




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

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| DATE | February 18, 2025 |
| TITLE | Authorization to Accept Quitclaim Deeds of Development Rights from the Agricultural-Natural Resources Trust and Contra Costa County at the Former Roddy Ranch Properties: Deer Valley Regional Preserve |
| DIVISION | Acquisition, Stewardship, and Development |
| FROM | Becky Bremser, Division Lead of Land Acquisition Ken Wysocki, Assistant General Manager of Acquisition, Stewardship & Development |
| APPROVED | Sabrina Landreth, General Manager  |

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize acceptance of quitclaim deeds of development rights from the Agricultural-Natural Resources Trust (ANRT) and from Contra Costa County at the former Roddy Ranch and Roddy Ranch Golf Course properties at Deer Valley Regional Preserve.

BACKGROUND

The 1,885-acre Roddy Ranch is part of Deer Valley Regional Park and is located within Antioch and unincorporated County Costa County. The Park District purchased Roddy Ranch in 2014 (Board Resolution No. 2014-06-162) in partnership with the East Contra Costa County Habitat Conservancy (Conservancy), who utilized grant funding from the California Wildlife Conservancy Board and the Gordon and Betty Moore Foundation. The 230-acre Roddy Ranch Golf Course property consists of Assessor's Parcel Number 057-060-017 in the City of Antioch. The Park District purchased the Golf Course property in 2018 (Board Resolution No. 2018-04-061) also through a partnership with the Conservancy, who utilized grant funding from the California Wildlife Conservancy Board.

Roddy Ranch and the Golf Course have been the subject of local development proposals for decades. In the 1970's, the property owner envisioned a master-planned community consisting of executive housing and a golf course. At that time, the property was under Contra Costa County's jurisdiction, who permitted a master-planned community with various conditions. Ultimately, the Roddy Ranch Golf Club was the only component of these development efforts to materialize, which operated on the property from 2000-2016. Portions of Roddy Ranch were encumbered with Grant Deeds of Development Rights (Deed Restrictions) dating from 1999, which were a condition of approval for the County's approval of Roddy Ranch Golf Course (County Land Use Permit LP982030, Condition #55). Three Deed Restrictions encumber approximately 891 acres within Roddy Ranch (parcels 1, 2, and 3 in Exhibit A). In addition to the three Deed Restrictions on the larger Ranch, the Golf

Course property is encumbered with a 1999 Grant Deed of Development Rights, which was a condition of approval to construct the Roddy Ranch Golf Club (County Land Use Permit LP-98-2030, Condition #55; “Former Roddy Ranch Golf Course” in Exhibit A) and permits a golf course facility but removes the right for future subdivision or development on the property. All of these Deed Restrictions are held by ANRT, Contra Costa County, and the California Department of Fish and Wildlife (CDFW).

When each of the Ranch and Golf Course properties were acquired by the Park District in partnership with the Conservancy, a Covenant to Restrict Use of Property (CRUP) was recorded across the properties. The CRUPs, held by the US Fish and Wildlife Service and CDFW, restrict the use of the property to be consistent with the grant funding used to fund the purchase price, and are a standard document recorded on properties acquired in partnership with the Conservancy. The CRUP is recorded on title to the property and is a permanent environmental protection of the property.

ANALYSIS

Together with Contra Costa County, the Conservancy, and ANRT, the Park District determined that the environmental and development protection provided by the CRUPs on both the Ranch and the Golf Course properties are equal to or greater than the protection afforded by the development right Deed Restrictions recorded in 1999. Therefore, the Deed Restrictions are now superfluous but do require additional actions (such as formal notification of the County and of ANRT of any park development plans on either property) which can be burdensome. Therefore, ANRT and the County have agreed to quitclaim (release) their Deed Restrictions back to the Park District as the underlying landowner. Note that CDFW has not been approached about quitclaiming their rights under the Deed Restrictions. Since CDFW is also a beneficiary of the CRUPs, the reporting responsibilities and other requirements from the Deed Restrictions are also covered under the CRUPs and therefore the redundancy is not burdensome. Once this is complete, moving forward, the CRUPs will be the legal, durable instrument controlling environmental and development restrictions on the properties.

The CRUPs on the Ranch and Golf Course properties are identical to those recorded on other properties acquired in partnership with the Conservancy, so this action will simplify management and planning work by Park District staff by creating consistency.

FISCAL IMPACT

There is no cost to this action aside from staff time. The Deed Restrictions are being quitclaimed to the Park District at no cost.

ATTACHMENTS

- A. Roddy Ranch and Golf Course Map



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2025 – 02 -
FEBRUARY 18, 2025**

**AUTHORIZATION TO ACCEPT QUITCLAIM DEEDS OF DEVELOPMENT
RIGHTS FROM THE AGRICULTURAL-NATURAL RESOURCES TRUST AND
CONTRA COSTA COUNTY AT THE FORMER RODDY RANCH PROPERTIES:
DEER VALLEY REGIONAL PRESERVE**

WHEREAS, the East Bay Regional Park District (Park District) purchased the 1,885-acre Roddy Ranch property in 2014; and

WHEREAS, the Park District purchased the 230-acre Roddy Ranch Golf Course property in 2018; and

WHEREAS, 891 acres of the Roddy Ranch property and all 230 acres of the Golf Course property have Deeds of Development Rights (Deed Restrictions) recorded on title in favor of Contra Costa County, the Agricultural-Natural Resources Trust (ANRT), and California Department of Fish and Wildlife (CDFW) as conditions of approval of the Golf Course in 1999; and

WHEREAS, the entirety of both properties are encumbered with Covenants to Restrict Use of Property (CRUPs) recorded in favor of CDFW and the United States Fish and Wildlife Service at the time of acquisition by the Park District; and

WHEREAS, the Deed Restrictions held by ANRT and by Contra Costa County are no longer relevant and are superseded by the restrictions contained within the CRUPs; and

WHEREAS, in order to streamline operations, ANRT and Contra Costa County have agreed to quitclaim their Deed Restrictions to the Park District;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes acceptance of the quitclaim deeds from ANRT and from Contra Costa County as presented to the Board on February 18, 2025; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and adopted February 18, 2025, by the following vote:

FOR:

AGAINST:
ABSTAIN:
ABSENT:

