

Roddy Ranch – Habitat Restoration and Public Access Planning Update

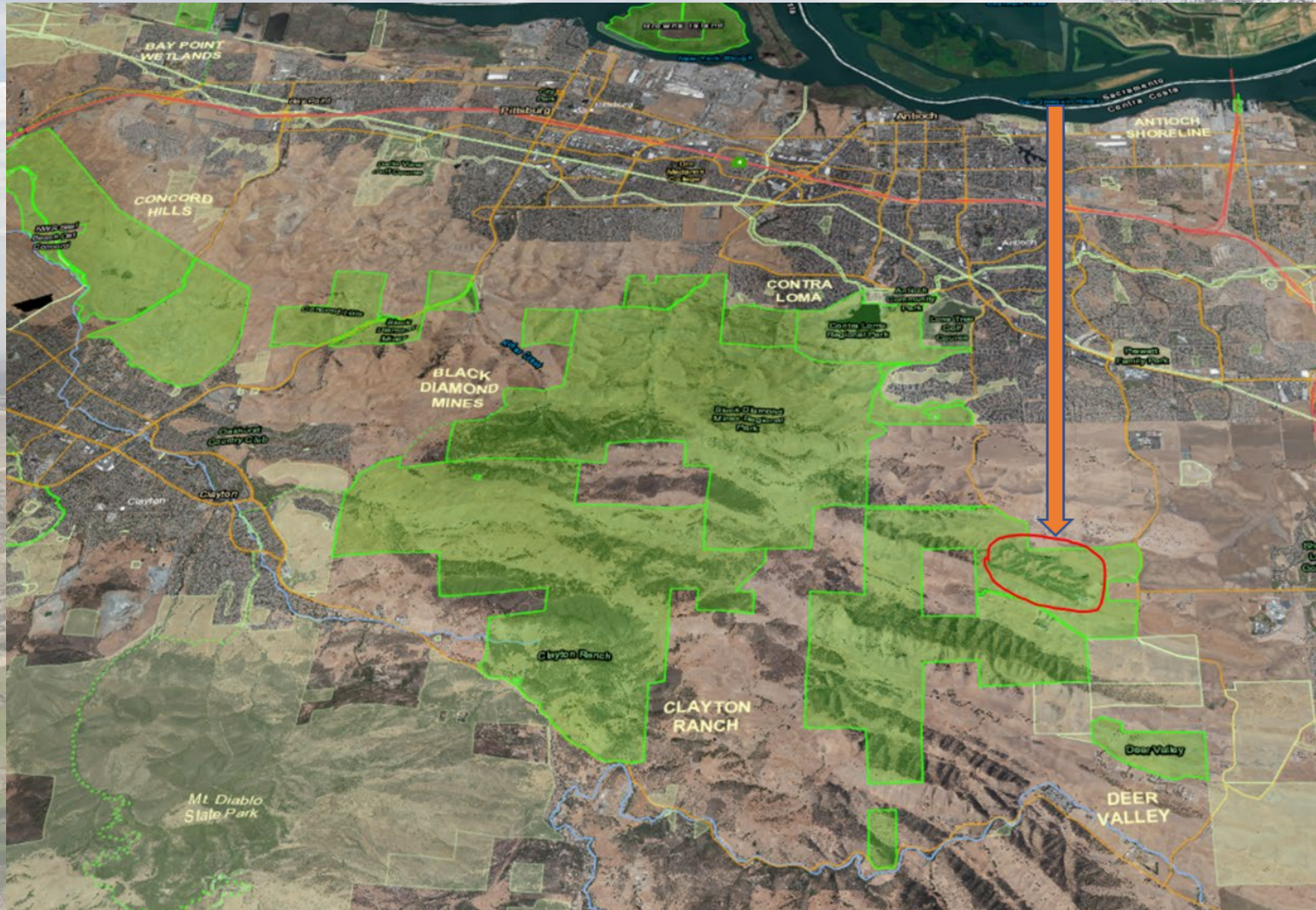
Park Advisory Committee

February 22, 2021

Eddie Willis, Planner

Devan Reiff, AICP, Principal Planner

Future Deer Valley Regional Preserve/ Habitat Conservation Plan (HCP)



