

CITY OF PITTSBURG PLANNING DEPARTMENT
Notice of Preparation of a Draft Environmental Impact Report
for the James Donlon Boulevard Extension Project
(October 23, 2007)

To: Distribution List

Re: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR)

Project: James Donlon Boulevard Extension Project

Location: Unincorporated Contra Costa County, California, Between the Western Edger of the Sky Ranch Subdivision and Kirker Pass Road

Introduction

The City of Pittsburg, acting as lead agency under the California Environmental Quality Act (CEQA), has determined that the proposed James Donlon Boulevard Extension project may have a significant environmental impact and that an Environmental Impact Report (EIR) should be prepared. The proposed project consists of the construction of a 1.98-mile road extending James Donlon Boulevard to Kirker Pass Road.

The intent of this document is to solicit comments from interested parties as to the nature and scope of the environmental information and analysis to be included in the EIR. We request input from responsible agencies which may need to utilize the EIR prepared by the City of Pittsburg when considering permit and other approvals that may be required as a result of the project. Other interested parties and organizations are also invited to provide comments as to the scope of the EIR pertinent to their viewpoints. A summary of the proposed project follows.

Project Description

The proposed project would consist of a 1.98-mile extension of James Donlon Boulevard from the western edge of the approved Sky Ranch II Subdivision to Kirker Pass Road (refer to Figure 1). From the Sky Ranch II Subdivision, the proposed roadway would merge from a four-lane road to a two-lane road for approximately 1.7 miles until just before its intersection with Kirker Pass Road, where it would again expand to a four-lane road. The roadway would follow the natural topography of the land and meet City and California Department of Transportation (Caltrans) standards and regulations for highway design for vehicles traveling up to 60 miles per hour. Approximately 100 acres of right-of-way and slope easements would be required for project implementation.

The portion of the Extension constructed to a four-lane configuration, at the Kirker Pass Road intersection, would be designed to urban highway standards with curbs, gutters, median curbs, sidewalks and streetlights. The portion of the Extension constructed to a

two-lane configuration would be designed to rural road highway standards. The intersection configuration at Kirker Pass Road and the Extension would consist of two lanes eastbound, two lanes westbound, a dedicated west-to-north right turn pocket, and an east-to-north left turn pocket. The intersection would be signalized. Due to the configuration of this intersection, portions of Kirker Pass Road would be abandoned and removed as they would no longer be in use.

There are several large electrical transmission lines that traverse the project area. It would be necessary to relocate several of the transmission towers in order to implement the proposed project. Additionally, landslide deposits have been identified within the project area. Landslide remediation would be required prior to the start of construction activities. Grading and excavation for the proposed Extension would be extensive given the project area's topography. Grading activities may require the export of native soils and the import of engineered fill material. Approximately 2,086,943 cubic yards of grading and 607,478 cubic yards of landslide remediation (corrective grading) would be required for the roadway. All grading and landslide remediation areas would be revegetated with a native seed mix. No retaining walls would be required for slope stabilization.

The proposed project would include culverts and bridges, as necessary, in order to cross several drainage features. The proposed culverts and bridges would require construction within these drainage features. In addition, as part of the project's water quality Best Management Practices, stormwater detention and treatment facilities would be provided at locations along on the Extension.

The proposed Extension described under this project is expected to remain under County jurisdiction for some time. Therefore, the provision of public services such as fire and police protection would be provided by the County and on-going maintenance would be subject to a cooperative agreement among the different jurisdictions.

The anticipated start date for the proposed project's construction activities is June 2009. The project is scheduled to take approximately two years to construct.

Alternatives Being Considered

As required under CEQA, the EIR will evaluate alternatives to the proposed project that are capable of attaining most of the project objectives, and could avoid or substantially reduce the potentially significant impacts posed by the project. A reasonable range of alternatives will be reviewed and screened for further evaluation in the EIR. The EIR will also consider the No Project alternative.

List of Responsible Agencies

The proposed project would require permits, reviews, consultations and related approvals that include, but may not be limited to, those listed below.

Federal Regulatory Agencies

- U.S. Army Corps of Engineers (USACE) – permits under Section 10, Rivers and Harbors Act; Section 404, Clean Water Act
- U.S. Fish and Wildlife Service (USFWS) – Section 7, Endangered Species Act (ESA)
- National Oceanic and Atmospheric Administration Fisheries (NOAA Fisheries) – Section 7, Endangered Species Act (ESA)

California State Regulatory Agencies

- California Department of Fish and Game (CDFG) – California ESA consultation
- California Department of Transportation (Caltrans)
- California Department of Toxic Substances Control – hazardous waste handling and/or remediation, as applicable
- San Francisco Regional Water Quality Control Board (RWQCB) Section 401 Clean Water Act Certification

Local Regulatory Agencies

- City of Pittsburg
- City of Antioch
- Contra Costa County
- East Contra Costa County Habitat Conservation Plan Association

Environmental Issues to be Addressed in the EIR

The EIR will include an analysis of the potential environmental effects of the proposed action during construction and operation, and an evaluation of mitigation measures that could avoid or reduce any identified significant adverse impacts. As identified in an Initial Study, potential environmental issues that will be evaluated in the EIR will include the following:

- Aesthetics
 - Effects on scenic vistas and scenic resources
 - Effects on the visual quality
 - Creation of new sources of light and glare

- Agriculture Resources
 - Conflicts with Williamson Act contracts and agricultural zoning of the area
- Air Quality
 - Construction and traffic emissions, and conformance with air quality plans and standards
 - Exposure of sensitive receptors to air pollutants
 - Conflicts with air quality standards
 - Creation of objectionable odors
- Biological Resources
 - Effects on special status species and critical habitat
 - Effects on wetlands
 - Project conformance with the Final East Contra County County Habitat Conservation Plan
- Cultural Resources
 - Effects on historic resources
 - Effects on archeological resources
 - Effects on paleontological resources
- Geology and Soils
 - Erosion and runoff from construction
 - Seismic considerations
 - Landslides
 - Expansive soils
- Hazards and Hazardous Materials
 - Transportation of hazardous materials
 - Wildland fire risks
- Hydrology and Water Quality
 - Stormwater runoff and erosion during construction
 - Effects on streams
 - Effects on water quality standards
- Land Use and Planning

- Conflicts with existing zoning
- Conflicts with Final East Contra Costa County Habitat Conservation Plan
- Conflicts with utility easements/right-of-ways

- Noise
 - Short term construction equipment noise and vibration
 - Long term traffic noise and vibration
 - Short and long-term groundborne vibrations

- Population and Housing
 - Inducement of new population growth

- Transportation/Traffic
 - Short term construction impacts
 - Cumulative traffic analysis
 - Creation of inadequate emergency access
 - Creation of inadequate parking

- Utilities and Service Systems
 - Stormwater drainage

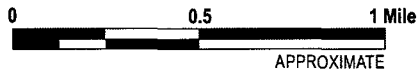
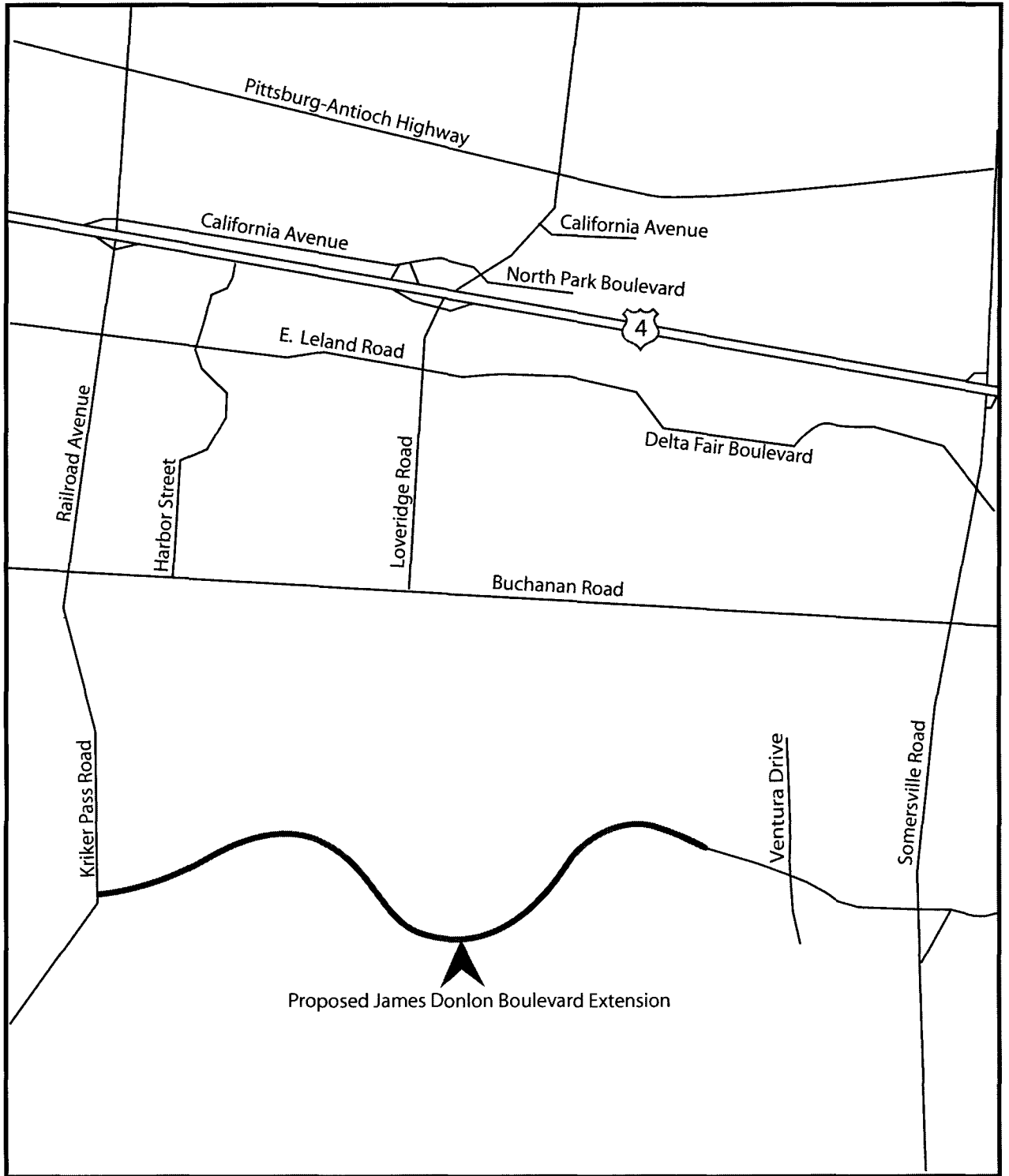
- Cumulative Impacts

Public Scoping Meeting

The City will hold a public scoping meeting on **Tuesday, November 6, 2007, at 7:00 p.m.** in the Council Chambers (3rd Floor) of City Hall, 65 Civic Avenue, Pittsburg.

Comments on this NOP are due by November 21, 2007 and can be forwarded to Mr. Jason Burke, City of Pittsburg Planning Department, at the following address:

Mr. Jason Burke
Planning and Building Department
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565-3814



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JAMES DONLON BOULEVARD EXTENSION NOTICE OF PREPERATION

Vicinity Map

Figure 1