



City of Pittsburg

Planning Department
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Notice of Availability

James Donlon Boulevard Extension Project

Draft Environmental Impact Report

State Clearinghouse No. 2007102106

April 15, 2013

PROJECT LOCATION/DESCRIPTION: The City of Pittsburg proposes to construct and operate the 1.71-mile extension of James Donlon Boulevard from the western edge of the approved Sky Ranch II Subdivision (Sky Ranch II) to Kirker Pass Road and the improvements to Kirker Pass Road from Nortonville Road north to the City limit line, within unincorporated Contra Costa County (County), but within the Urban Limit Line, City's Planning Area, and the City's Sphere of Influence. From Sky Ranch II, the proposed roadway would merge from a four-lane road to a two-lane road and would meet City and California Department of Transportation (Caltrans) standards and regulations for highway design for vehicles traveling up to 55 miles per hour (mph).

The intersection configuration at Kirker Pass Road would generally maintain the existing alignment of Kirker Pass Road and create a four-way, signalized, tee intersection with proposed Montreux Drive as the eastbound approach, proposed James Donlon Boulevard as the westbound approach and Kirker Pass Road as the northbound/southbound approaches (refer to Figure 3-7, Site Plan). The intersection would include the following design features:

- Northbound Kirker Pass Road – One left-turn lane, two through lanes and one free right-turn lane not controlled by the signal with a design speed of 50 mph.
- Westbound James Donlon Boulevard – Two left-turn lanes, one through lane and one right-turn lane.
- Southbound Kirker Pass Road – One left-turn lane, two through lanes, and one right-turn lane.
- Eastbound Montreux Drive approach – One left-turn lane and one through lane, and one right-turn lane.

The four-lane portion of the James Donlon Boulevard at the Kirker Pass Road intersection would be designed to urban road standards with medians, curbs, gutters, sidewalks and streetlights. The two-lane portion of James Donlon Boulevard would be designed to rural road standards.

Kirker Pass Road from Nortonville Road to the City limits would be upgraded from rural road standards to urban road standards. The profile of Kirker Pass Road would be raised to provide acceptable grades at the intersection with James Donlon Boulevard.

City discretionary approvals include the following:

- Annexation approval of assessor parcel numbers (APNs) 089-050-056 and 089-020-011 to the City of Pittsburg by the Contra Costa County LAFCO;
- Annex Kirker Pass Road from Nortonville Road north to the City limit line (parcels affected by Kirker Pass Road improvements include APNs 089-050-055, 075-060-007, 089-020-009, 089-020-014, and 089-020-015) to the City of Pittsburg by the Contra Costa County LAFCO;
- Amendment to the City of Pittsburg General Plan land use designations to designate all subject properties Open Space (change the Hillside Low Density Residential portions of APNs 089-050-056 and 089-020-011 to Open Space);
- Pre-zone the sphere of influence (SOI) to designate all subject properties Open Space (OS) District with an option to add an Agricultural Preserve Overlay District (change the Hillside Planned Development (HPD) District pre-zone portion of APN 089-050-056 to pre-zone Open Space (OS) District with an option to provide an Agricultural Preserve Overlay District);

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft Environmental Impact Report (DEIR) identifies potentially significant environmental effects for which mitigation would be required, as a result of the project development. These are in the areas of:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Utilities and Service Systems

The DEIR also identifies potentially significant and unavoidable environmental impacts associated with project-specific and cumulative effects regarding traffic/transportation, specifically Year 2030 traffic impacts. The Kirker Pass Road / Ygnacio Valley Road / Clayton Road intersection and State Route (SR) 4 between Bailey and Loveridge would operate at unacceptable levels of service (LOS) until the SR 4 mixed use lane improvements are completed. The SR 4 mixed-use land improvement has not yet been approved nor has it been funded. In addition, the improvements are outside the jurisdiction of the City, therefore the mitigation measures cannot be guaranteed with respect to development of the proposed project. Thus, the proposed project impacts would be significant and unavoidable for Year 2030 traffic.

PUBLIC COMMENT PERIOD: Written public comments on the DEIR for the WesPac Project will be accepted during a 45-day public review period, beginning on **Monday, April 15, 2013**, and continuing through **Wednesday, May 29, 2013**. Written comments may be mailed or faxed to the attention of Leigha Schmidt at the address and fax number listed above, or comments may be sent via email to lschmidt@ci.pittsburg.ca.us.

All comments must be received no later than 5:00 pm, on **Wednesday, May 29**.

PUBLIC MEETING: The City of Pittsburg, acting as Lead Agency for the project, will also accept comments on the DEIR at a public workshop, to be held on **Wednesday, May 22, from**

5:30 p.m. to 7 p.m., at Pittsburg City Hall, 65 Civic Avenue, Third Floor Council Chambers, Pittsburg Ca.

AVAILABILITY OF THE DRAFT EIR: Copies of the Draft EIR are available for review at the following locations:

City of Pittsburg
Planning Department
65 Civic Avenue
Pittsburg, CA 94565
Phone: (925) 252-4920

Pittsburg Library
80 Power Avenue
Pittsburg, CA 94565
Phone: (925) 473-8390

The Draft EIR may also be found online at: www.ci.pittsburg.ca.us/index.aspx?page=217
Referenced material used in the preparation of the Draft EIR may be reviewed upon request to the Planning Department.