROPOSED (AC)	DIFFERENCE (AC)
NEIGHBORHOOD RESIDENTIAL	309.4	179.0	-130.4
NEIGHBORHOOD MIXED USE	12.0	14.0	2.0
PUBLIC/QUASI-PUBLIC	0.0	34.9	34.9
OPEN SPACE	0.0	69.1	69.1
PARKS AND RECREATION	0.0	24.4	24.4
TOTAL	321.4	321.4	



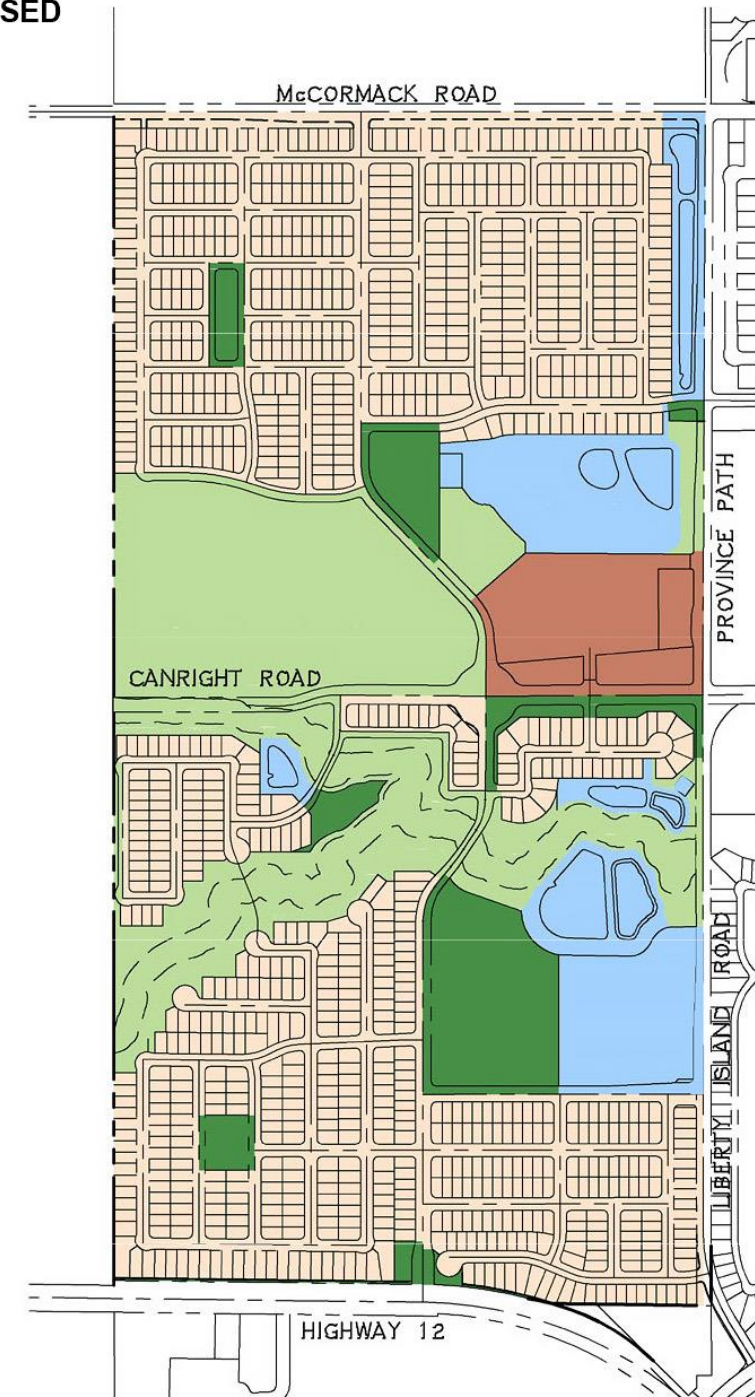
