

BICKFORD RANCH SPECIFIC PLAN

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PLACER COUNTY BOARD OF SUPERVISORS
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TABLE OF CONTENTS

1.	INTRODUCTION	
	1.1 Specific Plan Area	1-1
	1.2 Purpose and Scope	1-2
	1.3 Legal Authority	1-2
	1.4 Requested Entitlements	1-4
	1.5 Project Objectives	1-4
	1.6 Related Documents	1-5
	1.7 Severability Clause	1-6
2.	PLAN AREA SETTING	
	2.1 Plan Area Location	2-1
	2.2 Site Description	2-2
	2.3 Surrounding Land Uses	2-3
	2.4 Ranch History	2-5
	2.5 Current Ownership	2-7
	2.6 Site Zoning	2-7
3.	LAND USE	
	3.1 Influences on Land Use Pattern	3-1
	3.2 Land Use Concept	3-3
	3.3 Land Use Plan	3-5
	3.4 Summary of Land Uses	3-5
4.	OPEN SPACE AND RECREATION	
	4.1 Open Space and Recreation Concept	4-1
	4.2 Open Space and Recreation Requirements	4-4
	4.3 Natural Open Space	4-4
	4.4 Open Space Corridors	4-5
	4.5 Protective Easements	4-5
	4.6 Parks	4-6
	4.7 Golf Course Recreational Facilities	4-7
	4.8 Equestrian, Pedestrian and Bicycle Trail System	4-17
	4.9 Summary of Recreation Facilities	4-17

5.	RESIDENTIAL	
5.1	Residential Land Use Concept	5-1
5.2	Residential Communities	5-1
5.3	Residential Land Use Categories	5-4
5.4	Residential Density	5-6
5.5	Residential Transfer	5-6
5.6	Residential Development Standards	5-7
5.7	Household Demographics	5-7
5.8	Housing Affordability	5-8
6.	COMMERCIAL	
6.1	Commercial Concept	6-1
6.2	Village Commercial Site	6-1
6.3	Commercial Site Access	6-3
6.4	Village Commercial Development Standards	6-4
6.5	Permitted Uses	6-4
7.	RESOURCE MANAGEMENT	
7.1	Resource Management Concept	7-1
7.2	Open Space Preservation	7-2
7.3	Wetland Resources	7-2
7.4	Wildlife Resources	7-9
7.5	Vegetation	7-10
7.6	Oak Woodlands	7-11
7.7	Lake Management	7-12
7.8	Historical and Cultural Resources	7-14
7.9	Soil Protection and Grading	7-14
7.10	Water Quality and Conservation	7-15
7.11	Energy Conservation	7-17
7.12	Light Conservation	7-18
7.13	Air Quality	7-18
8.	CIRCULATION	
8.1	Circulation System Concept	8-1
8.2	Circulation Pattern	8-1
8.3	General Street Design Criteria	8-3
8.4	Plan Area Roadways	8-4
8.5	Signalization	8-15
8.6	Trails	8-16
8.7	Park & Ride Lot	8-22
8.8	Public Transportation	8-22
8.9	Golf Cart Circulation	8-22
8.10	Gated Streets	8-23

9.	PUBLIC FACILITIES AND SERVICES	
9.1	Public Facilities Concept	9-1
9.2	Placer County Capital Facilities Fee	9-2
9.3	Public Facilities	9-3
9.4	Public Services	9-10
9.5	Utilities	9-16
10.	IMPLEMENTATION	
10.1	Introduction	10-1
10.2	Entitlements	10-1
10.3	Adoption of the Specific Plan, Development Standards and Design Guidelines	10-1
10.4	Administration	10-2
10.5	Specific Plan Amendments	10-2
10.6	Development Standard Revisions and Variances	10-5
10.7	Revisions Vesting Tentative Subdivision Maps	10-7
10.8	Interpretation, Application or Implementation	10-7
10.9	Environmental Review	10-7
10.10	Mitigation Monitoring	10-8
10.11	Density Transfer	10-9
10.12	Phasing	10-10
10.13	Land Dedication and Conveyance	10-13
10.14	Financing	10-13
10.15	Maintenance	10-24

Appendices

A	Mitigation Measures
B	Bickford Ranch Development Agreement
C	Approving Resolution

FIGURES

1.1	Vicinity Map	1-3
2.1	Existing Site Conditions	2-4
2.2	Existing Zoning and Assessor Parcel Numbers	2-8
3.1	Specific Plan Land Use Diagram	3-6
4.1	Open Space Areas and Recreational Facilities	4-3
4.2	Conceptual Site Plan for Bickford Ranch Park	4-8
4-3	Bickford Ranch Park Passive and Active Recreation Areas	4-9
4.4	Conceptual Site Plan for Tower Park	4-10
4.5	Tower Park Passive and Active Recreation Areas	4-11
4.6	Golf Course Alignment	4-13
4.7	Clubhouse/Recreation Facility Conceptual Design	4-15
4.8	Heritage Ridge Golf Course Maintenance Facility	4-16
5.1	Master Lotting Plan	5-2
6.1	Village Commercial Site Conceptual Site Plan	6-2
7.1	Wetlands	7-3
7.2	Typical Mitigation Area	7-7
7.3	Wetland Cross Section	7-9
7.4	Reforestation, Wetlands, Landscaping and Parks Plan	7-13
8.1	Street Circulation	8-2
8.2	Sierra College Boulevard	8-5
8.3	Bickford Ranch Road – Sierra College Boulevard To Lower Ranch Road	8-6
8.4	Bickford Ranch Road – Lower Ranch Road to Heritage Ridge Main Entry	8-7
8.5	Bickford Ranch Road – Heritage Ridge Main Entry To Ridge 18 Main Entry	8-8
8.6	Bickford Ranch Road – Frontage Road	8-8
8.7A	Lower Ranch Road within the Meadows Community	8-9
8.7B	Lower Ranch Road Adjacent to a Hillside	8-10
8.7C	Lower Ranch Road Adjacent to Ridge 6A and 6B	8-10
8.8A	Rural Residential Street	8-11
8.8B	Minor Rural Residential Street	8-11
8.8C	Private Driveways	8-12
8.9A	Ridge Residential Street (Type A Lots)	8-12
8.9B	Ridge Residential Street (Type B Lots)	8-13
8.10A	Heritage Ridge Drive	8-13
8.10B	Heritage Ridge Drive with Frontage Street	8-13
8.10C	Heritage Ridge Drive – Clubhouse to H-31/H-33 Intersection	8-14
8.11	Heritage Ridge Residential Street Section	8-15
8.12	Trail System	8-17

8.13	South Loop Trail	8-19
8.14	Loomis Basin Horsemen's Association Equestrian Trail Master Plan	8-21
9.1	On-Site Water Distribution System	9-4
9.2	On-Site Wastewater Collection System	9-8
9.3	On-Site Drainage System	9-9
9.4	School District Boundaries	9-11
9.5	Fire District Boundaries	9-14
9.6	Natural Gas System	9-17
9.7	Primary Electric System	9-18
9.8	Telephone Distribution System	9-20
10.1	Preliminary Residential Phasing Plan	10-12
10.2	Construction Phasing - Grading	10-14
10.3	Construction Phasing - Water	10-15
10.4	Construction Phasing - Sewer	10-16
10.5	Construction Phasing - Drainage	10-17
10.6	Construction Phasing – Roads	10-18
10.7	Construction Phasing – Trails	10-19

TABLES

2.1	Bickford Ranch Assessor Parcels	2-6
3.1	Land Use Summary	3-7
4.1	Open Space and Recreation Summary	4-2
4.2	Recreation Facilities	4-18
5.1	Residential Land Uses by Community	5-3
7.1	Wetland Types	7-2
7.2	Wetland Impacts	7-6
8.1	Trail System	8-17
8.2	Gate Locations	8-24
9.1	Service Providers	9-2
9.2	Demand for Services	9-5
9.3	Student Generation	9-10
10.1	Conceptual Project Phasing	10-11
10.2	Maintenance Providers & Funding Sources	10-26

Documents Related to the Bickford Ranch Specific Plan

- Bickford Ranch Design Guidelines
- Bickford Ranch Development Standards
- Bickford Ranch Environmental Impact Report
- Bickford Ranch Fiscal Impact Analysis

1. INTRODUCTION

Bickford Ranch is a high-quality residential community that offers a variety of life styles, recreational amenities and housing opportunities within a setting of significant open space and natural terrain.

Bickford Ranch will provide an abundant amount of open space and recreation amenities for the enjoyment of the surrounding community and the Plan Area residents. Amenities include Bickford Ranch Park, Tower Park, the 18-hole Arthur Hill Championship Golf Course and pedestrian, equestrian and bicycle trail systems.

Bickford Ranch will feature an average density of less than one unit per acre with a mix of attached and detached housing types. All residential areas have been designed to preserve and enhance significant site features such as natural open space areas, scenic vistas, wetlands and oak woodlands. Natural open space areas will be fully accessible from each residential community within the Plan Area and from neighboring communities connected by miles of pedestrian, bicycle and equestrian trail systems.

1.1 SPECIFIC PLAN AREA

The Bickford Ranch Specific Plan Area (Plan Area) is located in the southern portion of Placer County, between the City of Lincoln and Town of Newcastle. The Plan Area is located approximately twenty miles northeast of the metropolitan area of Sacramento, four miles west of Interstate 80 and south of Highway 193. The Plan Area comprises approximately 1,942± acres and is bounded on the west by Sierra College Boulevard, Highway 193 on the north, English Colony Way on the south and extends just east of the existing Clark Tunnel Road. The Union Pacific Railroad (formerly Southern Pacific Railroad) is located along portions of the Plan Area's southern boundary and passes beneath Boulder Ridge in the southeast portion of the property through Clark Tunnel. Clover Valley Reservoir and Clover Valley Creek are also located near the site's southern boundary. Immediately west of the Plan Area is the City of Lincoln's Twelve Bridges Specific Plan Area with the communities of Newcastle and Penryn to the east and south, respectively. The Plan Area location is provided in Figure 1.1.

1.2 PURPOSE AND SCOPE

The Placer County General Plan (August 1994) identifies the Bickford Ranch as a Specific Plan Area to "be developed as a planned residential development on 1,950± acres. The General Plan designates a maximum of 1,950 dwelling units and a maximum of fourteen acres of commercial uses within the Plan Area. The General Plan further directs that specific plans be used to plan new and large development areas for the systematic implementation of the General Plan.

The Bickford Ranch Specific Plan implements the intent of the General Plan by setting forth regulations, conditions and programs which will carry out the objectives and policies of the General Plan, while ensuring development of the highest quality possible. The Specific Plan is a statutory planning implementation tool between general policies and land use designations contained in the Placer County General Plan and subsequent individual development requests.

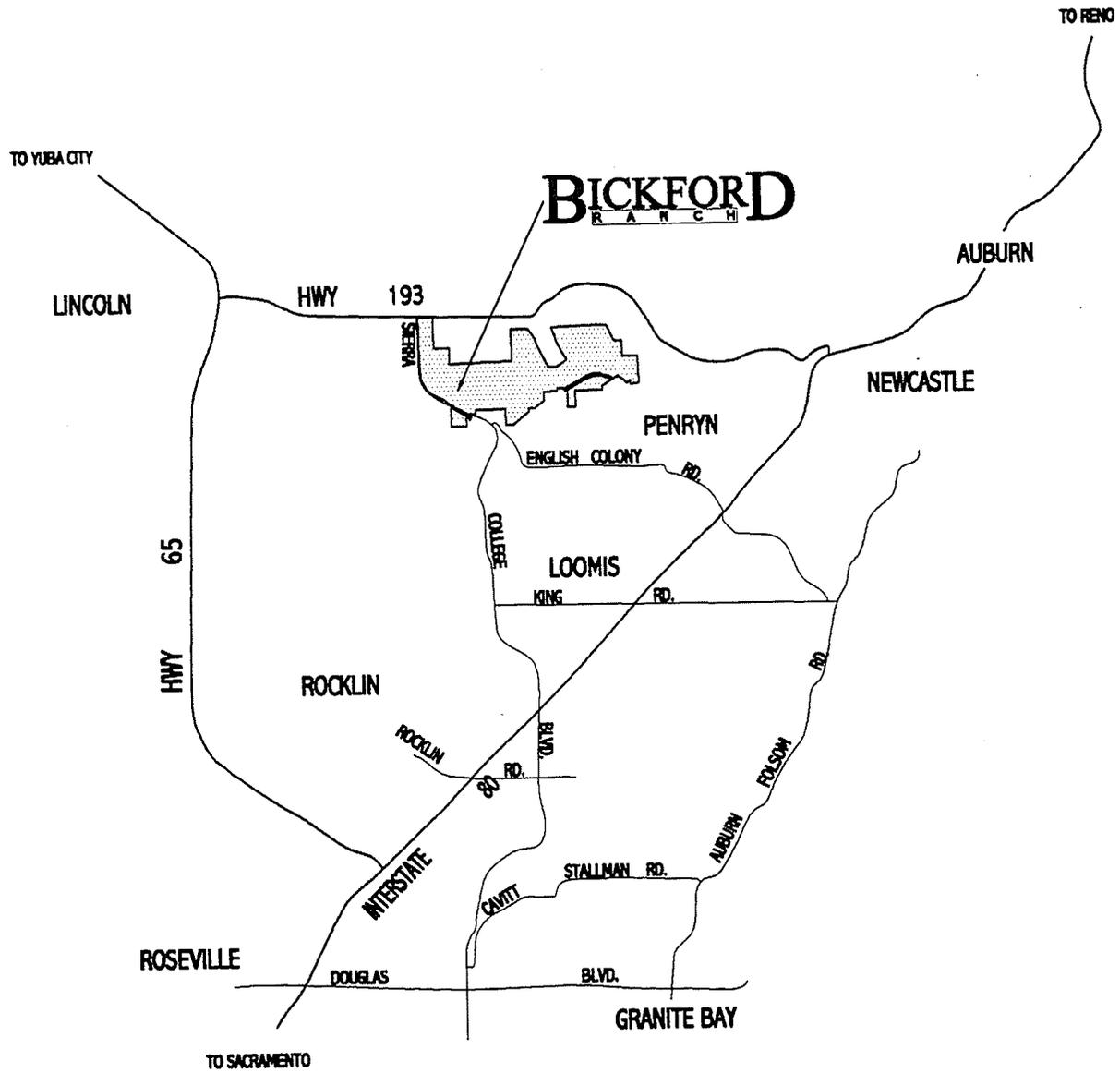
The Specific Plan is a comprehensive, definitive guideline for the total development of the Plan Area. The Specific Plan defines the development of the Plan Area by addressing requirements of the master planning process. Of particular importance to the County and developers, is the sizing of all major public infrastructure that is required for development. The Specific Plan process provides the opportunity to plan, coordinate, implement and monitor development in a comprehensive manner.

1.3 LEGAL AUTHORITY

Placer County is authorized to adopt this Specific Plan following the provisions of Article 8, Sections 65450 through 65457 of the Title 7 Planning and Land Use Law, California Government Code. These provisions require that a specific plan be consistent with the adopted general plan of the jurisdiction in which the plan is located. All subsequent projects within the Plan Area including subdivisions and public works projects shall be consistent with this Specific Plan and the Placer County General Plan.

BICKFORD RANCH

FIGURE 1.1
VICINITY MAP



1.4 REQUESTED ENTITLEMENTS

The following entitlements were approved by Placer County Board of Supervisors to implement the Bickford Ranch Specific Plan:

1. Certification of a Final Environmental Impact Report (EIR) (December 18, 2001);
2. Approval of a Resolution finding that a Subsequent EIR is not required, adopting a Statement of Findings, a Mitigation Monitoring Plan and Statement of Overriding Considerations and General Plan Consistency;
3. Adoption of a Specific Plan, by resolution, including adoption by ordinance of project-specific Development Standards, and adoption by resolution of Design Guidelines (_____, 2004);
4. Approval of closure of Clark Tunnel Road at the northern and southern boundaries of the Plan Area and abandonment of a portion of Clark Tunnel Road within the Plan Area (_____, 2004); and
5. Adoption of an ordinance approving a Development Agreement for the Bickford Ranch Development and authorizing execution of the Development Agreement by the County (_____, 2004).

As part of the implementation of the proposed project, other permits and approvals are required prior to construction.

1.5 PROJECT OBJECTIVES

The fundamental objective of the Bickford Ranch Specific Plan is to provide orderly and systematic development of an integrated full-service residential, recreational and retirement community (age-qualified adults) in a manner that respects the rural character and natural features of the land consistent with the goals and policies of the General Plan. Specific project objectives for the Bickford Ranch Specific Plan are listed below:

1. Aid the County in meeting its recognized obligation to accommodate a percentage of future population growth in the County in the unincorporated portion of the County by providing 1,890 new residential units in an area identified

by the County General Plan as appropriate for such residential development.

2. Establish residential development in an area of the County identified for growth.
3. Create a quality recreation and residential development with a mix of residential, commercial, open space and recreational land uses designed in a manner that provides a distinct identity and sense of place that will be an asset to the region.
4. Establish a high-quality residential community integrated into existing natural open space, native oak woodlands, slopes and ridges, preserving these features to the extent possible.
5. Provide an age-qualified residential community that responds to the market preferences and needs of senior adults as they relate to housing type, size, cost, security, recreational and social amenities.
6. Respect the natural grade, terrain and character of the land by designing residential communities with respect to existing resources and topography, especially around the perimeter of the site to minimize impacts to off-site viewsheds.
7. Provide all public facilities and services necessary to meet the needs of development within the Plan Area.

1.6 RELATED DOCUMENTS

The Bickford Ranch Specific Plan is implemented by Placer County with the supporting documents listed below. These documents are to be used in conjunction with the Specific Plan to ensure full implementation of General Plan goals and policies.

1.6.1 Development Standards and Design Guidelines

Development Standards and Design Guidelines implement planning concepts and the philosophy of the Specific Plan and are structured to conform to the entitlements and agreements between the developer and the County. The Development Standards and Design

Guidelines establish design criteria and standards for all uses in the Plan Area. The Bickford Ranch Development Standards supersede portions of the Placer County Zoning Ordinance.

Development Standards and Design Guidelines are companion documents to the Specific Plan document.

1.6.2 Environmental Impact Report

The Specific Plan Environmental Impact Report (EIR) was certified concurrent with the original adoption of the Specific Plan in December 2001. The EIR examines the environmental impacts of the proposed plan and focuses on changes in the environment that would result from implementation of the Plan. The EIR serves as a project EIR and examines all phases of the project including planning, construction and operation of all subdivision map approvals. The EIR also serves as a Program EIR for purposes of evaluating later requests for use permits, specific plan amendments and variances and the proposal for a Community Facilities District (CFD) for financing major project infrastructure. An addendum to the EIR was prepared to evaluate whether any project changes, changed circumstances, or new information required preparation of a subsequent or supplemental EIR prior to the approval of the Specific Plan on _____, 2004. Supplemental environmental analysis may need to be prepared if subsequent changes to the plan are proposed, or other circumstances change, which create impacts not considered in the original environmental analysis and 2004 addendum.

1.6.3 Fiscal Impact Study

The Bickford Ranch Fiscal Impact Study evaluates the fiscal impact of the Bickford Ranch project on the County of Placer. It estimates whether or not the Plan Area will generate adequate annual revenues to meet costs of providing services to the Plan Area.

1.7 SEVERABILITY CLAUSE

In the event that any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by a California or Federal Court or other jurisdiction, such portions shall be deemed separate, distinct and independent provisions and the validity of such provisions shall not affect the validity of the remaining provisions thereof. In such an event, the Planning Director may determine if an amendment to the Specific Plan is required to replace the stricken provision with an

alternative regulation, condition, program or portion of the Specific Plan in order to maintain consistency of the Specific Plan with the General Plan goals and policies and to maintain internal consistency with the remaining Specific Plan goals, policies and/or regulations.

2. PLAN AREA SETTING

2.1 PLAN AREA LOCATION

The Bickford Ranch Specific Plan is located in the southern portion of Placer County. The 1,942± acre Plan Area is approximately four miles west of the City of Auburn, two miles west of the Town of Newcastle, immediately adjacent to the City of Lincoln and one mile north of the Town of Loomis and City of Rocklin.

Bickford Ranch is located south of Highway 193 between Lincoln and Newcastle, at the southeast quadrant of Highway 193 and Sierra College Boulevard. The western boundary of the Plan Area is Sierra College Boulevard from Highway 193 on the north side, to English Colony Road on the south except for a parcel at the northeast corner of Sierra College Boulevard and Caperton Court. The Union Pacific Railroad (formerly Southern Pacific Railroad) is generally the southern boundary except for a parcel south of the railroad tracks. The railroad passes beneath Boulder Ridge in the southeast portion of the property through Clark Tunnel. Clover Valley Reservoir and Clover Valley Creek are located near the southern boundary. Caperton and Antelope Canals as well as Clark Tunnel Road cross the property.

Existing vehicular access to Bickford Ranch is from Sierra College Boulevard and Clark Tunnel Road.

The site is located within Sections 18, 19, 20, 21, 22, 28, 29, and 30 of Township 12 North, Range 7, East Mount Diablo Base and Meridian as depicted on the Rocklin and Gold Hill quadrangles of United States Geological Survey topographic maps.

2.2 SITE DESCRIPTION

The Plan Area's elevation varies across the property from about 300 feet above mean sea level near the intersection of Sierra College Boulevard and Highway 193 to approximately 950 feet above mean sea level along the southeastern portion of the site near an existing communication tower owned by Placer County. A broad volcanic ridge and cap runs east to west generally in the middle of the property with several narrow ridges fingering off in a northerly direction characterizes site topography. The ridge of the property is known as Boulder Ridge and is generally flat and provides a plateau with views in all directions including the Sierra Nevada, Folsom Lake, the Sutter Buttes, and the Coastal Range. The mid-area of the main ridge line is treeless and covered with thin soils, rocks and meadow grass.

The top of the broad ridge slopes gently to the southwest at a slope ranging from two to ten percent. The percent of slope is much greater on the sides of the ridges and exceeds thirty percent in places. Various oak species and pine trees are found along the convergence between the volcanic cap and more porous sub-soils.

The broad ridges in the southern half of the site are sparsely vegetated with trees, brushes, and short grasses while narrow ridges in the northwest have a slightly greater concentration of trees. Most trees are along the sides of the ridges and in the valleys between adjacent ridges. Tree density is sporadic in the lower elevations of the northwest portion of the site. Numerous swales drain the summit on a seasonal basis. The northwestern portion of the property is generally level pasture land.

Caperton Canal extends approximately ten miles in length, of which approximately 6.5 miles is within Bickford Ranch. The canal starts at a point commonly called the Pot Hole and terminates at Whitney Reservoir. The Caperton Canal provides raw water to the PCWA Sunset Water Treatment Plant. The Pot Hole is a point of flow diversion at which the incoming flow from the Lower Fiddler Green Canal is split into the Caperton and Antelope canals. The Antelope Canal delivers water to the Penryn, Morgan, Ben Franklin, and the Antelope Stub canals. The Caperton Reservoir is part of the Caperton Canal system while Clover Valley Reservoir is part of the Antelope Canal System. Clover Valley Reservoir is located on the southern boundary of the Plan Area.

A 300-foot communication tower, owned by Placer County, located at the far eastern boundary of the property near the topographic high

point, is used by a cable television company and Placer County. From Sierra College Boulevard to the communication tower is approximately three miles. An old mine site is located in the northeast corner of the project site that will be deed restricted and maintained in open space within the project.

On-site vegetation types include annual grassland, oak savanna, and foothill woodland. Clover Valley Creek supports a narrow woodland corridor along the southerly edge of the property. Annual grassland covers a majority of the Plan Area and occurs on shallow soils with low water-holding capacities. These grasslands are typical of the region. Dominant trees in the grassy savannas are Blue Oak and Interior Live Oak. These open groves of oaks are underlain by grasslands.

From the Plan Area, there are multiple locations to view the Sierra Nevada, Folsom Lake, downtown Sacramento, and the Sutter Buttes.

Existing site conditions are shown on Figure 2.1.

2.3 SURROUNDING LAND USES

Existing land uses adjacent to the Plan Area are generally ranchettes. Land uses north of the Plan Area are generally two to twenty-acre ranchettes and land uses east and south of the Plan Area are five to twenty-acre ranch estates. Along the northwestern boundary on Sierra College Boulevard there are five to twenty-acre ranch estates. The Twelve Bridges Specific Plan Area, located in the City of Lincoln, is located on the west side of Sierra College Boulevard.

Two ten-acre ranches, including main houses and several barn/structures located in the western portion of the site, are not part of the Specific Plan Area.

BICKFORD RANCH

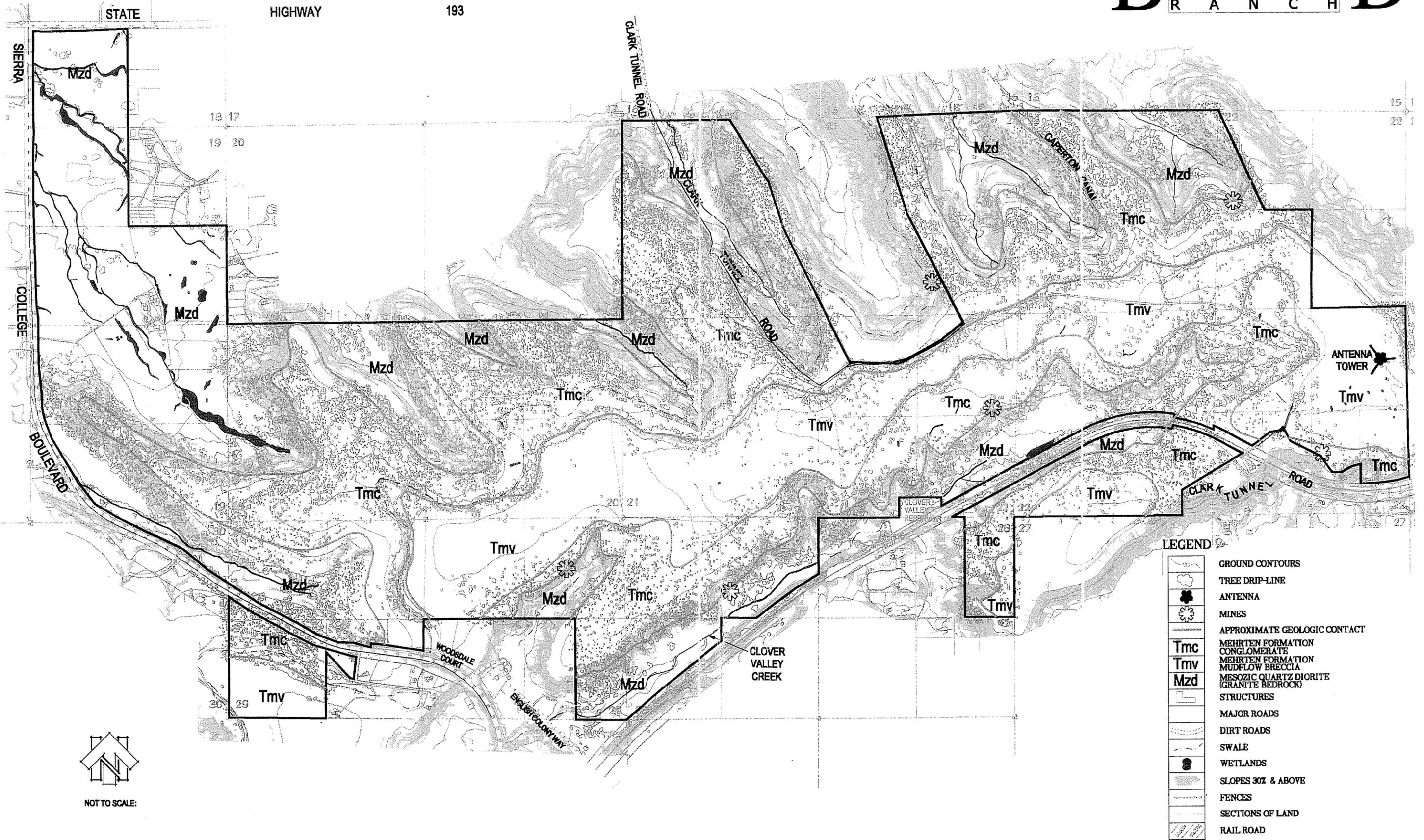


FIGURE 2.1
EXISTING SITE CONDITIONS

2.4 RANCH HISTORY

The Bickford Ranch, a working ranch for more than a century, has a long and interesting history. The earliest settlers in the area were local Native Americans, the Nisenan, part of the southern Maidu tribe. A large Nisenan village was located west of Bickford Ranch near Auburn Ravine Creek. The Nisenan lived peacefully in the area for centuries until the unfortunate outbreak of smallpox in the early 1800s eradicated much of the Nisenan population.

In 1848, gold was discovered in California, first in Coloma and four months later in Auburn Ravine near Bickford Ranch. Soon the quiet countryside bustled with miners, merchants, bankers, and other settlers flocking there to profit from the gold mines.

By 1852, the mining town called Virginia emerged and the next year, miners built California's first railroad to haul auriferous soil from Virginia to Auburn Ravine for washing in the river. The towns of Newcastle, Penryn and Loomis rose from mining camps along the ravine.

On April 2, 1851, the pioneer who built Bickford Ranch was born at the other end of the continent, in Cumberland County, Maine. He was named John Herbert Bickford. Twenty-five years later, he would take Horace Greely's famous advice to "Go west, young man!" by purchasing 80 acres of what was eventually to become the 1,954-acre Bickford Ranch.

Initially a sheep rancher and fruit orchard operator, John Bickford went into the stock and dairy business in 1896. John Bickford's descendants continued to own and manage the cattle ranch until it was sold in the early 1980s. Fires in the 1930s and 1940s caused severe damage to natural vegetation on the property.

Ranch operations were moved to McArthur in Shasta County and a large portion of the cattle herd is kept at the Bickford Ranch through a lease arrangement that is still managed by the Bickford family.

**TABLE 2.1
BICKFORD RANCH ASSESSOR PARCELS**

Assessors Parcel Number	Acreage
031-101-022	216.0
031-101-025	4.0
031-101-030	271.8
031-101-036	283.0
031-101-037	320.7
031-180-020	36.4
031-180-021	4.3
031-180-022	9.1
031-180-023	157.2
031-190-005	55.2
031-190-010	105.4
031-190-011	73.2
031-200-001	33.16
031-200-008	1.82
032-010-012	15.2
032-020-019	4.6
032-020-028	39.1
032-020-035	181.9
032-041-005	20.0
032-041-072	2.9
032-041-073	79.6
032-041-074	4.4
Total	1,942.5*

*Surveyed acreage total differs slightly from Assessor Parcel acreages.

The Bickford Ranch is located near Lincoln, Newcastle and Penryn, and the family was active in all three towns, participating in the Cattlemen’s Association, the Gold Hill Grange, the Mt. Pleasant Farm Bureau, as well as the Newcastle Methodist Episcopal Church women’s group, the Eastern Star and the Masonic Lodge in both Penryn and Gold Hill.

2.5 CURRENT OWNERSHIP

The property is owned by Bickford Holdings, LLC. The Plan Area comprises twenty-one (21) assessor parcels, listed on Table 2.1 and shown on Figure 2.2.

2.6 SITE ZONING

The site is currently zoned as Farm (F), combining Development Reserve (-DR) with 10 and 20-acre minimum parcel sizes (F-DR-B-X- 10 & 20 acre minimum and F-B-X-20 acre minimum). Adjacent lands have the following zoning designations.

North:	F-B-X 5 and 10-acre minimum
East:	F-B-X 4.6 and 10-acre minimum
South:	RA-B-X 10-acre minimum, RA-B-100, F-B-X 10 acre minimum, F 4.6 acre minimum and F-DR-B-X 10-acre minimum
West:	F-B-X 10-acre minimum

Zoning classifications for the Plan Area are shown on Figure 2.2.

BICKFORD RANCH

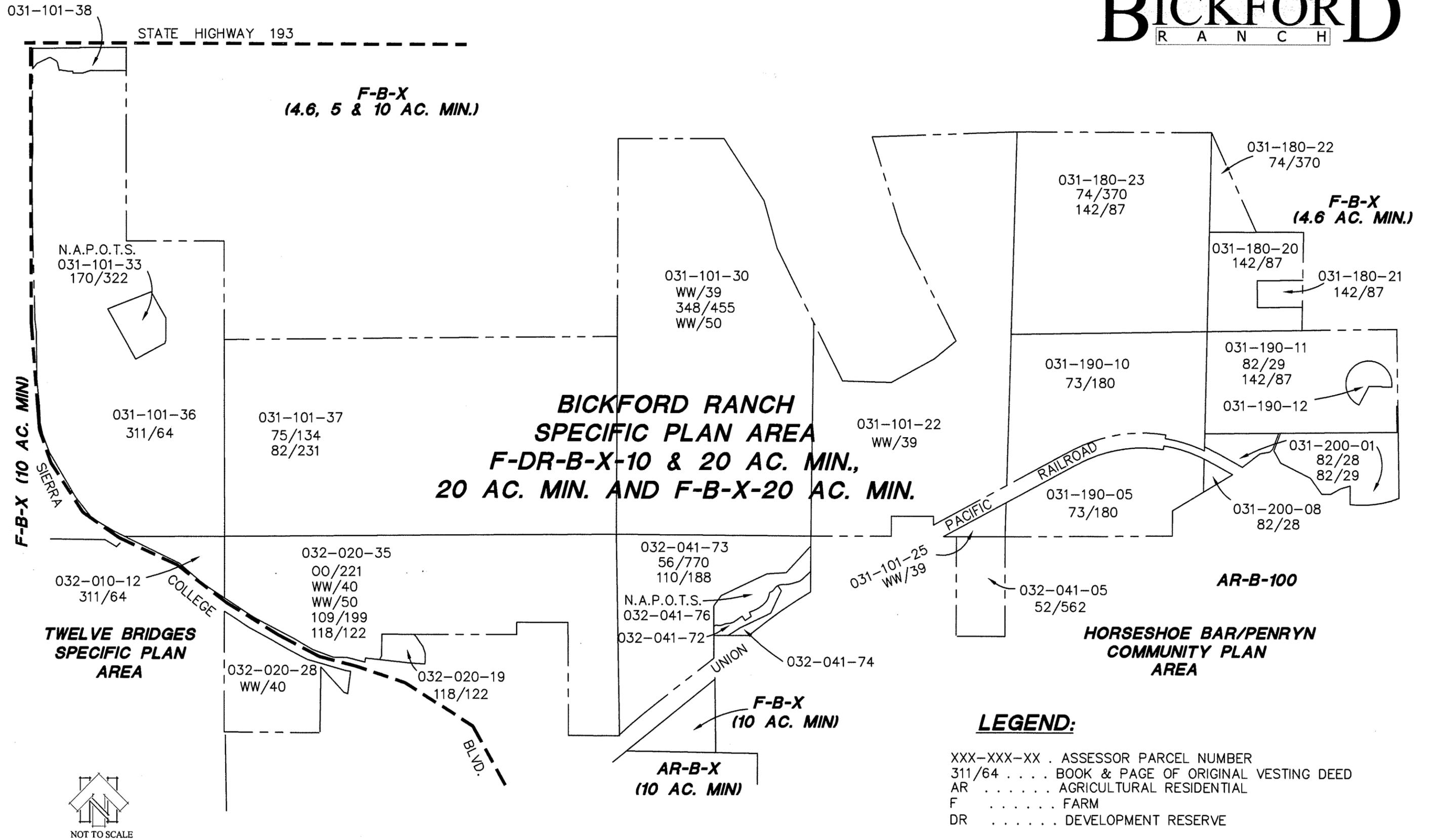


Figure 2.2
EXISTING ZONING AND ASSESSOR PARCEL NUMBERS

3. LAND USE

3.1 INFLUENCES ON LAND USE PATTERN

The Bickford Ranch Specific Plan planning process began with technical studies and analysis of the physical characteristics of the site (e.g., landforms, soils, vegetation, biology, etc.) to determine the constraints and development opportunities of the property. After analyzing environmental factors, a team of multi-disciplinary consultants began the conceptual land planning design process. As part of the planning process, representatives from Placer County departments including Planning, Public Works, Flood Control, and Transportation, as well as state and federal agencies, were consulted.

