

**CITY OF ANTIOCH ZONING ADMINISTRATOR
RESOLUTION NO. 2025-02**

**RESOLUTION OF THE CITY OF ANTIOCH ZONING ADMINISTRATOR
APPROVING A USE PERMIT (UP2024-0007) FOR HABITAT RESTORATION AND
ACCESS IMPROVEMENTS TO CONVERT THE FORMER
RODDY RANCH GOLF COURSE TO A REGIONAL PARK**

WHEREAS, the East Bay Regional Park District requests approval of a use permit for public access and habitat restoration improvements to convert the former Roddy Ranch Golf Course located at 1 Tour Way (APN 057-060-017) into a regional park (“the project”);

WHEREAS, the project site is within the 2018 Roddy Ranch Focus Area Final Development Plan, which requires a use permit for the establishment of a public park;

WHEREAS, on November 1, 2022, the East Bay Regional Park District, as Lead Agency, adopted by resolution number 2022-11-266, an Addendum to the East Contra Costa County Habitat Conservation Plan & Natural Community Conservation Plan Environmental Impact Report (HCP/NCCP EIR) to analyze environmental impacts from the project;

WHEREAS, the Zoning Administrator duly gave notice of a public hearing as required by law;

WHEREAS, on April 24, 2025, the Zoning Administrator duly held a public hearing and received and considered evidence, both oral and documentary;

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator hereby makes the following findings for approval of a Use Permit pursuant to Section 9-5.2703 “Required Findings” of the Antioch Municipal Code:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

The proposed development of a new regional park and restoration of natural habitat offers recreation opportunities for residents and supports conservation of the natural environment. The project is beneficial to the public health and welfare.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

The site is located within the Roddy Ranch Master Plan (RRMP) area. The 2018 Final Development Plan placed the former golf course site within the

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Open Space (OS) land use designation. Habitat restoration is permitted in the OS designation, and public parks are permitted with a use permit.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The 230-acre former golf course site was purchased by the East Bay Regional Park District in 2018 and incorporated into the East Contra Costa County Habitat Conservancy preserve system with the intent of forming a new regional preserve. The project contains parking, trails, restrooms, and all other features required.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

The project EIR concluded that the project's impact on traffic would be less than significant. In order to address potentially inadequate stopping site distance, the applicant will install a northbound left turn lane on Deer Valley Road at Tour Way.

5. The granting of such Use Permit will not adversely affect the comprehensive General Plan.

The site is located within the General Plan Roddy Ranch Focus Area, which identified preserving natural open space and providing recreational opportunities as policies for the study area. The project is also consistent with the HCP/NCCP regional open space plan.

NOW THEREFORE BE IT RESOLVED, the Zoning Administrator of the City of Antioch does hereby **APPROVE** UP2024-0007, to convert the former Roddy Ranch Golf Course into a regional park, located at 1 Tour Way (APN 057-060-017), subject to the attached conditions of approval (Exhibit A).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was passed and adopted by the Zoning Administrator of the City of Antioch at a regular meeting thereof held on the 24th day of April 2025.

Zoe Merideth

**ZOE MERIDETH
ACTING ZONING ADMINISTRATOR**

**EXHIBIT A
CONDITIONS OF APPROVAL
(SEPARATE PAGE)**

EXHIBIT A: CONDITIONS OF APPROVAL
RODDY RANCH GOLF COURSE | UP2024-0007

1. **Project Approval.** This use permit approval is for the Roddy Ranch Golf Course Habitat Restoration and Access Improvements Project (“the project”) located at 1 Tour Way (APN: 057-060-017), as substantially shown and described on the project plans dated April 19, 2024, as presented to the Zoning Administrator on April 24, 2025 (“Approval Date”), except as required to be modified by conditions herein. For any condition herein that requires preparation of a final plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City of Antioch (“City”).
2. **C.3 Compliance.** Per State Regulations, all onsite and offsite impervious surfaces, including off-site roadways to be designed and constructed as part of the project, are subject to State C.3 requirements.
3. **NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (Antioch Municipal Code §6-9). (Note: Per State Regulations, NPDES Requirements are those in effect at the time of the Final Discretionary Approval.) Under NPDES regulations, the project is subject to provision C.3: “New development and redevelopment regulations for storm water treatment.”
 - a. **Requirements.** Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.
 - b. **Storm Water Control Plan.** C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted to the City Engineering Department prior to the start of construction.
 - c. **Operation and Maintenance Plan.** For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted and approved by the City Engineer prior to construction completion.
 - d. **Covenants, Conditions and Restrictions (CC&Rs).** Both the approved SWCP and O&M plans shall be included in the project CC&Rs, if applicable. Prior to construction completion, the applicant shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification Best Management Practices (BMP’s).
4. **NPDES Plan Submittal Requirements.** The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:
 - a. **Application.** Prior to the start of construction, the applicant shall submit a final C.3 Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas,

treatment BMP's, permanent source control BMP's, and other features that control storm water flow and potential storm water pollutants.

- b. **Certified Professional.** The Storm Water Control Plan shall be stamped and signed by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date, by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).
- c. **Final Operation & Maintenance Plan.** Prior to construction completion, the applicant shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance (O&M) Plan in accordance with City of Antioch guidelines. This O&M Plan shall incorporate City comments on the draft O&M Plan and any revisions resulting from changes made during construction. If the project has CC&Rs, the O&M Plan shall be incorporated into them.
- d. **Long Term Management.** Prior to construction completion, the applicant shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of all storm water treatment and underground detention facilities to the satisfaction of the City Engineer.
 - i. The project shall prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drainpipes within or under the sidewalks, per City details.
 - ii. Install "No Dumping, Drains to River" decal buttons in all new site catch basins, curb inlets and drainage inlets.
- e. **C.3 Storm Water Calculations.** Prior to construction, the applicant shall prepare a C.3 Storm Water Control Plan report with calculations of anticipated conveyance all C.3 storm water entering and originating from the site to an adequate downstream drainage facility without diversion of the watershed. The applicant shall submit C.3 hydrologic and hydraulic calculations with the improvement plans to the City of Antioch Engineering Department for review and approval, as well as to the Contra Costa County Flood Control District.
- f. **Regional Water Quality Control.** Prior to commencement of grading activities, the applicant shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.

- g. **SWPPP.** The applicant shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to commencement of grading and construction activities. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP's may result in the issuance of correction notices, citations, or a project stop work order.
- i. **BMP.** The applicant shall install appropriate clean water devices at all storm drain locations immediately prior to entering the public storm drain system, and shall implement Best Management Practices (BMP's) at all times on the project before, during and after construction.
 - ii. **Erosion Control.** Applicant shall include erosion control/storm water quality measures in the grading plan in order to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences, or other measures subject to review and approval by the City Engineer. The applicant shall be responsible for ensuring that all contractors and subcontractors are aware of, and implement such erosion control measures.
 - iii. **Sweeping.** The applicant or their assignee shall sweep and/or vacuum the paved parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter, and debris on the site. Corners and hard-to-reach areas shall be swept manually.
 - iv. **Pressure Washing.** If any sidewalks are to be pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drains. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the Sanitary Sewer District.
 - v. **Construction Debris.** The applicant shall ensure that the area surrounding the project, such as the adjacent streets, stays free and clear of construction debris such as silt, dirt, dust, and tracked mud. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.
 - vi. **Storm Drain Cleaning.** The applicant shall clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January.

Additional cleaning may be required if found necessary by City Inspectors and/or the City Engineer.






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Final Audit Report

2025-04-30

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