

## Project Title and Project Description for City of Antioch Use Permit application

### Project Title:

Develop Public Access and Restoration at Former Roddy Ranch Golf Course (EBRPD & ECCCHC)

### Project Description:

#### **Overview:**

The East Bay Regional Park District (EBRPD) and the East Contra Costa County Habitat Conservancy (ECCCCHC) propose developing public access and restoring natural habitat at the former Roddy Ranch Golf Course in Antioch to include: converting a former 230-acre golf course into a new Regional Park with approximately 4 miles of trails, a staging area, picnic site, interpretive pavilion, and restrooms as well as the restoration of grasslands, wetlands, and former golf course drainages. Project conforms to the East Contra Costa Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP). The project will generally occur within three phases – demolition, construction, and restoration.

#### **1. Demolition:**

The first phase of converting the site from a former golf course to a regional park involves demolition and removal of existing infrastructure and land features. The approximately six miles of concrete golf cart paths will be demolished and regraded to a natural topography. The demolished and regraded trails will be seeded with a native or sterile seed mix. Over 100 remnant sand traps throughout the site will also be regraded to a natural topography with the sand folded into native soils available on site. Small rock walls will be demolished, the area around them will be regraded to a natural topography, and the rock will be reused on site.

Existing irrigation infrastructure will remain abandoned in place except for where it conflicts with planned grading. The storm drain network (e.g., subterranean pipes) will be dismantled with some remaining where it does not conflict with grading.

Three existing vault toilets will be removed from the site. Existing lights near the parking lot will be removed. Approximately 25,000 square feet of asphalt surfacing in the parking area will be removed and the surface will be regraded and seeded with native or sterile seed mix. As budget allows, infrastructure related to the remnant irrigation ponds (e.g., pumps, pump house, and underground pipes) may be removed.

#### **2. Construction:**

Primary construction access will occur via Tour Way off Deer Valley Road and through the existing Emergency and Maintenance Vehicle Access points along Empire Mine Road. Staging will occur on-site within the limits of disturbance.

- a. **Entry and Parking Lot:** At the entrance to the site at Deer Valley Road and Tour Way, EBRPD will install a new entry sign and remodel the existing access control gate. Road improvements will be made to the intersection of Deer Valley Rd and Tour Way to improve accessibility to the site and ensure that the intersection is compliant with current City, County, and Caltrans specifications, policies, and regulations.

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- b. **Parking lot:** approximately 25,000 square feet of asphalt parking lot will be removed, regraded, and planted with seed mix. Approximately 30,500 square feet of asphalt surface will be removed and replaced with gravel for equestrian trailer parking. The remaining approximately 53,000 square feet of asphalt parking lot will be resurfaced. 10 to 25 trees will be planted in and near the parking area. These trees will be watered from the existing on-site well until they are established. Following the modifications, the existing 142-stall parking lot will provide approximately 100 parking spaces, including a minimum of 5 accessible spaces to comply with the City of Antioch Municipal Code. EBRPD will install no more than eight picnic tables, trash receptacles, and drinking fountains (serviced by an existing on-site well). EBRPD will construct a new shade structure/interpretive pavilion in the picnic area northwest of the parking lot that will not exceed 2,000 square feet. The parking and picnic areas will be serviced by a new 4- to 6-stall plumbed toilet using the existing on-site septic system.
- c. **Trails:** The existing cart-path network was designed for golf carts and is mostly not suitable for multi-use trails as imagined by EBRPD. As mentioned in the Demolition section, approximately six miles of concrete golf cart paths will be demolished and regraded to a natural topography. The demolished and regraded trails will be seeded with a native or sterile seed mix. EBRPD will construct a new trail network shown in Figure 2, Habitat Restoration and Public Access Plan. Trails are, for the most part, aligned to avoid a 300-foot buffer around the planned pond and wetland restoration to remain consistent with the HCP/NCCP. Salvaged boulders from on site will be placed along the trails to provide low retaining walls and informal barriers to encourage users to keep to established trails. Similarly, boulders may be placed at overlooks and viewpoints to help define and delineate the space. The EBRPD will not install any benches along the trails but relocated existing boulders may provide natural, informal seating.

### 3. Restoration

Habitat restoration will occur across approximately 170 acres of the 230-acre former golf course site, with the goal of turning the site into a naturally functioning and sustainable grassland and wetland ecosystem.

- a. **Drainage Restoration:** The former Roddy Ranch Golf Course consists of seven parallel drainages numbered D1-D7 (east to west). These areas were heavily graded and filled to create the golf course fairways, greens, and other landscape features. An extensive underground storm drain system remains below the surface of the site. As mentioned in the Demolition section, EBRPD will remove much of the storm drain network with some remaining where it does not conflict with restoration grading. The removal of the storm drain network will allow for the restoration of surface flow and infiltration. The restoration of the drainages will involve earthwork to restore stability to the drainages. Fill placed in channels to create the golf course will be removed and placed in adjacent uplands. New earthen and vegetated channels will be formed at the bottom of each drainage to direct surface flow into pond/wetland features. The cut and fill involved in this grading will be balanced on site and not require any off haul of soil suitable for

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reuse on-site. There is no known dumping on-site that would require off-haul of unsuitable soil material, but if it is discovered during the grading work, this soil would be disposed of legally off-site. Shallow depressions will be graded to allow for increased infiltration. As mentioned in the Demolition section, over 100 remnant sand traps throughout the site will also be regraded to a natural topography with the sand folded into native soils available on site. Approximately 170 acres of the site will be disturbed during construction, with a total of 75,000 to 150,000 cu (cubic) yards of material moved locally on-site. All grading will follow BMPs for erosion control in compliance with the City of Antioch Municipal Code and Contra Costa County codes.

- b. **Wetland Restoration:** The former Roddy Ranch golf course includes four constructed ponds (P30-P33) and five constructed basins (B2-B5 and B7). Of these, Basins 2 and 3 and Pond 33 are seasonal wetlands. Basins 5 and 7 are permanent wetlands. Basin 4 and Ponds 30, 31, and 32 do not qualify as wetlands. In general, the ponds will be adapted to support aquatic habitat, and the basins will be naturalized to a more gradual side slope. The inlet/outlet infrastructure will be rehabilitated for ponds and basins by reconfiguring the outlet through grading and stabilizing with rock armoring. The Revised Project will increase the size and habitat function of the wetlands.
- c. **Revegetation:** Freshly graded areas with bare soils will be replanted with a sterile seed mix or a native seed mix potentially including seed collected on-site such as *Grindelia spp.* As described in the Drainage Restoration section, select areas along channels will be replanted with willow poles or other woody species to provide habitat and channel stability. 10 to 25 trees will be planted in the parking area for shade. EBRPD and ECCCHC have been managing the grasslands on site for the past several years and those activities will continue separate from this project. All of the revegetation actions of this project will be designed to not interfere with on-going grassland management.
- d. **Vegetation Management:** Livestock grazing is a common land use practice in the Bay Area. EBRPD uses grazing as a conservation management tool to minimize wildfire potential, maintain and enhance native grassland communities, and to enhance wildlife habitat and wetland habitat values. The future Deer Valley Regional Preserve has a seasonal grazing system, meaning livestock are present sometime between November to June. Typical cattle grazing operations found on the Preserve include either a cow/calf or yearling operation.