This comprehensive planning process has resulted in a Specific Plan that respects the rural character of the neighboring areas and is sensitive to the site's physical form, environmental characteristics, and land uses permitted and identified by the Placer County General Plan. The Specific Plan provides guidelines for the creation of a community that is consistent with the goals and policies of the Placer County General Plan.

In addition to fundamental concepts of providing appropriate sizing and relationships among land uses, the pattern of land use in the Plan Area is determined by a number of natural and man-made features. The following outlines how General Plan policy and geographical features have influenced and shaped preparation of the land use diagram.

3.1.1 General Plan Policy

The Placer County General Plan (dated, August 1994) designated Bickford Ranch as a Specific Plan Area. The Bickford Ranch Specific Plan Area is designated as a "recreational and residential development that may consist of a mix of land uses including estate size lots of 5-10± acres to higher density development of 6-10 units per acre. Golf courses and other recreation amenities may also be included".

The General Plan allows a maximum of 1,950 dwelling units and a maximum of 14 acres of commercial uses. The General Plan requires that 'significant open space areas include the slopes of Boulder Ridge, drainage ways, corridors along canals and major roadways'. In addition, the General Plan requires buffer zones along the parcels identified as "Agricultural/Timber and Sensitive Habitat" areas that are contiguous with the Plan Area.

Development Standards for the Bickford Ranch Specific Plan Area are outlined in Appendix C of the Placer County General Plan Policy document dated August 16, 1994.

In response to the County General Plan's designation that Bickford Ranch be a Specific Plan Area, the property owners have proposed a Specific Plan that is consistent with the number of residential units and the acreage of commercial land use allowed within the Plan Area. In response to the General Plan direction and comments received on the environmental document for the project, the Plan Area provides over fifty-seven percent of the site for public and private open space/recreation uses as well as providing substantial buffers adjacent to surrounding land uses.

3.1.2 Surrounding Land Uses

The uses surrounding the Plan Area were considered in developing the Plan Area land use pattern. The goal was to minimize any potential conflicts and inconsistencies with surrounding uses. A portion of the northwest boundary of the Plan Area is adjacent to existing rural single family neighbors. Along this edge, rural lots (three to ten acres) have been planned that will relate to the scale and character of existing development.

The southeastern boundary of the Plan Area abuts the Penryn Community. In this area, primarily residential uses such as Rural Residential, Rural Estate and Estate Residential are planned. Densities

associated with these residential types, along with planned open space, are compatible with existing development within the Penryn community.

3.1.3 Natural Land Formations

The natural features that have the most significant impact on the Plan Area are Mehrten geological formations and topography. Due to the difficulties and costs of working with this soil condition, more intensive land uses are located on the Mehrten areas. Steep topography, as great as thirty percent in locations, has influenced the locations of residential areas and the Plan Area's overall circulation pattern.

The Existing Site Conditions Map, shown on Figure 2.1 illustrates the characteristics of the site that influence the Plan Area's land use plan. With the exception of riparian areas, trees and wetlands, most of the Plan Area is free of constraints to development.

3.2 LAND USE CONCEPT

The Bickford Ranch Specific Plan will be a distinctive community in the foothills of South Placer County. Residents will be able to live, work, and enjoy a variety of recreational opportunities in a comprehensively planned community. Bickford Ranch is a place designed for residents who desire the amenities that characterize a master-planned rural community which includes larger lot sizes, vast open space areas and access to recreational opportunities and equestrian facilities, parks, and trails.

The Plan respects the site's natural form and environmental attributes as well as the agrarian character of the adjacent land uses. A sense of openness along the perimeter of the Plan Area will be created as a result of extensive areas of natural open space. Open space along the perimeter of the Plan Area will be preserved as much as possible to buffer residential communities of the Plan Area and surrounding land uses. Within open space areas, an equestrian and pedestrian path system will follow existing topographic features in natural areas.

The Plan Area features a Village Center, consisting of commercial and recreation uses, surrounded by three distinctive residential communities. The three distinctive residential communities are defined by their topographical features and include the Meadows, the Ridges, and Heritage Ridge. The Plan Area provides 1,890 dwelling units with a variety of housing types, lots sizes and densities. Recreational and

commercial uses within the Village Core are centrally located within the Plan.

Primary access to the Plan Area is from Sierra College Boulevard. Interior to the Plan Area, Bickford Ranch Road provides primary access throughout the Plan Area, in an alignment generally following Boulder Ridge in an easterly direction. Lower Ranch Road will provide secondary access to the Plan Area, connecting to Sierra College Boulevard north of Bickford Ranch Road. Streets serving individual residential communities connect to Bickford Ranch Road and Lower Ranch Road.

Clark Tunnel Road from Highway 193 (Hwy 193) south to Bickford Ranch Road, allowed by an easement, would be used for pedestrian, bicycle and equestrian trails, emergency/fire access, a private driveway to an existing residence and one rural residential lot in Bickford Ranch. Emergency vehicles would be permitted access on this portion of the road. The section of Clark Tunnel Road through the Plan Area is closed to the public. The remaining portions of Clark Tunnel Road within the Plan Area would become Bickford Ranch Road. The existing Clark Tunnel Road at the southern boundary of the Plan Area will connect with Bickford Ranch Road but access will be restricted to emergency vehicles, pedestrians, bicycles and equestrians.

Alternative transportation opportunities will be promoted by providing extensive walking, bicycle, and equestrian path/trail systems. Travel lanes for golf carts are included on private streets within the Heritage Ridge community which will connect uses within Heritage Ridge, including the golf course and residential areas, to the Village Commercial site. These alternative transportation opportunities provide individual mobility while reducing automobile trips and their impacts within the Plan Area.

3.3 LAND USE PLAN

3.3.1 Land Use Diagram

The Bickford Ranch Specific Plan Land Use Diagram sets forth the configurations of each land use designation, the circulation pattern connecting those land use areas and the relationship of the land uses to existing physical characteristics of the property. The Land Use Diagram specifically locates land uses; however, refinements within substantial compliance with the original design may be required to accommodate technical issues that may occur during the subdivision design process. The Bickford Ranch Specific Plan Land Use Diagram is presented in Figure 3.1 and summarized on Table 3.1, Land Use Summary.

3.3.2 Land Use Summary

The Land Use Summary is a tabular listing of all proposed land uses within the Specific Plan Area and includes land uses, typical lot size, approximate lot yields for those areas that are intended for residential uses and approximate acreage.

The Bickford Ranch Specific Plan includes 1,942± acres of which the dominant land uses are open space and recreation and single-family residential. A total of 1,890 dwelling units are proposed at an average density of less than one unit per acre. The Plan Area is expected to accommodate 4,152 total residents, of whom 1,656 will be age-qualified adults within the Heritage Ridge community.

3.4 SUMMARY OF LAND USES

3.4.1 Residential

As shown on the land use diagram, the Bickford Ranch Specific Plan Area is a master-planned community including a Village Center surrounded by three distinct residential communities. The three residential communities are geographically separated due to the Plan Area's topographic features. They include the Meadows, the Ridges, and Heritage Ridge. The communities are further divided into residential areas.

BICKFORD RANCH

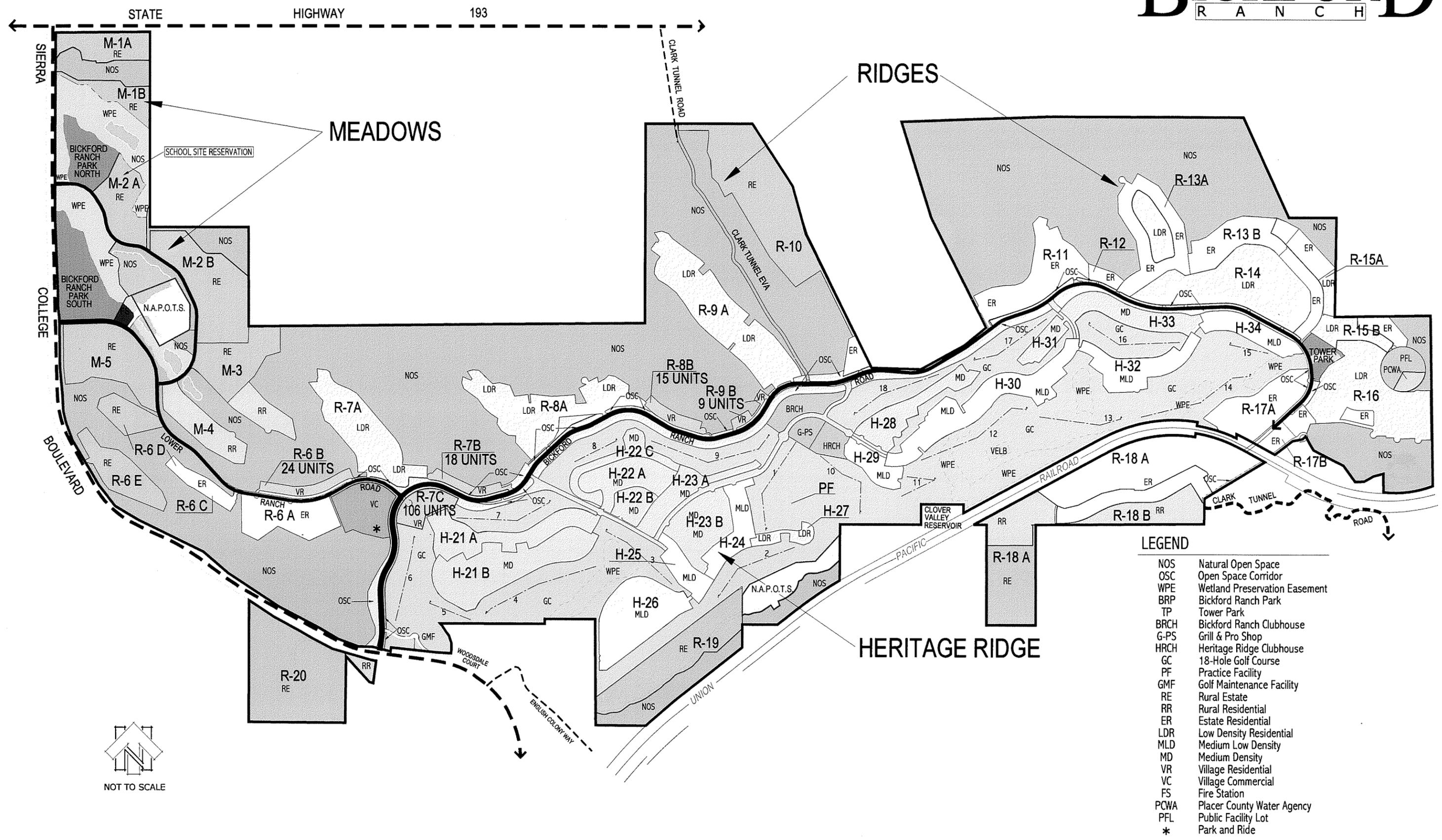


Figure 3.1
SPECIFIC PLAN LAND USE DIAGRAM



NOT TO SCALE

**TABLE 3.1
LAND USE SUMMARY**

KEY	LAND USE DESIGNATION		ACRES
<u>RESIDENTIAL USES</u>			
		<u>TYPICAL LOT SIZE</u>	<u>UNITS</u>
			<u>ACRES</u>
RE	Rural Estate	3.0 to 10.0 acres	33
RR	Rural Residential	1.0 to 3.0 acres	23
ER	Estate Residential	0.3 to 1.0 acre	262
LDR	Low Density Residential	7,000 to 15,000 sf	480
MLD	Medium Low Density	6,000 to 10,000 sf	344
MD	Medium Density	5,000 to 7,400 sf	576
VR	Village Residential	Attached Units	172
RESIDENTIAL TOTAL			1,890
<u>COMMERCIAL USES</u>			
VC	Village Commercial	(Public)	9.70
COMMERCIAL TOTAL			9.70
<u>OPEN SPACE/RECREATION USES</u>			
NOS	Natural Open Space	(Public)	673.77
OSC	Open Space Corridor	(Public)	46.25
Total Open Space			720.02
BP	Bickford Ranch Park	(Public)	57.11
TP	Tower Park	(Public)	3.76
Total Parks			60.87
CH	Clubhouses/Recreation Center	(Private and Public)	12.85
GC	18-Hole Golf Course & Practice Facility	(Private)	311.80
GMF	Golf Maintenance Facility	(Private)	4.17
Total Golf Course			328.82
OPEN SPACE/RECREATION TOTAL			1,109.71
PFL	Public Facility Lot – Communication Tower		4.70
PCWA	PCWA Facilities – Water Tank		1.78
FS	Fire Station		1.00
Roads	Major Roads		50.86
PLAN AREA TOTAL			1,890
			1,942.50

Within each of the residential communities, single-family residential units will be accommodated on lot sizes ranging from 5,000 square foot lots to ten-acre lots. Nearly half of all lots range in size from 7,000 to 30,000 square feet each. The Village Residential site will provide opportunities for multi-family and attached residential units as apartments, condominiums or townhouses, within easy walking distance of commercial uses.

Residential land uses are described further in the Residential section of this document (Section 5).

The Meadows

The Meadows is located at the southeast quadrant of Sierra College Boulevard and Highway 193 on a generally level portion of the site. The Meadows consists of five residential areas with lots ranging from three to ten acres that would allow for equestrian opportunities. Residential areas in the Meadows community are oriented toward Bickford Ranch Park.

The Ridges

The Ridges community is located north and south of Boulder Ridge in areas with slopes that range from zero to thirty percent. The Ridges consists of fifteen residential areas with lots ranging from 7,000 square feet to ten acres. The Ridges also includes the Village Residential site that could accommodate high-density residential uses such as rental apartments, condominiums, townhomes or a combination of unit types.

Heritage Ridge

Heritage Ridge is proposed as an age-qualified community designed to meet the housing and recreational preferences of active adults with regard to housing type, size, cost, security and recreational facilities. This community is located atop Boulder Ridge, consisting of fourteen residential areas with lots ranging in size from 5,000 to 10,000 square feet.

Residency within the Heritage Ridge community will be restricted in accordance with Civil Code Section 51.3 and the Federal Fair Housing Act of 1988. Within Heritage Ridge, it is required that one resident of each unit be 55 years of age or older and that no one under 45 years of age be a resident in any unit.

This restriction will remain enforceable through the Heritage Ridge Conditions, Covenants & Restrictions (CC&Rs).

3.4.2 Village Commercial

A 9.7± acre Village Commercial site is planned at the intersection of Bickford Ranch Road and Lower Ranch Road. The Village Commercial center will provide an outdoor gathering area, neighborhood retail shops, restaurants, services and business-professional uses to support the daily needs of residents of the Plan Area. The types of neighborhood-serving uses that could locate at the Village Commercial site include a market, specialty restaurant, boutique shops, banking, an ice cream parlor, laundry/cleaners, cafe/deli, offices and other similar type of uses. The business professional uses permitted in the Village Commercial site include office, research and development, medical offices, and other small businesses. The location of the Village Commercial is accessible by walking, biking, equestrians, golf cart or motorized vehicle.

A park and ride facility is planned within the Village Commercial site to promote carpooling and use of public transit opportunities.

The Village Commercial site is discussed further in the Commercial Section (Section 6) of this document.