Grazing/IPM – ongoing

Before (2018)



Photo Nomad

After (2021)



Photo EBRPD

Grazing/IPM – ongoing

Before (2019)



After (2020)



Restoration Design Group (RDG)



Photo EBRPD

- Began work in spring 2020
- Bi-monthly project team meetings
- Site visits
- Field studies and research
- Subconsultants (Nomad, Fehr & Peers, BKF Engineers, Impact Sciences)

Overarching goals

Restoration Goals

- Maximize the goals of the ECCCHC's HCP/NCCP for enhancement and restoration for sensitive species and habitat
- Improve function of grassland habitat
- Manage and enhance water resources on site (ponds and seasonal wetlands) to provide optimal habitat for wildlife
- Support wetlands with stormwater drainage and installation of "green infrastructure"

Recreation Goals

- Open the former golf course as a regional park
- Provide passive recreation opportunities while using existing infrastructure
- Plan for eventual public access to Black Diamond Mines through trail connections, while meeting requirements for habitat protection
- Support diversity of outdoor recreational activities, including picnic areas, interpretive opportunities, and restrooms

Existing Conditions Report

- Geotechnical
- Soils and subsoils
- Drainage network
- Habitat
- Utilities
- Recreation & public access
- Traffic

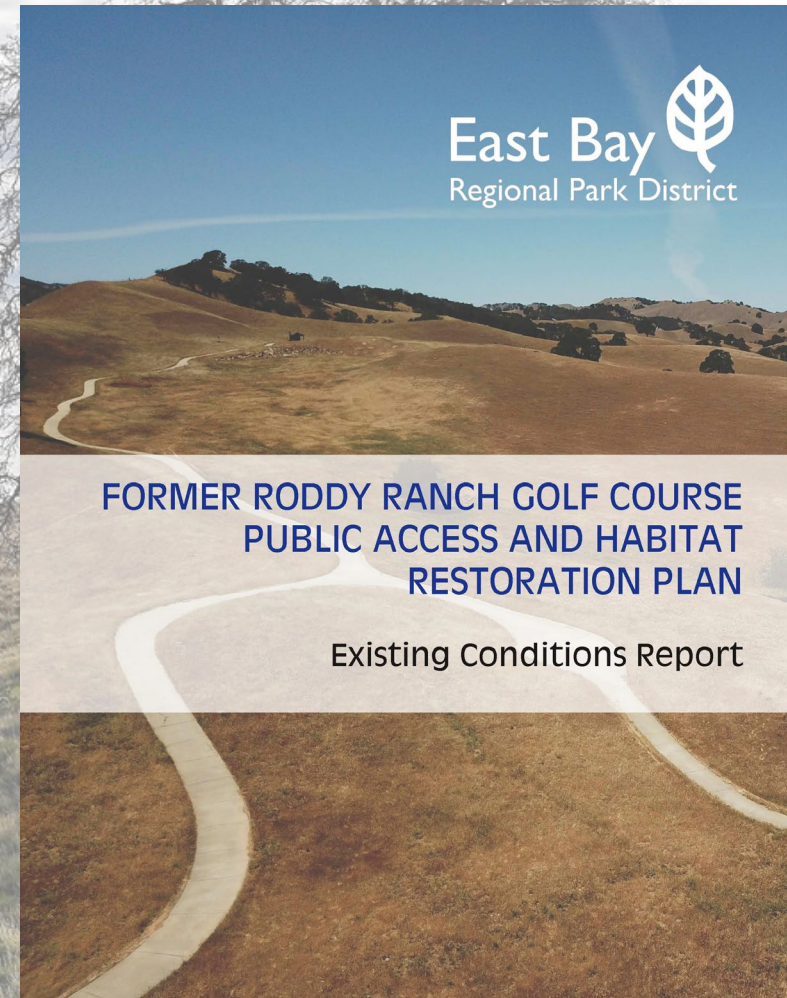




Photo by Restoration Design Group

Geologic/Geotechnical

- No active faults are known to pass directly through or near the property

- Landslide hazards are low

Implications for Site Planning

- Any new trail construction should avoid or mitigate potential landslide areas



Photo by Restoration Design Group

Soils and Subsoils

- Most of site is loamy sand (green on next slide) good for native grassland management objectives
- At base of slopes, soils have higher clay content (purple and aqua on next slide) and may be suited for wetland creation/conversion