EXISTING



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

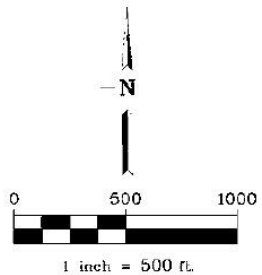


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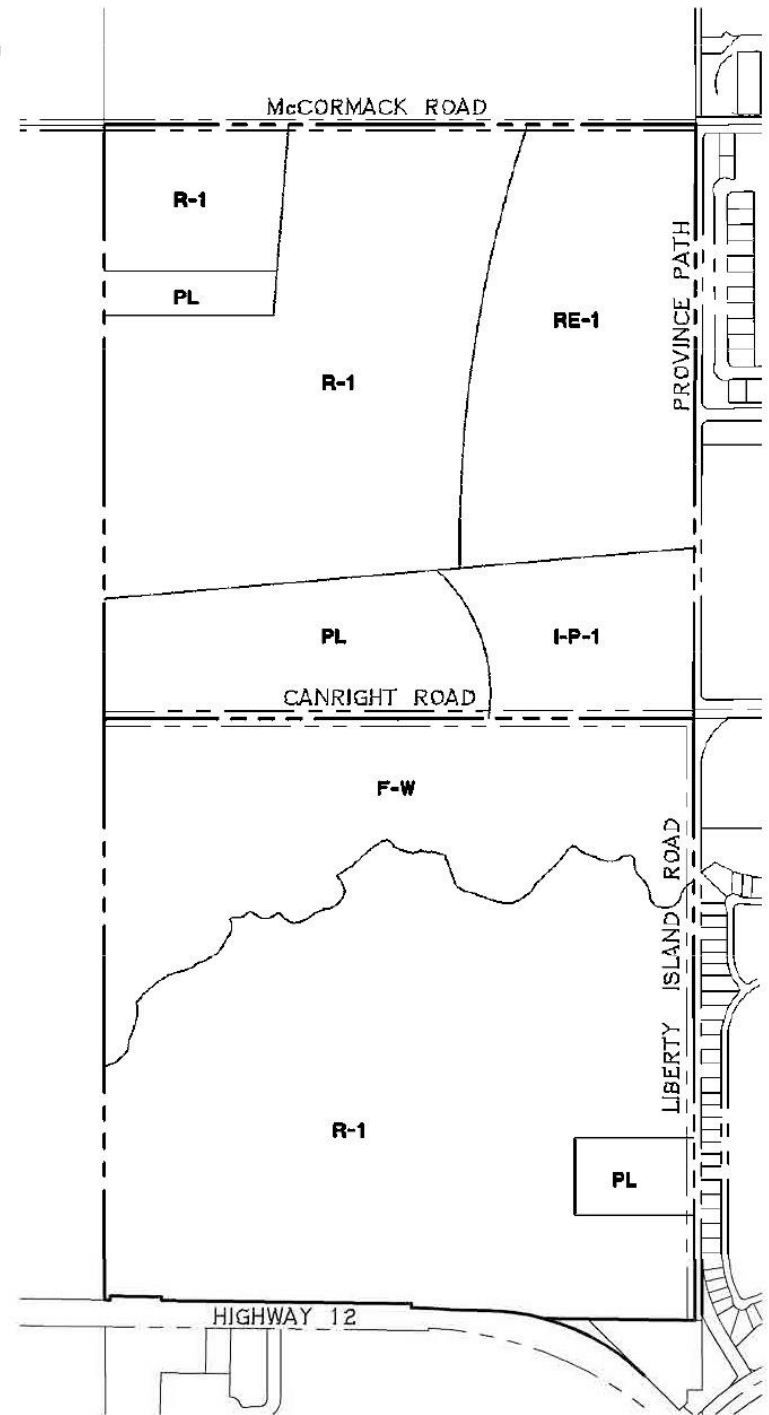
Source: Ruggeri-Jensen-Azar Engineers-Planners-Surveyors 2024.