3.4.3 Open Space

A total of over fifty-seven percent of the Plan Area will be preserved in open space within natural open space areas and the remainder in open space corridors created to accommodate trails. Approximately 720 acres will be preserved within public natural open space areas. Public open space areas are located along the east side of Sierra College Boulevard, along the slopes of Boulder Ridge. Fingers of natural open space separate seven of nine northern slopes along the Ridges community. The fingers of open space will be owned and maintained by the Bickford Ranch Homeowners Association. Open space corridors will be created adjacent to public internal streets that connect to the recreational facilities throughout the Plan Area. The open space corridors are natural areas with pedestrian and/or equestrian trails and are subject to resource management programs.

In limited areas, the Plan uses open space protective (non-development) easements, which will allow wetlands, and cultural resources, to be preserved when located within rural residential lots.

Open Space amenities are described further in the Open Space and Recreation section of this document (Section 4).

3.4.4 Recreational Facilities

Recreational amenities within the Plan Area include 60.8 acres of park land designated in two sites: 57.1 acre Bickford Ranch Park and 3.7-acre Tower Park. Bickford Ranch Park includes a wide-range of recreational amenities that include passive uses such as walking trails, picnic areas and active uses such as soccer and baseball fields, tennis court, basketball court and tot lots. Tower Park includes a tot lot, picnic areas, pathways and full-size sports court. Both parks are located adjacent to residential areas and are accessible from the Plan Area's extensive trail system. A park maintenance facility is planned northwest of and adjacent to the fire station. The maintenance facility will consist of a fenced paved yard of approximately 5,000 square feet with a building of no greater than 1,200 square feet.

Recreation facilities within the Heritage Ridge communities are tailored to the age-qualified residents of the community and include a 311.8-acre, 18-hole Arthur Hill Championship Golf Course and associated golf facilities such as a clubhouse/recreation center and golf practice facility. The clubhouse/recreation center features two clubhouse facilities, with a pro-shop, restaurant/grill, swimming pool, locker areas, public meeting rooms, and fitness areas. To link recreation uses throughout the Plan Area with residential and commercial areas, the Plan Area features an extensive trail system.

Recreational facilities are described further in the Open Space and Recreation section of this document (Section 4).

3.4.5 Fire Station

A 1.7-acre (gross)/1.0-acre (net) fire station site is planned within the Plan Area at the southeast corner of Bickford Ranch Park adjacent to Lower Ranch Road, east of Sierra College Boulevard. A fire station at this site will serve the Plan Area as well as neighboring areas of the County. A sheriff's service center will be located within the fire station. The fire station site is discussed further in the Public Facilities and Services Section (Section 9) of this document.

3.4.6 School Site

An 11.8 net-acre site has been reserved for a future school. The site is located in the Meadows community adjacent to and east of northern Bickford Ranch Park. The school site will be reserved in the event that it is needed by the school districts that serve the Plan Area. In the event that it is not needed by the school districts, the school site would revert to one acre of additional parking for Bickford Ranch Park and one residential lot within the Meadows community.

3.4.7 Bitterroot Wholesale Nursery

Bitterroot Restoration currently occupies a 10-acre parcel at the northwestern corner of the Plan Area and operates a wholesale native plant nursery. The County issued a 10-year temporary conditional use permit for the Bitterroot operation in 1999. Bitterroot specializes in the propagation of native plant species, including oaks and wetland plant species. These species are grown for specific projects throughout the United States where native plant species have been lost through natural or man-made disasters, such as fires.

Bitterroot will continue under a use permit as a permanently permitted use in the Specific Plan area occupying a net 7.0-acre parcel. The remaining acreage of the Bitterroot site includes wetlands that will be preserved and protected through incorporation in natural open space.

4. OPEN SPACE AND RECREATION

4.1 OPEN SPACE AND RECREATION CONCEPT

The single-most important feature within the Bickford Ranch Specific Plan is the conservation of natural resources and open space features and the creation of recreational opportunities for the enjoyment and appreciation of residents and neighbors. Approximately 1,110 acres have been designated in the Plan Area for open space and recreational uses, of which over two-thirds is intended to preserve and conserve natural features such as grasslands, sloped areas, wetlands, oak woodlands and other vegetation, animal habitat and drainage ways. Recreation facilities have been specifically designed to complement the natural characteristics, topography and vegetation of the Plan Area.

To benefit from the natural setting of the Plan Area, an abundance of open space amenities have been located throughout the Plan Area including natural open space and open space corridors. Natural open space areas will be preserved along the east side of Sierra College Boulevard and along the slopes of Boulder Ridge. Natural open space consists of existing vegetation with only minimal resource management, such as fire prevention. Fingers of natural open space separate seven of the nine northern slopes of the Ridges community. In addition, public open space corridors will be created adjacent to internal streets that connect to recreational facilities throughout the Plan Area. Open space corridors are natural areas with pedestrian, bicycle and/or equestrian trails and resource management areas. Open space areas may also include underground utilities and storm drainage facilities.

Bickford Ranch provides an abundance of public recreational opportunities including pedestrian, bicycle and equestrian trails and two park sites. The Heritage Ridge community features an 18-hole Arthur Hill Championship Golf Course with associated golf facilities such as a clubhouses/recreation center and golf practice facility. To link recreation uses throughout the Plan Area, equestrian, bicycle and pedestrian trails

are planned along Bickford Ranch Road and Lower Ranch Road, within the Plan Area's 33.6 acres of open space corridors.

Acres of open space and recreational amenities within the Plan Area are summarized on Table 4.1 and shown on Figure 4.1, Open Space Areas and Recreational Facilities.

**TABLE 4.1
OPEN SPACE AND RECREATION SUMMARY**

Plan Area Open Space and Recreation Features	Acres	Portion of Plan Area
Open Space		
Natural Open Space – public	673.77	
Open Space Corridors – public	46.25	
	720.02	37.4%
Parks		
Bickford Ranch Park – public		
Passive Recreation	30.41	
Active Recreation	26.70	
Tower Park – public		
Passive Recreation	3.26	
Active Recreation	0.50	
	60.87	3.2%
Golf Course – private		
18-Hole Golf Course and Practice Facility	311.80	
Clubhouses/Recreation Center	12.85	
Golf Maintenance Facility	4.17	
	328.82	16.9%
Total Open Space & Recreation	1,109.71	57.5%
Total Plan Area	1,942.5	

BICKFORD RANCH

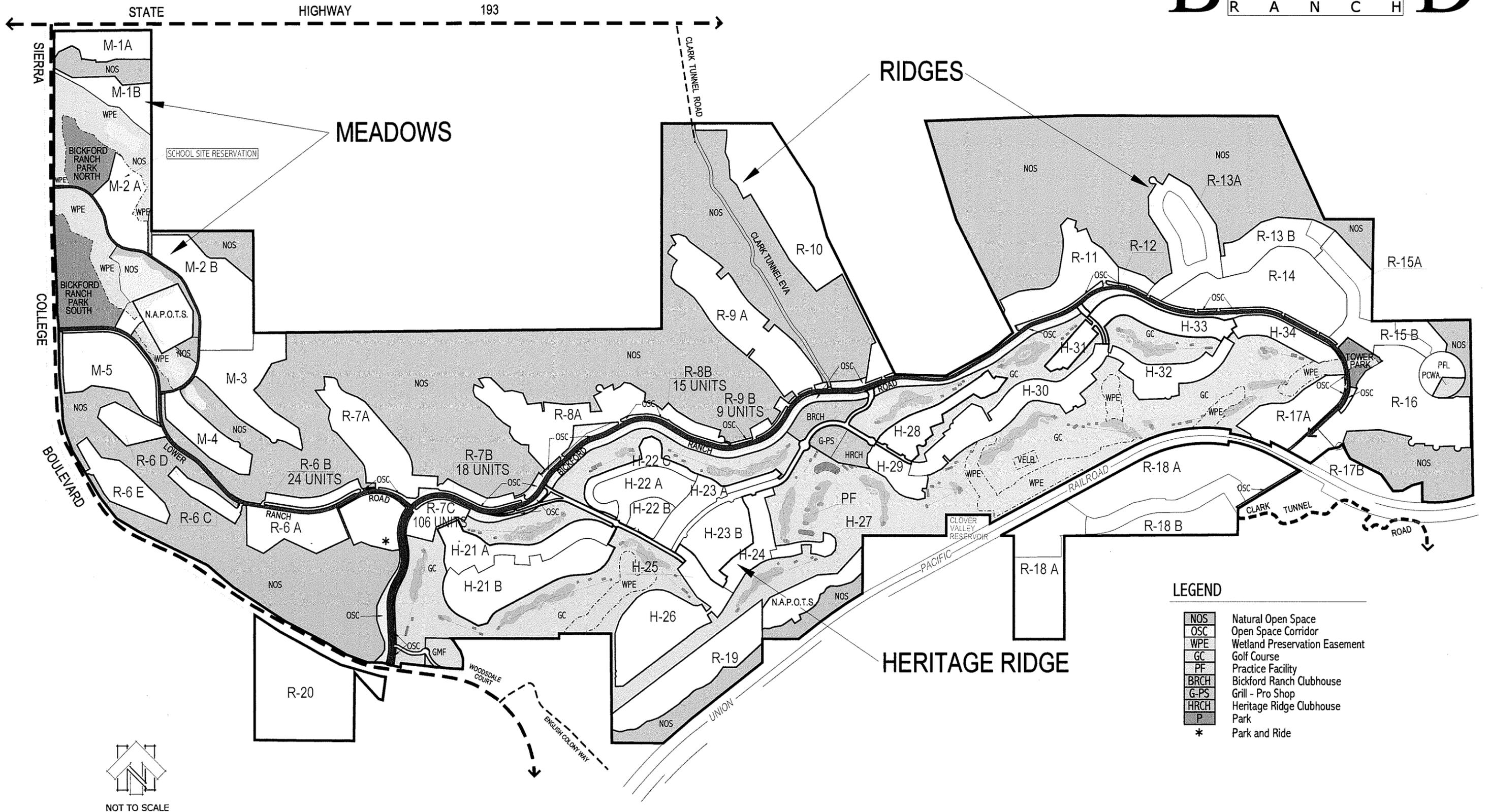


Figure 4.1
OPEN SPACE AREAS AND RECREATIONAL FACILITIES

4.2 OPEN SPACE AND RECREATION REQUIREMENTS

The County of Placer has established open space acreage and recreation facilities requirements based on projected population. The General Plan states that the County shall strive to achieve and maintain a standard of five (5) acres of improved parkland and five (5) acres of passive recreation area per 1,000 population (General Plan Policy 5.A.1). Based on a population of approximately 4,152 persons, Bickford Ranch would require 20.8 acres of improved parkland and 20.8 acres of open space or passive recreation area. Table 4.1 summarizes the parkland and open space opportunities within the Plan Area.

The open space and recreation summary shown on Table 4.1 indicates that nearly fifty-eight percent of the Plan Area is planned for various recreational and open space opportunities. Acreage in two park sites (26.70 acres in Bickford Ranch Park and 0.5 acre in Tower Park) are designated for active parklands, which exceeds the requirement of 20.8 acres. The 720 acres of open space designated in the Plan Area exceeds the County's minimum requirement of 20.8 acres of passive recreation.

4.3 NATURAL OPEN SPACE

Preservation and conservation of natural open space areas defines the Bickford Ranch Plan Area as a rural community. Approximately 720 acres will be preserved in public, natural open space areas, as shown in Table 4.1. Residential communities within the Bickford Ranch Plan Area are designed such that fingers of natural open space separate individual residential areas, especially within the Ridges community. Over forty percent (40%) of all residential lots within the Meadows/Ridges are located immediately adjacent to natural open space areas, or parks. Stretches of natural open space extending north along the ridges of the Plan Area are visible along Bickford Ranch Road, which creates a natural view shed from the roadway.

Natural open space areas present a unique opportunity for residents to experience a rural setting and observe native flora and fauna from pedestrian, bicycle and equestrian trails. Stretches of uninterrupted open space provides a continuous wildlife corridor. Permitted uses in the natural open space areas are limited to pedestrian, bicycle and equestrian trails; fences and walls; drainage improvements; and public and private utility facilities. The existing antenna site on the eastern edge of the Plan Area is contained within a public facilities lot.

North of the railroad and south of the public facilities lot, three cul-de-sacs will be extended to allow public access to the natural open space located in the southeast corner of the Plan Area. Pedestrian footpaths and seating areas will be positioned at the end of the cul-de-sacs to allow passive recreation enjoyment of the expansive views from this location.

Public natural open space in the Plan Area will be owned by the Homeowners Association and maintained by a County Service Area. Natural open space areas are shown on Figure 4.1. A separate homeowners association in the Heritage Ridge Community will maintain private natural open space.

4.4 OPEN SPACE CORRIDORS

A system of public open space corridors will be created which links the three Plan Area communities and promotes an alternative circulation system. Within the nearly 46.25 acres of open space corridors, natural vegetation will be retained with minimal managed landscape. The corridors include pedestrian, bicycle and/or equestrian trails and other passive recreation opportunities. Locations of open space corridors are shown on Figure 4.1.

4.5 PROTECTIVE EASEMENTS

Residential lotting patterns within the Plan Area were developed to avoid impacts to natural features including oak woodlands, wetlands and cultural resources. However, due to the size of some rural lots within the Plan Area, some residential lots may include natural features or cultural resources. In order to avoid impacts to natural features, protective easements will be utilized in those few areas where such features occur including Bickford Ranch Park, Tower Park, fire station site, and the golf course.

A protective easement will also be utilized to protect a historic mine site within open space in the northeast portion of the Plan Area. Within a protective easement, development and maintenance activities are restricted. Protective easements will be identified on the Final Subdivision Map for the Plan Area and use restrictions will be outlined in the Bickford Ranch Conditions, Covenants & Restrictions (CC&Rs).

4.6 PARKS

The Bickford Ranch Specific Plan Area includes two park sites totaling 60.87 acres. In addition, the Plan Area will include recreation uses within the Heritage Ridge Clubhouses/Recreation facility and 18-hole golf course.

4.6.1 Bickford Ranch Park

Bickford Ranch Park (public) is planned along the western edge of Sierra College Boulevard in the Plan Area, north of Lower Ranch Road. The shape of the 57.1-acre park is elongated in a northwest to southeast direction along Sierra College Boulevard. The fire station site is located immediately southeast of the park, on Lower Ranch Road.

This park will create a greenbelt and view shed along Sierra College Boulevard, north of Lower Ranch Road. Bickford Ranch Park features opportunities for passive and active recreational uses in several recreation, activity and open space areas.

Within Bickford Ranch Park, 26.70 acres of the total 57.1 acres will be improved parkland for active recreation facilities. Two active recreation areas are located at the north and south ends of the park, each with their own access points and automobile parking. The northern and southern portions of the park are separated by a street and connected by way of a footbridge spanning the wetland buffer area.

At the north end of the park, two full soccer fields, a junior soccer field, group picnic area, play apparatus and equestrian staging area are planned. Facilities in the southern portion of the park include a little league baseball field, two baseball fields, two tennis courts, and a basketball court. Passive recreation uses in the southern portion of the park include turf areas, swings and group picnic areas. Other facilities include restrooms, a concession area and maintenance area. However, final locations and sizes of facilities will be subject to review and approval of the County Parks and Recreation Commission.

Recreation facilities are separated by natural open space areas that include wetland preserves and buffers and an equestrian trail that transects the park. The open space areas provide passive recreational value to residents and visitors of the Plan Area. Interpretive signs within the park will educate the public on the Plan Area's cultural and wetland resources.

An equestrian staging area will be located in the north end of the park along the east side of Sierra College Boulevard and will include a graded parking area with adequate space for trucks and trailers to maneuver and a staging area to access the equestrian trails throughout the Plan Area.

Bickford Ranch Park will be gated at night for security purposes and to restrict vehicular access. No field lighting or sound systems are proposed within Bickford Ranch Park. Security lighting is planned in limited areas consistent with lighting standards outlined in the Bickford Ranch Development Standards. A conceptual configuration of the passive and active recreation facilities within Bickford Ranch Park is shown on Figure 4.2 and the passive and active areas of the park are shown on Figure 4.3.

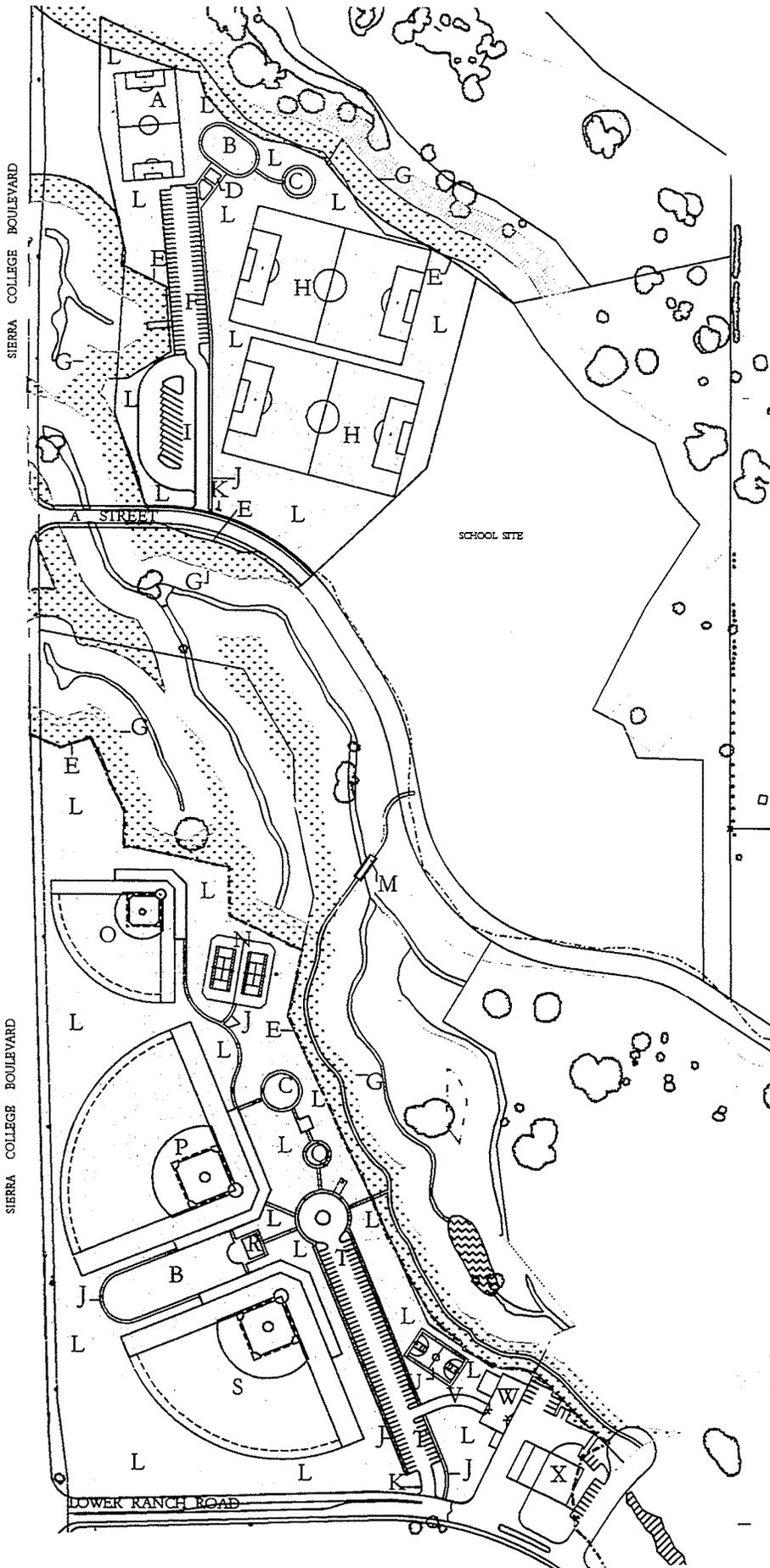
4.6.2 Tower Park

On the east side of the Plan Area, where Bickford Ranch Road loops to the south, a 3.76± acre public, neighborhood park is planned. The neighborhood park, known as Tower Park, is intended to provide visual open space, a neighborhood focal point and recreational facilities, which lend themselves to small-scale passive recreation. The park includes 0.5 acre of improved parkland and 3.26 acres of passive parkland. Tower Park is envisioned to include a tot lot, sport court, swings, outdoor gathering area and parking area. A small stormwater detention pond is planned within park site. No area lighting is proposed. A conceptual configuration of Tower Park is shown on Figure 4.4 and the passive and active areas of the park are shown on Figure 4.5.

4.7 GOLF COURSE RECREATIONAL FACILITIES

The Heritage Ridge portion of the Bickford Ranch Plan Area is an age-qualified community that includes recreational facilities to meet the needs of senior adults. The recreational needs of an age-qualified community differ from those of a conventional community. In an age-qualified community the demand for active recreational facilities such as athletic fields and playgrounds is outweighed by the need for recreational activities that are less physically demanding and more leisurely. The Heritage Ridge community includes passive and active recreational facilities that will appeal to residents of an age-qualified community such as Heritage Ridge.

**FIGURE 4.2
CONCEPTUAL SITE PLAN
FOR BICKFORD RANCH PARK**



KEY

- A 110' X 200' SOCCER FIELD
- B PICNIC AREA
- C PLAY APPARATUS AREA
- D RESTROOM/STORAGE AREA
- E 100' WETLAND BUFFER
- F AUTO PARKING
- G 50' WETLAND BUFFER
- H 220' X 330' SOCCER FIELD
- I EQUESTRIAN PARKING
- J PEDESTRIAN WALK
- K PARK SIGN
- L LANDSCAPE AND LAWN AREA
- M FOOTBRIDGE
- N TENNIS COURTS
- O LITTLE LEAGUE BASEBALL FIELD
- P 320' BASEBALL FIELD
- Q SWINGS AREA
- R RESTROOMS/CONCESSION AREA
- S 300' BASEBALL FIELD
- T AUTO PARKING AND DROP OFF
- U BASKET BALL COURT
- V MAINTENANCE ACCESS ROAD
- W MAINTENANCE BUILDING AND YARD
- X FIRE STATION

FIGURE 4.3
BICKFORD RANCH PARK
PASSIVE AND ACTIVE RECREATION AREAS

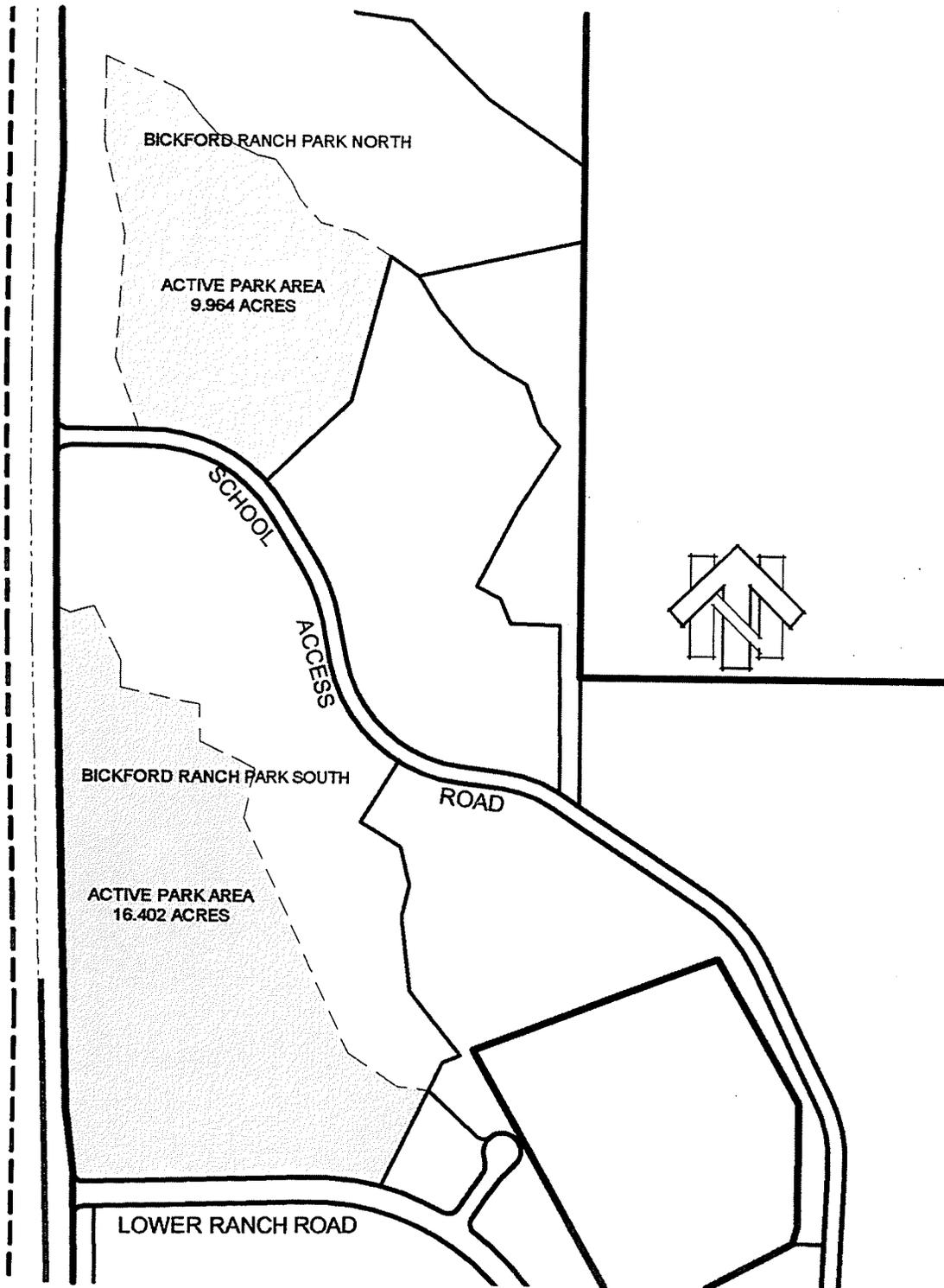


FIGURE 4.4
CONCEPTUAL SITE PLAN FOR TOWER PARK

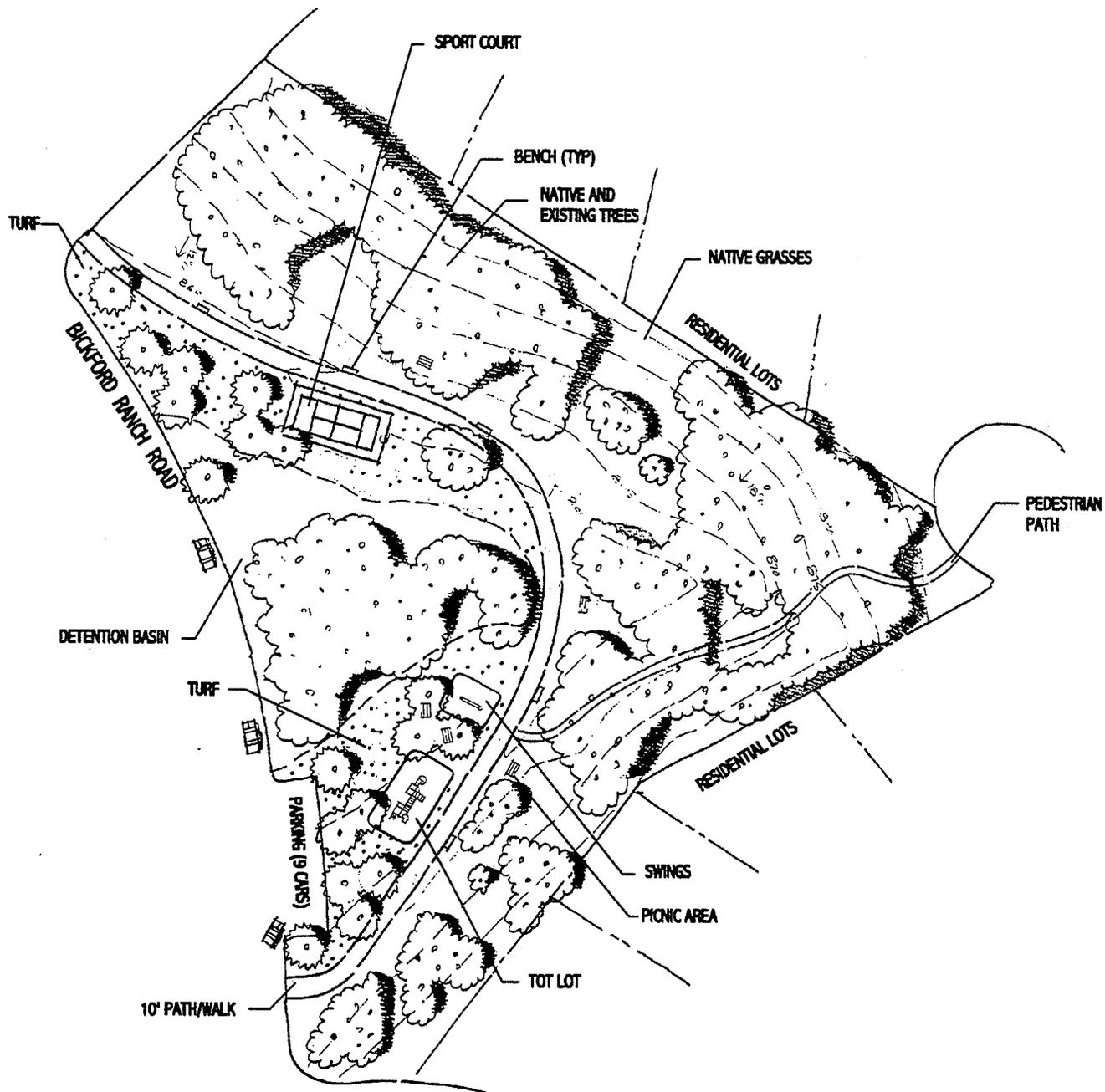
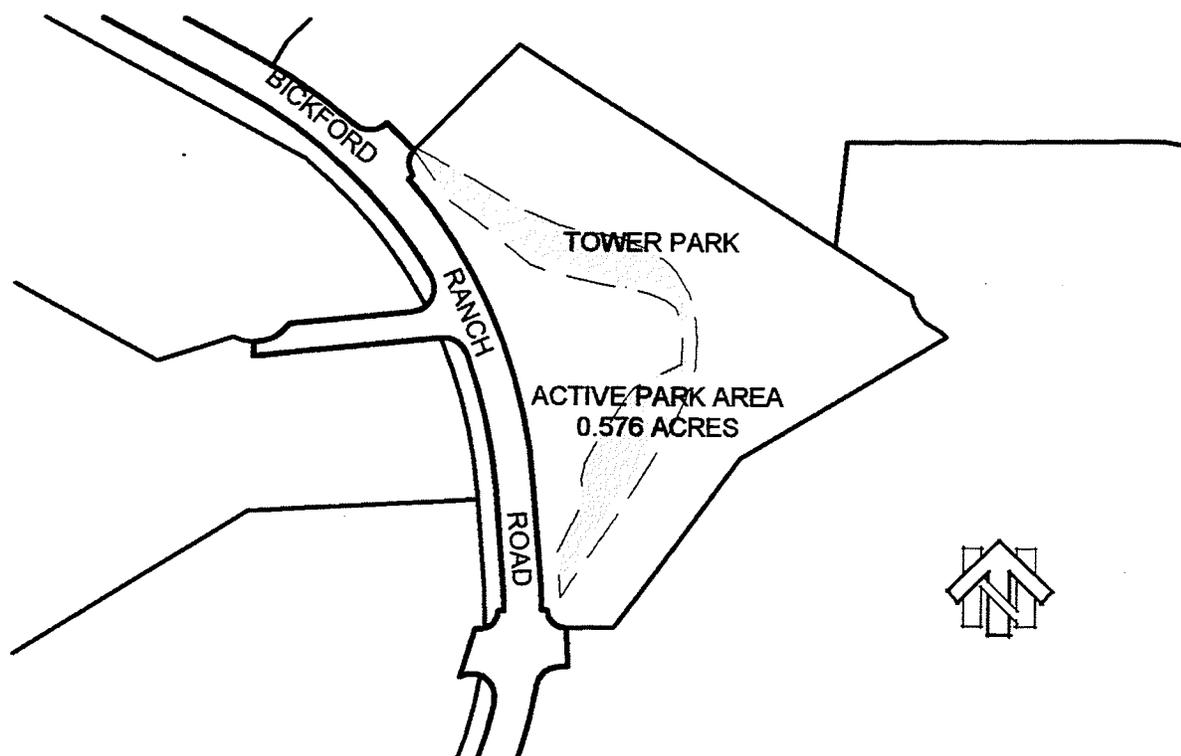


FIGURE 4.5
TOWER PARK
PASSIVE AND ACTIVE RECREATION AREAS



The primary focal point of the Heritage Ridge community is the Arthur Hill Championship 18-hole golf course and related facilities including a golf practice facility and clubhouses/recreation center.