Implications for Site Planning:

- Focus native grassland management on loamy sand and wetland development on clay loam
- Upslope sandy loams are susceptible to erosion and should be carefully regraded to convey runoff



December 2020






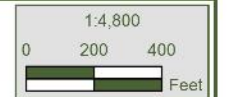
| Legend | |
|---|--|
|  | Study Area Boundary |
| Soils | |
|  | AbD - Altamont clay, 9 to 15 percent slopes, MLRA 15 |
|  | BdE - Briones loamy sand, 5 to 30 percent slopes |
|  | RbA - Rincon clay loam, 0 to 2 percent slopes, MLRA 14 |
|  | RbC - Rincon clay loam, 2 to 9 percent slopes, MLRA 14 |

Figure 5
Soils in the Study Area
 Former Roddy Ranch Golf Course Habitat Restoration and Public Access Project
 East Bay Regional Park District and East Contra Costa County Habitat Conservancy





Drainage Network

- 10 miles of subsurface drainage
- Golf course construction filled many drainages
- Construction added four ponds and six water quality basins near toe of slope

Implications for Site Planning

- The existing storm drain network will require frequent maintenance
- The drainages will require significant regrading and restoration if the storm drain network were to be removed or abandoned



Photo by Stephen Joseph

Land Cover / Habitat

- Site is primarily grasslands
- Seasonal and permanent wetlands in ponds and water quality basins
- Parking lot and golf cart paths (urban cover)
- Site is grazed currently

Implications for Site Planning

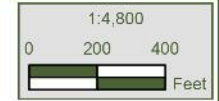
- Grazing will continue to be a grasslands management strategy
- The potential for wetland restoration and/or creation exists at the existing ponds and water quality basins and elsewhere on site



December 2020

| Legend | |
|---------------------|---------------------------|
| Study Area Boundary | Field-Verified Land Cover |
| | Annual Grassland |
| | Ruderal |
| | Aquatic |
| | Permanent Wetland |
| | Seasonal Wetland |
| | Urban |

Figure 4
Land Cover in the Study Area
 Former Roddy Ranch Golf Course Habitat Restoration and Public Access Project
 East Bay Regional Park District and East Contra Costa County Habitat Conservancy



Source: ESRI Aerial Imagery BaseMap



Photo by Nomad Ecology

Invasive Weeds

- 17 non-native plant species mapped on site
- ECCCHC has been mapping and managing weeds since 2018 through mowing, targeted herbicide spraying, mechanical removal, and hand pulling

Implications for Site Planning

- On-going weed management on site is critical to achieving habitat goals



Photo by Nomad Ecology

Special Status Plants

- One special status plant found in surveys from 2016-2020
 - Big tarplant
- 400 individuals contiguous with a larger population off the property

Implications for Site Planning

- Project design and construction will need to avoid areas known to host big tarplant and prevent new weeds that may out-compete big tarplant
- Enhance big tarplant population via invasive weed control or restoration



Photo by Bernard Dupont

Special Status Wildlife

- Special status wildlife with potential to occur on site
 - 8 invertebrates
 - 2 amphibians
 - 3 reptiles
 - 10 birds
 - 12 mammals

Implications for Site Planning

- Minimize impacts to special status species in part through surveys, avoidance measures, and monitoring
- Recreational uses should avoid sensitive habitat areas



Recreation and Public Access

- First major access point to HCP Preserve Lands
- 142-stall parking lot (recently re-paved)
- 5.9 miles of golf cart paths
- Some paths near base of slopes come within 300-ft buffer of potential wetland habitats
- HCP/NCCP guidelines restrict site to passive recreation and picnic area must be located near parking lot
- Dogs, where permitted, must be on leash