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

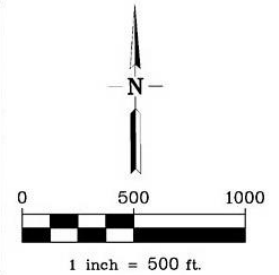
PROJECT SITE ZONING DESIGNATIONS SUMMARY TABLE			
ZONING	EXISTING (AC)	PROPOSED (AC)	DIFFERENCE (AC)
I-P-1 INDUSTRIAL PARK AND/OR INDUSTRIAL	16.1	0.0	-16.1
RE-1 RESIDENTIAL ESTATE ONE ACRE DISTRICT	42.6	0.0	-42.6
C-2 COMMUNITY COMMERCIAL	0.0	10.0	10.0
F-W FLOODWAY DISTRICT	50.8	91.2	40.4
R-1 RESIDENTIAL 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	



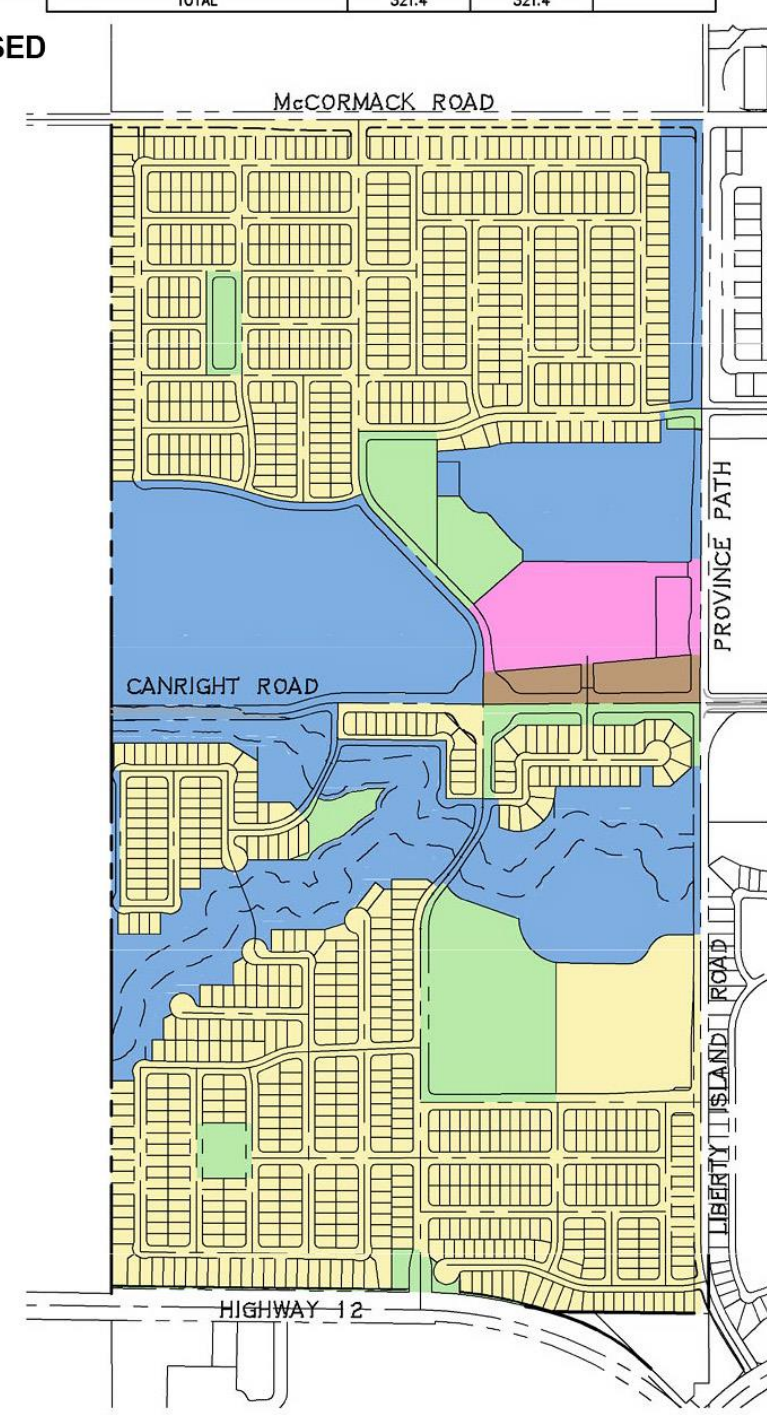
EXISTING



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ZONING		EXISTING (AC)	PROPOSED (AC)	DIFFERENCE (AC)
I-P-1	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	



PROPOSED



20230052.01 GRX 006

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