4.7.1 Golf Course

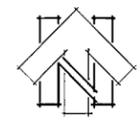
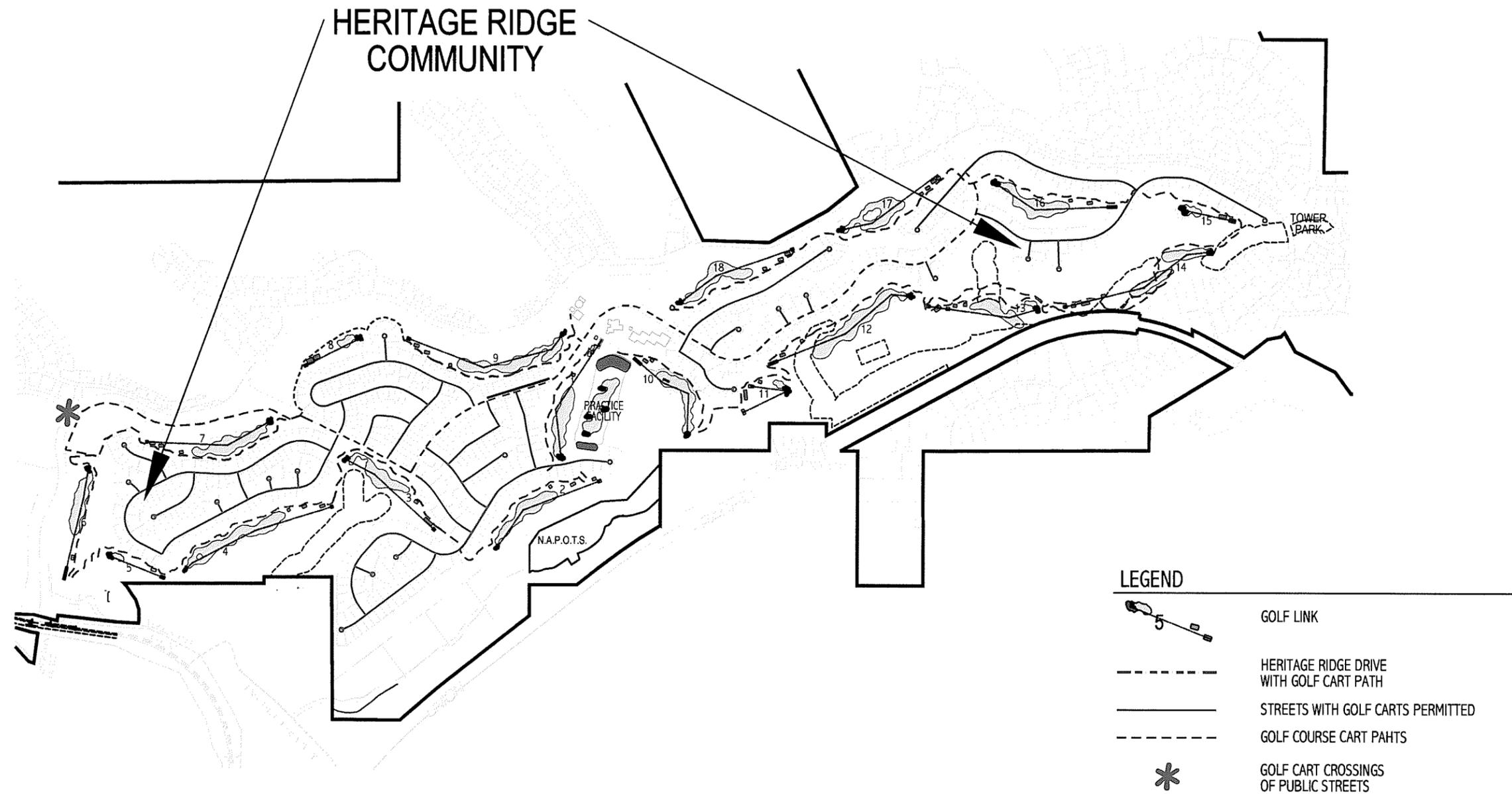
The Arthur Hill Championship 18-hole golf course encompasses approximately 311.8± acres, including practice facility, and winds along the south side of Bickford Ranch Road, along Boulder Ridge through the center of the Plan Area. The first nine holes of the course begin near the Clubhouses/Recreation Center and extend westerly toward Sierra College Boulevard and then loop in an easterly direction. The eastern portion of the course, including holes 10 through 18, extends from the Clubhouses/Recreation Center easterly along the south side of Boulder Ridge toward Tower Park. Design of the golf course incorporates and preserves natural features of the Plan Area including existing topography, wetlands, oak woodlands and rock outcrops. Along golf course fairways, open space areas will add to the overall character of the area while providing a protective buffer between the Plan Area and adjacent Penryn community.

The alignment of the golf course through residential areas encourages the golf course to serve as a buffer between less intensive uses within the Plan Area and softens the view of the Plan Area from adjacent roadways and surrounding communities. For the most part, the golf course adheres to the natural topography and incorporates natural features of the site. The alignment of the Arthur Hill Championship 18-Hole Golf Course is shown on Figure 4.6.

To complement the golf course, a golf practice facility is planned immediately south of the Clubhouses/Recreation center, south of Bickford Ranch Road. The golf course and golf practice facility will be privately owned and available to residents of the Bickford Ranch Plan Area. The golf course will be made available for public play for a minimum of one day per week in perpetuity.

4.7.2 Clubhouses/Recreation Center

An 12.85 clubhouses/recreation center is planned to complement the golf course. Located centrally within the community, the facility is planned nearby all of the major recreational features of the Heritage Ridge community including golf activities, active and



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FIGURE 4.6
GOLF COURSE ALIGNMENT

passive recreational activities and entertainment opportunities and will be easily accessible from Bickford Ranch Road. The clubhouses/recreation center will be designed to meet the recreation needs of the residents of the Plan Area. The first tee of the golf course is located immediately south of the clubhouses/recreation center.

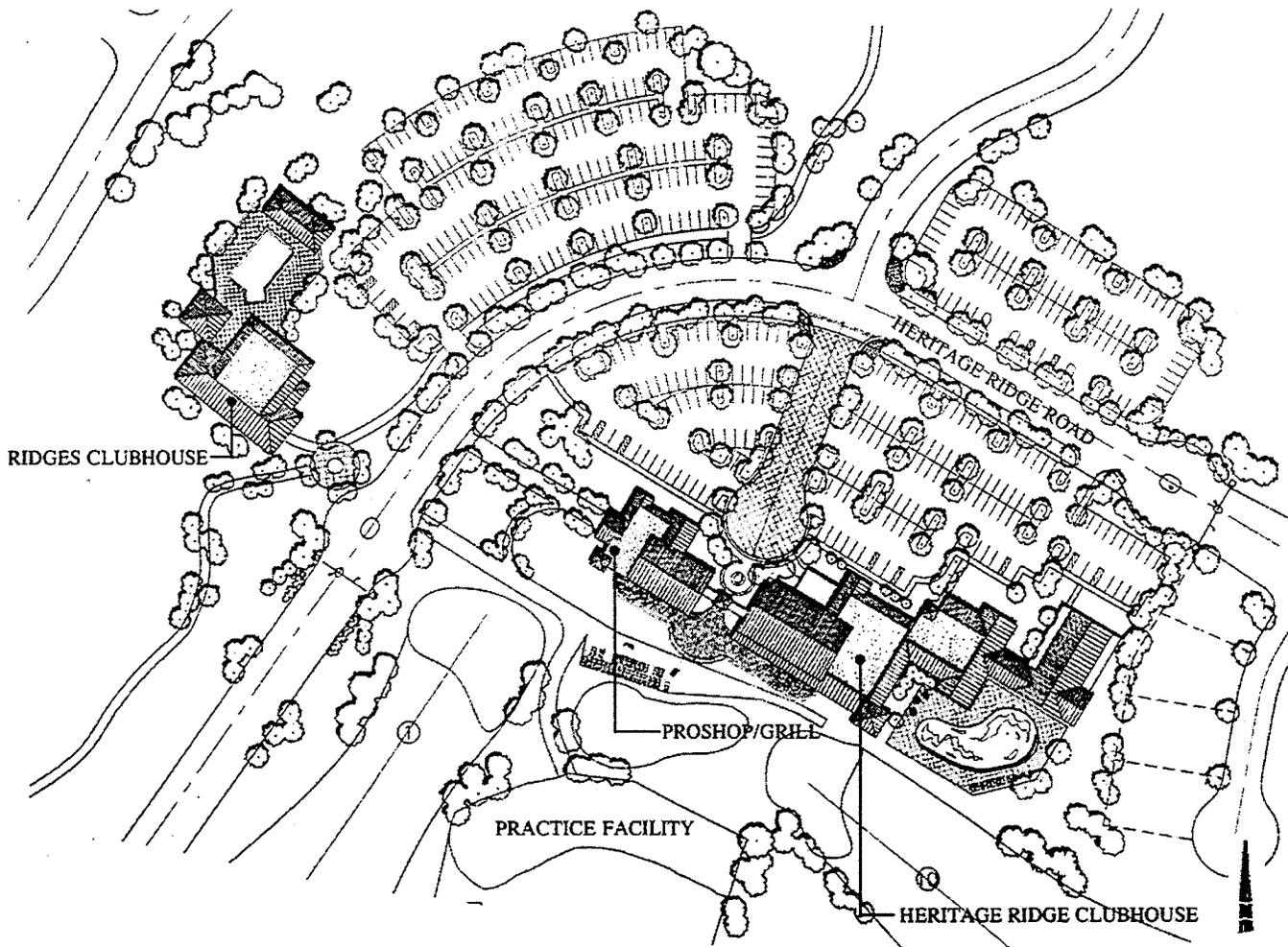
The clubhouses/recreation center consists of approximately 28,000 square feet within two clubhouses: a clubhouse for all residents of the Bickford Ranch Plan Area and another for the use of Heritage Ridge residents. The clubhouses would be located adjacent to one another, with a pro shop and restaurant/grill between them. The clubhouses/recreation site would be tiered so that the clubhouses, pro shop and other buildings are on a single level overlooking the golf practice facility to the south. A conceptual plan of the Clubhouses/Recreation facility is shown on Figure 4.7.

The clubhouses/recreation center will serve as the hub of activity for Plan Area residents because it will feature recreational and social activities that appeal to all residents, including senior adults. Recreational activities within the clubhouses/recreation centers may include services such as meeting and instructional areas, fitness equipment and exercise rooms, craft facilities, library, and social and educational facilities. Outdoor recreational facilities near the clubhouses/recreation center include tennis courts and a swimming pool with outdoor terrace and spa. The clubhouses/recreation center will also feature a restaurant/grill with indoor and outdoor dining and lounges, which makes it ideal for social events and meetings.

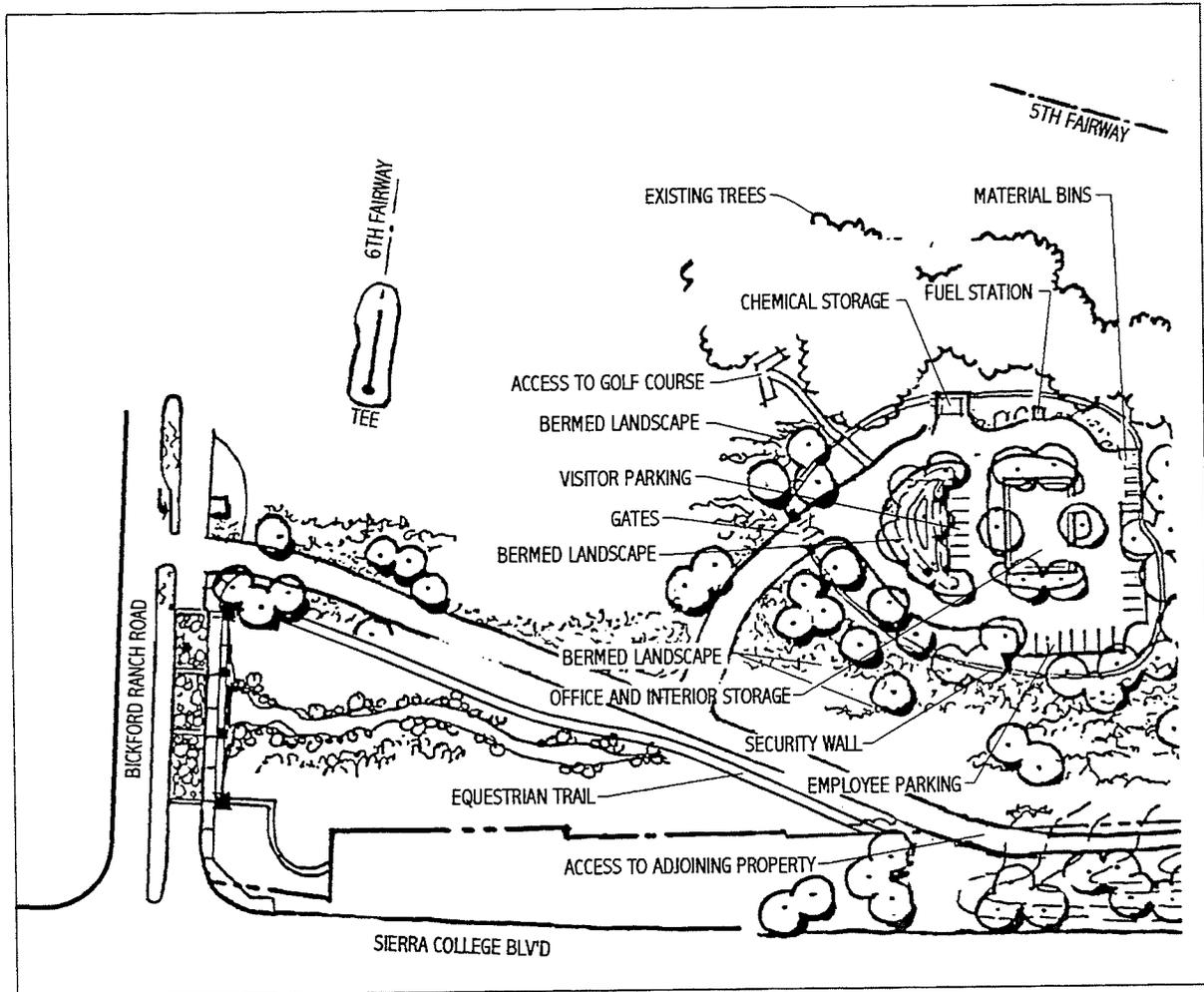
4.7.3 Golf Course Maintenance Facility

A 4.17± acre golf course maintenance facility is planned as part of the golf course near Sierra College Boulevard and Woodsdale Court. For ease of vehicular access, the facility is located near the main entrance to the Plan Area and near the fifth hole of the golf course. The maintenance facility will store and maintain golf course equipment and include offices for golf course support and maintenance personnel. The maintenance facility would be a single story building and appear to be residential in scale and architecture. The facility will be screened with berming and landscaping consisting of evergreen trees, as shown on Figure 4.8. Development Review Committee approval of the golf maintenance facility is required to ensure that the design of the portion of the building facing Sierra College Boulevard is sensitive to the surrounding neighborhood. Figure 4.8 is a conceptual site plan of the golf course maintenance facility.

FIGURE 4.7
CLUBHOUSES/RECREATION FACILITY
CONCEPTUAL DESIGN



**FIGURE 4.8
HERITAGE RIDGE
GOLF COURSE MAINTENANCE FACILITY**



4.8 EQUESTRIAN, PEDESTRIAN AND BICYCLE TRAIL SYSTEM

The Placer County General Plan requires 4.7 miles of trails within the Bickford Ranch Plan Area. The Plan Area features over thirty-three (33) miles of public pedestrian, hiking, biking and equestrian trails which are recreational amenities to Bickford Ranch residents and residents of surrounding communities. Equestrian, bicycle and pedestrian trails are routed so that neighboring communities can access them and to provide the potential to linking to future regional trail systems. The Plan Area's trail system is looped so that equestrians, pedestrians and bicycles may access any point in the Plan Area from the trail network. The Plan Area's trail system is discussed further in Section 8, Circulation.

4.9 SUMMARY OF RECREATION FACILITIES

A variety of park and recreation facilities are planned to serve residents within the Plan Area and have been tailored to reflect the character of the area. Recreation facilities such as the golf course and the Heritage Ridge Clubhouses/Recreation Center are planned to serve the age-qualified population within the Heritage Ridge community. Equestrian trails are planned to serve residents with horses and for the use of residents in surrounding communities.

Recreation facilities required and planned within the Specific Plan area are summarized on Table 4.2.

**TABLE 4.2
RECREATION FACILITIES**

Recreation Facilities	Facility Standard	Quantity Required in Plan Area	Quantity Provided in Plan Area
<u>Golf Course Facilities</u>			
Golf Course	1 per 50,000 population	0.1	1 course 18 holes
Golf Practice Facility	No standard	0	1
Clubhouses/Recreation Center	No standard	0	2
<u>Sports Facilities</u>			
Tennis Court	1 per 6,000 population	0.7	3
Basketball Court	1 per 6,000 population	0.7	1
Baseball Diamond	1 per 3,000 population	1.4	2
Softball/Little League Diamond	1 per 3,000 population	1.4	1
Youth Soccer Field	1 per 2,000 population	2.2	1
Adult Soccer Field	1 per 2,000 population	2.2	2
Group Picnic Shelters	No standard	0	2
Recreational Trail System (Miles)	1 per 1,000 population	4.3	33.6 miles
Tot Lots	1 per 1,000 population	4.3	2
Playgrounds	1 per 3,000 population	1.4	2

5. RESIDENTIAL

5.1 RESIDENTIAL LAND USE CONCEPT

The Bickford Ranch Specific Plan is a high quality residential community that offers a variety of housing types and life style opportunities. Bickford Ranch will provide an abundant amount of open space and recreation amenities for the enjoyment of residents within each of the Plan Area's residential areas. These amenities include two parks, an 18-hole golf course, and extensive trail systems.

Bickford Ranch is a low-density single family residential community with an average density of less than one unit per acre. Residential development is dispersed through the Plan Area with larger residential parcels located adjacent to parcels designated for agricultural uses to the north, thereby creating a buffer to those areas. Residential lots are planned in such a way as to preserve and enhance the site's significant natural features including wetlands and the oak woodlands. Three residential communities will include 1,890 dwelling units in a variety of lot sizes and residential densities.

5.2 RESIDENTIAL COMMUNITIES

Within the Plan Area, residential land uses are grouped within three residential communities known as the Meadows, the Ridges, and Heritage Ridge, named for topographical characteristics of the Plan Area. Within each community, the placement of home sites will allow for significant views over the golf course, of Sacramento, Folsom or the Sutter Buttes. Each of the three communities is identified on Figure 5.1, Master Lotting Plan.