**ACCESSIBILITY GUIDELINES FOR OUTDOOR DEVELOPED AREA
MAXIMUM RUNNING SLOPE AND SEGMENT LENGTH:**

| Running Slopes on Outdoor Recreation Access Routes | | Maximum Length of Segment |
|---|----------------------|---------------------------|
| Steeper than | But not Steeper Than | |
| 1:20 (5 percent) | 1:12 (8.33 percent) | 50 feet (15 meters) |
| 1:12 (8.33 percent) | 1:10 (10 percent) | 30 feet (9 meters) |

LEGEND:

- PROPERTY LINE
- (E) CONTOUR (2'-10')
- (E) GOLF CART PATH
- - - (E) CHANNEL
- (E) GOLF CART PATH RUNNING SLOPES GREATER THAN 5% AND LESS THAN 8.33%
- (E) GOLF CART PATH RUNNING SLOPES GREATER THAN 8.33%
- 300' WETLAND BUFFER ZONE FOR HABITAT

NOTE: (E) GOLF CART PATHS CROSS SLOPES ARE OFTEN GREATER THAN 2% AND MAY REQUIRE RECONSTRUCTION TO MEET ACCESSIBILITY STANDARDS.



Photo by Restoration Design Group

Recreation and Public Access

Implications for Site Planning

- Modify existing cart paths to create an accessible loop trail near the parking lot
- Additional loop trails can use modified cart paths to provide various routes through the site and access overlooks with views
- Evaluate paths that fall within the buffer around sensitive habitat areas to determine if it is best to formalize these paths for public access or find an alternative alignment that provides a greater separation between the trail and the aquatic resources



Utilities

- Septic system remains on site
- Well remains on-site
- Irrigation system is inoperable

Implications for Site Planning

- Once inspected, pumped out, tested, and permitted, the septic system should be sufficient, but vault toilets are also feasible
- Well delivers enough water for restrooms and drinking fountains but will require treatment through reverse osmosis



Traffic/Transportation

- Site accessed via Deer Valley Road
- No sidewalks or bicycle facilities
- No public transit within ½ mile of site

Implications for Site Planning

- To improve safety at the intersection of Deer Valley Road and the driveway entrance, recommend to add a left-hand turn lane for north-bound traffic

Next steps – milestones

- Existing Conditions Report – February 2021
- **Public meeting #1** – March 11, 2021
- Draft Alternatives – May 2021
- **Public meeting #2** – May/June 2021
- Preferred Alternative Review – summer 2021
- Environmental Review (CEQA) – summer 2021
- **Public meeting #3** – fall 2021
- Final Plan adoption – winter 2021

Public Meeting #1 – March 11, 2021

East Bay
Regional Park District
Healthy Parks Healthy People

PUBLIC MEETING

Roddy Ranch Golf Course
Habitat Restoration and Public Access Plan
THURSDAY, MARCH 11, 2021, 6:30-7:30 P.M.



East Bay Regional Park District is developing a **new Regional Park** at the former Roddy Ranch Golf Course in Antioch, CA.

Please join us for a public meeting to learn about:

- Habitat restoration, recreation, and public access planning
- A summary of existing conditions, constraints, and opportunities
- Project timeline and other opportunities to be involved

For more information, and to view a post-meeting recording, please visit the project website: ebparks.org/about/planning/roddy ranch/

Meeting will be held online via Zoom.

To register, please contact Eddie Willis, Planner at ewillis@ebparks.org

- First of three public meetings
- Discussion of potential restoration and recreational opportunities and constraints
- Overview of existing conditions
- Opportunity for public to ask questions and become engaged

East Bay
Regional Park District

Questions/ Answers

For more information

Eddie Willis, Planner:

E-mail: ewillis@ebparks.org

Phone: 510-544-2621

Project webpage: <https://www.ebparks.org/about/planning/roddy ranch/>