BICKFORD RANCH

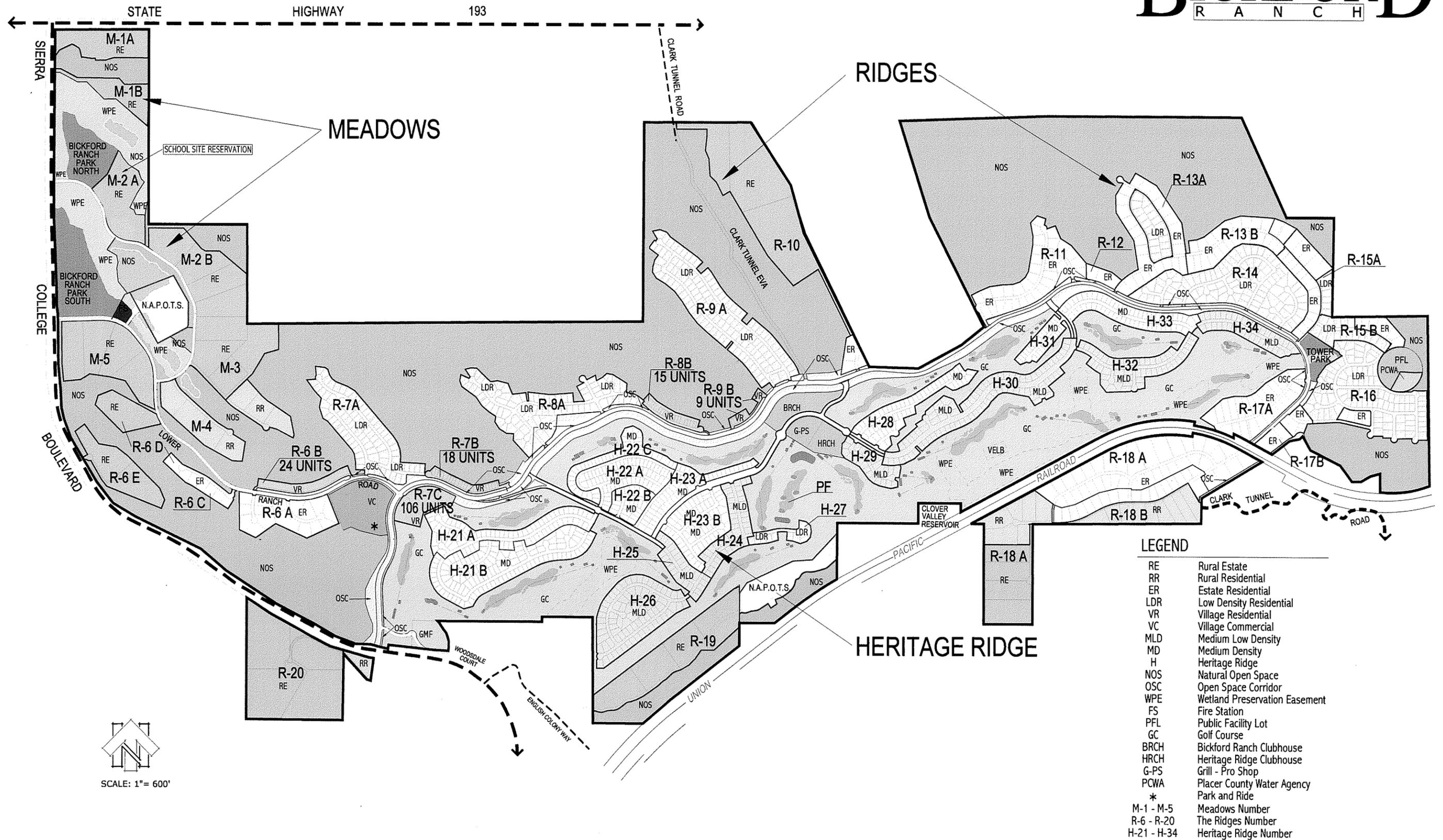


Figure 5.1
MASTER LOTTING PLAN

On the Master Lotting Plan, each residential area is identified by an alpha-numeric code (i.e. M-1 for Meadows Community, R-6 for Ridges Community, and H-1 for Heritage Ridge) to identify the community and residential area. Characteristics of each residential community are summarized on Table 5.1.

**TABLE 5.1
RESIDENTIAL USES BY COMMUNITY**

Land Use Type Typical Lot Size	Communities			Total Units
	Meadows	Ridges	Heritage Ridge	
Rural Estate 3.0 to 10 acre	15	18		33
Rural Residential 1.0 to 3.0 acre	7	16		23
Estate Residential 0.30 to 1.0 acre		262		262
Low Density Residential 7,000 to 15,000 sq ft		480		480
Medium Low Density 6,000 to 10,000 sq ft			344	344
Medium Density 5,000 to 7,400 sq ft			576	576
Village Residential Attached Units		172		172
	22	948	920	1,890

5.2.1 Meadows

The Meadows community is located along the east side of Sierra College Boulevard and south of Highway 193 in the western portion of the Plan Area. The Meadows is generally level and is divided into seven residential areas with twenty lots ranging from three to ten acres each. The Meadows community is the smallest of the three communities and features all detached units.

5.2.2 Ridges

The Ridges community is located along the sloping portions of the Plan Area above the Meadows and north, east and west of Heritage Ridge. The Ridges community consists of twenty residential areas along the northern slope and seven along the southern slopes with a total of 940 lots. The Ridges contains the greatest variety of lot size ranging from 7,000 square foot lots to ten-acre lots. The Ridges features detached dwelling units and attached townhomes and multi-family apartment units. Rolling topography of the Ridges community provides development opportunities for upgraded lots with exceptionally long views of the Sacramento Valley.

The Ridges community also includes opportunities for multi-family units including rental apartments, condominiums or townhouses. The Village Residential includes opportunity for 106 multi-family, age restricted, affordable residential units and approximately 66 townhomes. The Village Residential units are within walking distance of the Village Commercial site.

5.2.3 Heritage Ridge

The Heritage Ridge community is located along the ridge of the Plan Area, south of Bickford Road from Sierra College Boulevard east to the neighborhood park. The Heritage Ridge community consists of 19 residential areas with 920 age-qualified single family residential dwellings. Heritage Ridge is the largest of the communities and includes 920 lots that will accommodate attached and detached units. Lots within Heritage Ridge feature exceptionally long views of the Sacramento Valley and downtown Sacramento.

5.3 RESIDENTIAL LAND USE CATEGORIES

Consistent with the goal of providing a variety of housing opportunities, seven types of single-family residential categories are included in the Specific Plan. Lot sizes of the residential land use types range from 5,000 square feet to ten acres.

5.3.1 Rural Estate (RE)

Rural Estate lots are typically three to ten acres and are primarily located in the Meadows and Ridges communities. The largest lots within

the Plan Area, Rural Estate lots are intended to accommodate horses and equestrian facilities such as corrals and stables and horses are permitted on Rural Estate lots. Horse trails are located adjacent or near Rural Estate lots and connect to other trails in and around the project. Some of these lots are of sufficient size to preserve natural open space areas. These lots would accommodate detached single-family custom homes. Secondary units are permitted on Rural Estate lots to provide opportunities for affordable units.

5.3.2 Rural Residential (RR)

Rural Residential lots are located in the Ridges and are one to three acres to accommodate detached single family custom homes. Rural Residential lots are intended to accommodate horses and equestrian facilities such as corrals and stables and horses are permitted on Rural Residential lots. Horse trails are located on or near Rural Residential lots and connect to other trails in and around the project. Some of these lots are of sufficient size to preserve natural open space areas. Secondary units are permitted on Rural Residential lots to provide opportunities for affordable units.

5.3.3 Estate Residential (ER)

Estate Residential lots range from 0.3 to 1.0 acres and are in the mid-range of lot sizes for custom homes in the Plan Area. These lots are primarily located in areas that have five to twenty-five percent slopes and only are located in the Ridges. Secondary units are permitted on Estate Residential lots of one-acre in size to provide opportunities for affordable secondary units.

5.3.4 Low Density Residential (LDR)

Low Density Residential lots range from 7,000 to 15,000 square feet in order to accommodate detached single family housing. These lots are only located in the Ridges.

5.3.5 Medium Low Density Residential (MLD)

Medium Low Density Residential lots range from 6,000 to 10,000 square feet to accommodate detached single family homes. Most of these lots are located in the Heritage Ridge and some are in the Ridges.

5.3.6 Medium Density Residential (MD)

Medium Density Residential lots range from 5,000 to 7,400 square feet to accommodate smaller detached and attached units. These are the smallest lots available in the Plan Area and are located in the Heritage Ridge community.

5.3.7 Village Residential (VR)

The Village Residential sites are intended to provide a location for high-density attached residential units that could include rental apartments, condominiums, townhomes or a combination of unit types. The 172 units within the Village Residential land use include 106 age restricted affordable units on R-7C, south of Bickford Ranch Road. When the parcel is created for R-7C, it shall be deed restricted for us with as many as 106 affordable housing units. The remaining units within the Village Residential land use are planned as townhomes along Bickford Ranch Road, as shown on Figure 5.1.

Townhomes and multi-family units within the Village Residential site are within walking distance of the Village Commercial site. Both the Village Residential and Village Commercial sites are designed to implement the goal of General Plan Appendix C of providing high-density residential units within walking distance of the village core area.

5.4 RESIDENTIAL DENSITY

Residential land uses encompass approximately 41 percent of the total land within the Plan Area. Residential densities will range from 0.2 to 4.9 dwelling units per net acre for detached units and up to twenty (20) units per acre for attached units on the Village Residential site.

The project's overall density average is approximately less than one unit per gross acre and 2.4 per residential acre. Areas devoted to open space, public parks, public roadways are not included in the calculation of density. Residential areas that include preservation easements are included in the residential net acreage.

5.5 RESIDENTIAL TRANSFER

Discussion regarding residential allocation and density transfer within the Plan Area is contained in the Implementation Section (Section 10) of the Specific Plan.

5.6 RESIDENTIAL DEVELOPMENT STANDARDS

Specific Development Standards and Design Guidelines applicable to the Residential land uses are contained in the Development Standards and Design Guidelines.

5.7 HOUSEHOLD DEMOGRAPHICS

5.7.1 Average Household Size

Placer County has experienced a decline in the average household size over the past decade. New residents tend to be more educated with higher incomes and fewer children per household. In the next decade, the average person per household is expected to stabilize around 2.6.

A household size of 1.8 persons is assumed for age-qualified units and multi-family and/or townhome units within the project. The 1.8 persons per household has been used to project population in other age-restricted and active adult communities in Placer County. The smaller household size is utilities for age-restricted households to account for fewer occupants per household and for fewer impacts to public facilities and services.

5.7.2 Average Household Income

Placer County census tract data was used to provide a projection of average household incomes. Nearly thirty seven percent of all households have annual incomes greater than \$50,000. Based on areas that have experienced the most rapid growth over the past decade, an income profile of future home buyers may be estimated.

5.7.3 Age Restriction

The Heritage Ridge community is an age-restricted community. Within Heritage Ridge, residency will be restricted by deed restriction in accordance with California Civil Code Section 51.3, the federal Fair Housing Act amendment of 1988 and the Housing for Older Persons Act of 1995, with amendments.

5.8 HOUSING AFFORDABILITY

Under the County's General Plan Housing Element, each new development is required to satisfy its affordable housing obligation. This may be accomplished in the following descending order of preference: on-site construction of ten percent of the proposed total units as affordable to low income, dedication of land sufficient to accommodate at least ten percent unit requirement or payment of an in-lieu fee in an amount determined on a case-by-case basis.

Most often today, housing for low and lower-income families and individuals is developed by private or non-profit low-income housing developers in partnership with federal and/or state tax credit programs. These tax credit programs provide tax credits to enable low-income housing sponsors and developers to construct new affordable low-income rental housing or rehabilitate existing affordable housing. Credits are allocated on a competitive basis to applicants that score the highest number of points in the selection criteria. These criteria include a number of requirements for project location, site amenities and surrounding service amenities which the tax credit programs require be satisfied to qualify for tax credits. These criteria served as an objective means of determining for Bickford Ranch whether the construction of on-site housing is feasible.

Bickford Ranch's approach to providing affordable housing includes developing or causing to be developed 189 units, or ten percent (10%) of the total number of residential units constructed within the Plan Area (1,890), as housing affordable to lower income households. These units will be constructed both on and off-site. A minimum of 90 and up to 106 affordable units will be constructed on-site on the parcel designated Village Residential, which will be constructed as an age-restricted multi-family project. The remainder of the Project's affordable units (83 units) will be funded by in-lieu fees and constructed off-site at a location included in the County's inventory of potential affordable housing sites.

Bickford Ranch will develop the affordable housing component in a staged process. Prior to County approval of the final subdivision map creating the 600th residential lot within the overall Plan Area, a site specific development plan for the Village Residential site will be submitted to the County. Prior to County approval of the final subdivision map creating the 900th residential lot, a site-specific permit for the construction of a senior affordable multi-family project on the Village Residential site will be obtained or the submittal of a complete application to the County of an off-

site affordable housing project will be made. Prior to County approval of the final subdivision map creating the 1,300th residential lot, the construction on either the on-site or off-site affordable housing project shall begin. Lastly, prior to County approval of the final subdivision map creating the 1,500th residential lot, construction of the remaining affordable housing units will begin.

6. COMMERCIAL

6.1 COMMERCIAL CONCEPT

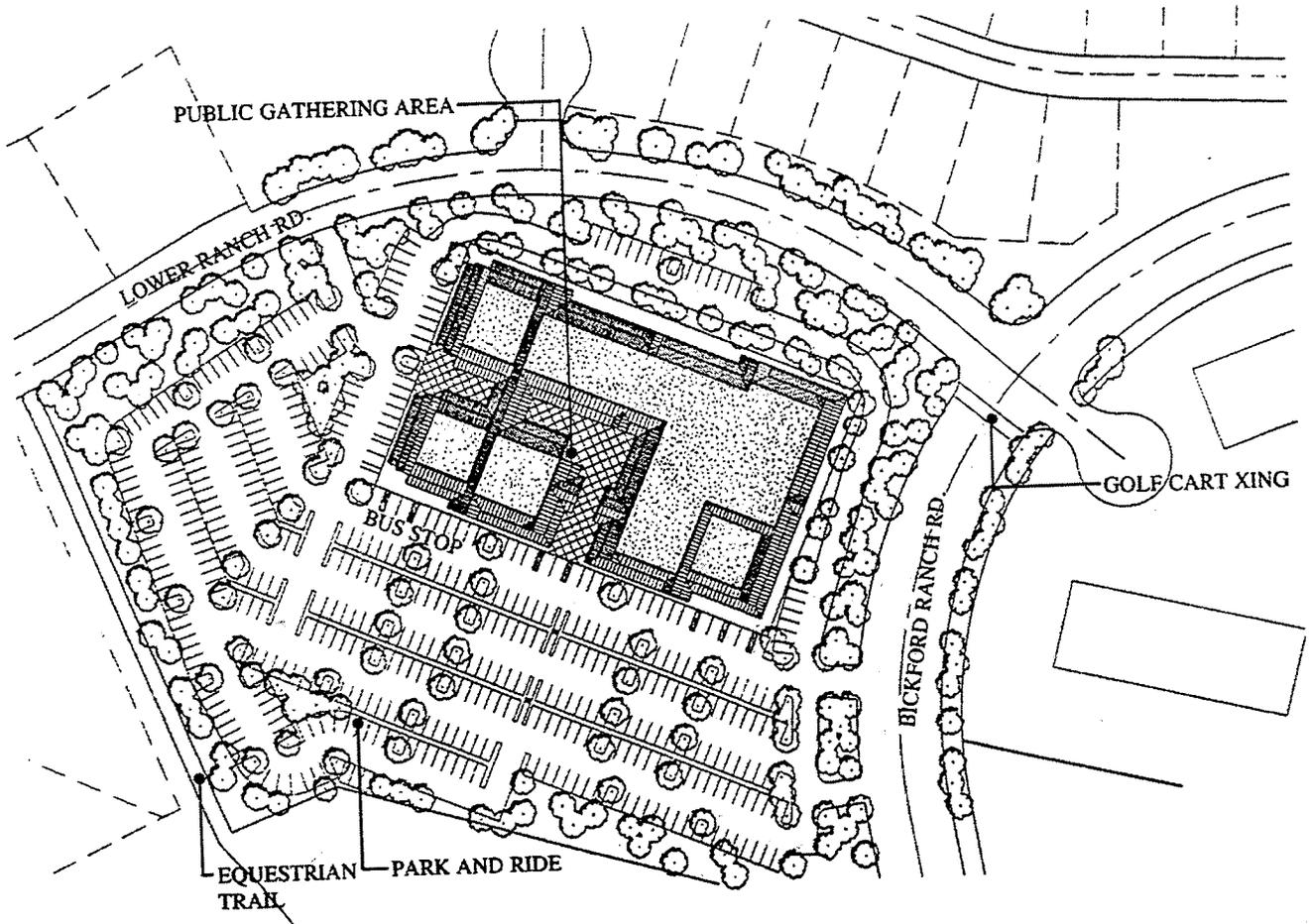
The overall land use concept for Bickford Ranch is to create a high-quality residential community consisting of a variety of housing types and lifestyle opportunities with supporting services. Commercial land uses within the Plan Area are designed to provide outdoor gathering spaces, retail shops, offices and services for Plan Area residents, guests and visitors. Placement of commercial and employment uses within close proximity to residents of the Plan Area will reduce the number and length of trips for shopping. The location of the Village Commercial site, adjacent to pedestrian/equestrian trails and roadways, was selected to minimize land use compatibility issues with surrounding uses.

6.2 VILLAGE COMMERCIAL SITE

Internal to the Plan Area, approximately one-quarter mile east of Sierra College Boulevard, a 9.7± acre commercial site will be located at the northwest corner of Bickford Ranch and Lower Ranch Roads. The location of the commercial site is shown on the Specific Plan Land Use Diagram. The commercial site, known as the Village Commercial site, will include a mix of retail commercial services and employment uses that could be supported by surrounding neighborhoods. The Village Commercial site is designed to maximize usable land. A conceptual design of the Village Commercial site is shown on Figure 6.1.

The Village Commercial site is envisioned to potentially include commercial uses for the daily shopping and service needs of Bickford Ranch residents, such as small shops, market, boutiques, an outdoor

FIGURE 6.1
VILLAGE COMMERCIAL SITE
CONCEPTUAL SITE PLAN



market place, restaurants with outdoor dining, offices and other business professional uses, public and quasi-public uses, and similar neighborhood-serving uses. The Village Commercial site was sized to accommodate a variety of retail, service and employment-generating land uses to serve the Plan Area. The size of the site is large enough to ensure its market viability as a commercial center. The Plan Area's circulation network and natural topographical features around the site constrained the size of the site

Employment-generating land uses within the Village Commercial site could include such uses as office, medical offices, technology-related businesses, research and development uses. Within the Village Commercial site, office uses may be located among commercial uses, to create a mixed-use atmosphere. Two-story buildings are permitted in the Village Commercial site to encourage mixed-use development combining retail and business professional uses.

An outdoor gathering area is planned within the design of the Village Commercial site that may include a plaza feature or landscaped fountain area to define the social space. The gathering space will facilitate social interaction by area residents and employees and will include a small tot lot with play equipment. The Village Commercial site includes space for a farmer's market to provide fresh produce and goods to serve Bickford Ranch residents and employees of the project. An unstaffed kiosk is planned at the site to provide community information including ride-sharing and public transportation opportunities.

6.3 COMMERCIAL SITE ACCESS

Pedestrian, bicycle, golf cart and vehicular access to the Village Commercial site is available from Lower Ranch Road and Bickford Ranch Road and equestrian access is available from an equestrian corridor along the west and south sides of the commercial site. Paths leading to the Village Commercial will link to nearby residential areas.

A park and ride lot will be located within the Village Commercial site to promote carpooling and use of public transportation. Transit stops may be located nearby to serve Village Commercial uses. Parking within the Village Commercial Site will be screened to the extent possible from Bickford Ranch Road and Lower Ranch Road by landscape buffers.

6.4 VILLAGE COMMERCIAL DEVELOPMENT STANDARDS

Specific development standards and design guidelines applicable to the Village Commercial site are contained in the Bickford Ranch Development Standards and Bickford Ranch Design Guidelines.

6.5 PERMITTED USES

Permitted uses within the Village Commercial site are outlined in the Development Standards. Interpretation of uses allowed beyond those specifically listed is subject to review by the Planning Director and Architectural Review Committee.

7. RESOURCE MANAGEMENT

7.1 RESOURCE MANAGEMENT CONCEPT

The Bickford Ranch Specific Plan has been designed to protect, enhance and conserve natural resources, natural open space and recreational lands as well as provide recreation opportunities. An objective of the Specific Plan is to preserve, conserve and enhance the natural character of the Plan Area by developing strategies to avoid and manage individual resources. Natural resources addressed in the Plan Area include: wetlands, wildlife, vegetation including oak woodlands, historical and cultural resources, soils, water and groundwater. In addition, the Specific Plan addresses water quality and conservation, energy conservation, air quality and lighting.

The Plan Area's integrated resources management approach combines various man-made and natural elements of the site in a comprehensive management strategy that will enhance and benefit each element. These elements include the oak woodland, the woodland understory and the golf course edges, the golf course, the wetland resources and surface water quality. The Plan includes preservation and conservation of wetland, oak woodland, and native grassland habitats; compatible landscaping in the golf course built environment; and other measures to enhance wildlife and open space values.

The Plan Area's resource management strategy is a multi-disciplinary approach which consists of resource avoidance and enhancement, preservation of large expanses of contiguous open space, enhancement of habitat to promote diversity of species, management of fuels within open space areas, and use of development setbacks to ensure adequate land use buffers among and between uses.

7.2 OPEN SPACE PRESERVATION

The Bickford Ranch Specific Plan preserves an abundance of open space and provides numerous passive and active recreational opportunities within the Plan Area. Open space areas consist of steep slopes, wetlands, vernal pools, habitat conservation areas and drainage ways. Open space areas will be preserved along the east side of Sierra College Boulevard and along the slopes of Boulder Ridge. Seven of the nine north-slope Ridges communities are separated by open space. In addition to the open space areas, there will be open space corridors adjacent to the internal streets that connect to the recreational facilities within the Plan Area.

7.3 WETLAND RESOURCES

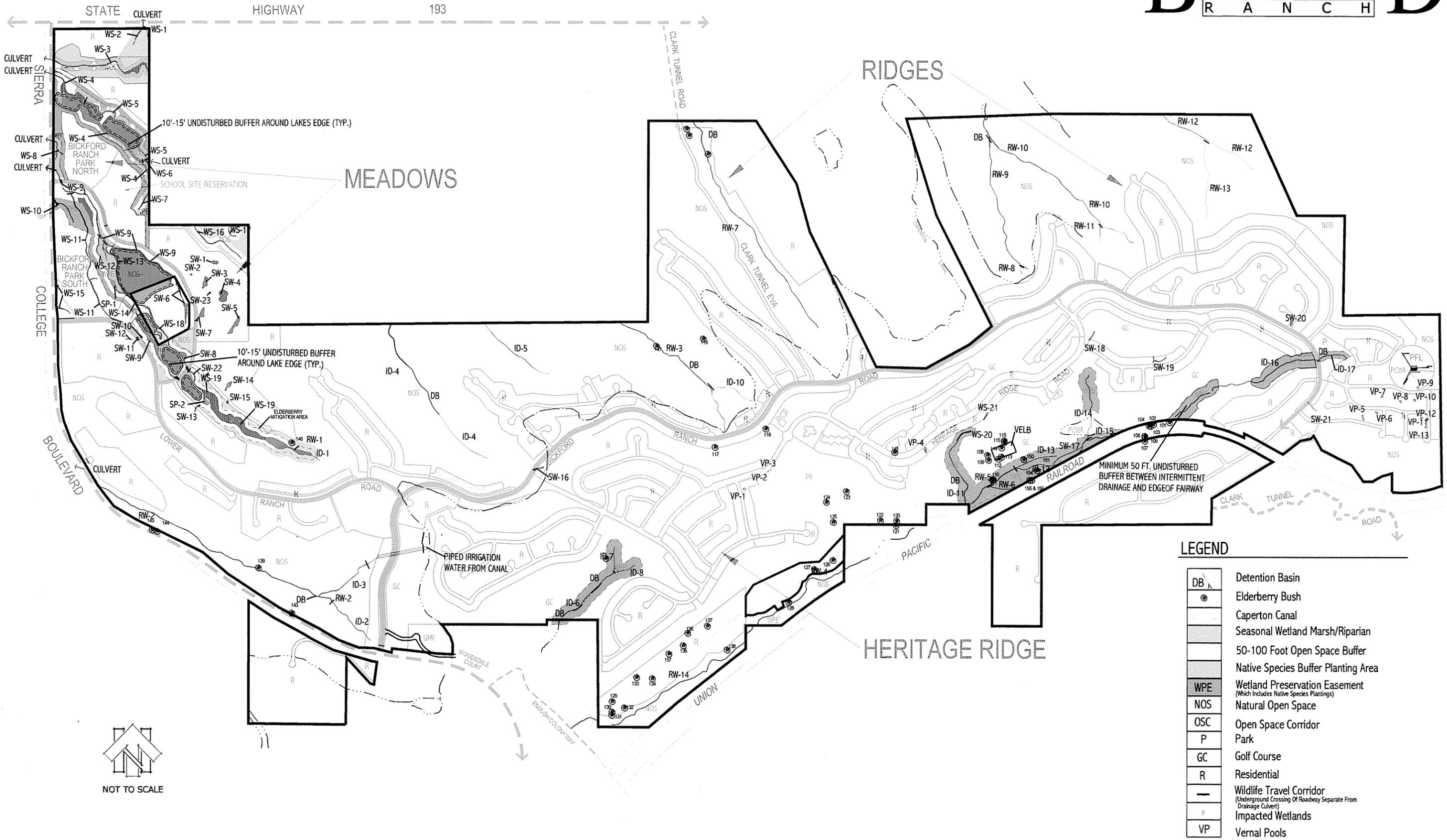
7.3.1 Wetland Types

There are five types of wetlands found within the Plan Area. A total of 15.74 acres of wetlands have been delineated and verified. Five wetland types and one other water type (intermittent drainage) has been identified as shown on Figure 7.1 and Table 7.1

**TABLE 7.1
WETLAND TYPES**

Wetland Type	Acreage
• Wetland Swale	7.71
• Seasonal Wetlands	3.11
• Vernal Pools	0.23
• Stock Ponds	0.26
• Riparian Wetland	4.43
Wetlands Total	15.74
Other Waters	
• Intermittent Drainages	1.60
Total of Wetlands and Waters	17.34

BICKFORD RANCH



LEGEND

DB	Detention Basin
⊙	Elderberry Bush
—	Caperton Canal
▨	Seasonal Wetland Marsh/Riparian
▩	50-100 Foot Open Space Buffer
▧	Native Species Buffer Planting Area
WPE	Wetland Preservation Easement (Which Includes Native Species Plantings)
NOS	Natural Open Space
OSC	Open Space Corridor
P	Park
GC	Golf Course
R	Residential
—	Wildlife Travel Corridor (Underground Crossing Of Roadway Separate From Drainage Culvert)
⊞	Impacted Wetlands
VP	Vernal Pools



NOT TO SCALE

Figure 7.1
WETLANDS

The greatest concentration of wetlands occurs in the Meadows portion of the Plan Area. Wetland types found in the Plan Area are summarized below:

1. Wetland Swale

Wetland swales within the Plan Area site are vegetated, similar to seasonal freshwater wetlands, but the distinction is made in linear segments to emphasize the drainage function of the swale. Swales occur mostly within the northwest portion of the Plan Area and are the most abundant wetland type, accounting for 7.71 acres of on-site wetlands.

2. Seasonal Wetlands

Seasonal wetlands are characterized as isolated wetlands not connected to a flowing system and supporting non-native species. This wetland type is most common in the northwest area of the Plan Area and is mostly dominated by Bermuda grass. None of the seasonal wetlands are basin features or considered vernal pools. Seasonal wetlands total 3.11 acres.

3. Vernal Pools

Vernal pools are a sub-category of seasonal freshwater wetlands. Vernal pools on the Plan Area site have been distinguished from other seasonal freshwater wetlands in that they are basins on the volcanic mudflow ridge. The quality of vernal pools has been assessed based on the plant species composition, size, depth, density and aerial coverage, soils, and hydrologic connectivity.

Vernal pools are poorly represented on the site primarily along the eastern property boundary, near the top of the volcanic ridge. Due to a generally sloped landscape, these pools are shallow and poorly defined. Approximately 14 vernal pools occur on the crowned mudflow ridgeline totaling 0.23-acre.

4. Stock Ponds

Two small stock ponds are located in the pasture near the ranch house in the northwest area of the ranch. These ponds are located along drainages and total 0.26 acres.

5. Riparian Wetland

Riparian wetlands are found in several of the side drainages that carry natural and/or irrigation water outside of the normal wet season. These drainages support riparian vegetation and total 4.43 acres.

6. Intermittent Drainages

Intermittent drainages are unvegetated bed and bank features that occur primarily within the side canyons of the primary ridge. Although not classified as wetlands, intermittent drainages are wetland-type features. Intermittent drainages are considered "other waters of the U.S." Intermittent drainages account for 1.60 acres.

7.3.2 Wetland Mitigation and Enhancement Plan

General Plan policies require new development to mitigate in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of avoidance; where avoidance is not possible, minimization of impacts on the resource; or compensation, including the use of a mitigation banking program. The wetland mitigation plan for the Plan Area consists of three primary components that are consistent with County General Plan policies: wetland avoidance and preservation, wetland enhancement and compensation, and wetland maintenance and monitoring.

Wetland Impacts and Mitigation

The land use pattern proposed in the Plan Area reflects an evaluation of practicable land use alternatives and proposes extensive avoidance of wetlands. Due to the scattered distribution of seasonal wetlands, all wetlands in the Bickford Ranch Specific Plan Area cannot

**TABLE 7.2
WETLANDS IMPACTS**

	Existing Acreage	Total Impacts	On-Site Constructed Wetlands	Off-Site Constructed Vernal Pools	Off-Site Preservation Vernal Pools
Wetland Swale	7.71	0.49	0.00	0.00	0.00
Seasonal Wetland	3.11	1.48	8.49	0.00	0.00
Riparian Wetland	4.43	0.42	0.00	0.00	0.00
Vernal Pool	0.23	0.23	0.00	0.46	0.23
Stock Pond	0.26	0.00	0.00	0.00	0.00
Open Water	0.00	0.00	15.07	0.00	0.00
Open Water Fringe	0.00	0.00	3.80	0.00	0.00
Wetlands Total	15.74	2.62	27.36	0.46	0.23
Intermittent Drainage	1.60	0.21	0.00	0.00	0.00
Total Wetlands and Waters	17.34	2.83	27.36	0.46	0.23

realistically be avoided with development of the Plan Area. Approximately 2.83 acres of wetlands, including intermittent drainages, will be impacted by development of the Plan Area, as shown on Table 7.2.

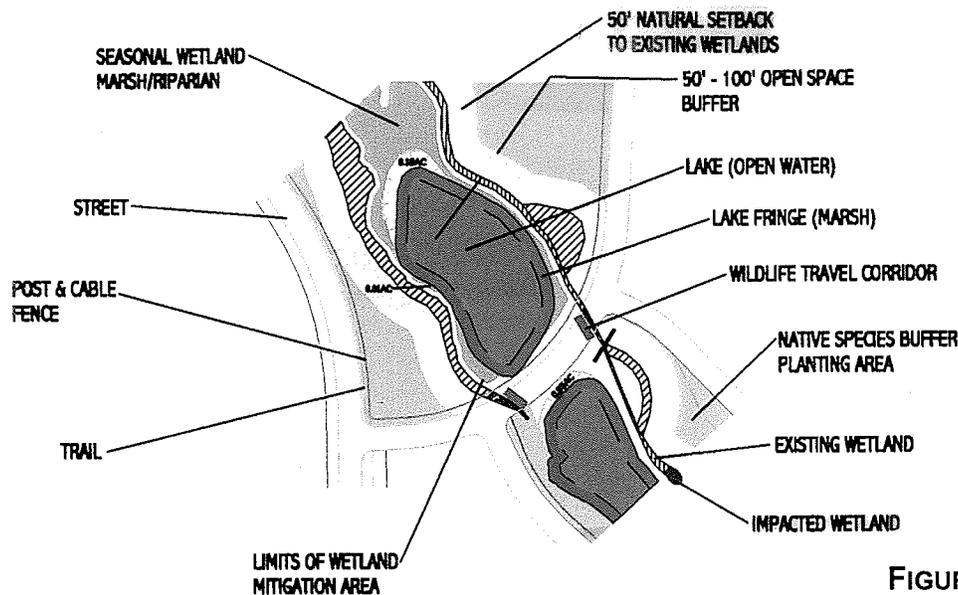
Wetland mitigation will occur on site as approved by the U.S. Army Corps of Engineers through consultation with the U.S. Fish and Wildlife Service and Placer County. On March 21, 2000, under Nationwide Permit 26, the U.S. Army Corps of Engineers (ACOE) authorized fill within the Plan Area. The fill authorized by the Corps of Engineers includes 2.83 acres of impacts to wetlands summarized on Table 7.2, which includes 0.01 acres for fill that may be required for improvements to Sierra College Boulevard. The permit was issued pursuant to Section 404 of the Federal Clean Water Act.

On the basis of the wetland delineation, the land use plan has been developed to avoid wetlands to the extent “practicable” according to guidelines and policies established by the Placer County General Plan, the Environmental Protection Agency (EPA), ACOE, U.S. Fish and Wildlife Service (USFWS), and the California Department of Fish and Game (CDFG).

Minimum mitigation required will occur at a 3:1 ratio for the fill of 0.23 acres of vernal pools and 3:1 for the loss of water of the United States. Mitigation will consist of construction of 8.49 acres of seasonal emergent marsh and riparian wetlands. In addition, 15.07 acres of open water and 3.80 acres of open water fringe wetlands within on-site wetland preserves will be created to increase the value and diversity of the nearby preserved wetlands as well as mitigation wetlands. A preserve area containing 44.70 acres of created, avoided and preserved waters will be established and maintained within the Plan Area in perpetuity.

Wetland Preservation

Of the 17.34 acres of Corps jurisdictional waters in the Plan Area, 14.51 acres will be preserved, of which most will be placed in common open spaces areas. Preserved wetlands in areas where common area lots are not possible will be placed within Wetland Preservation Easements. Both common area lots and County Wetland Preservation Easements will provide adequate protection to preserve the integrity of wetlands. Wetland preservation easements are planned within Bickford Ranch Park, Tower Park, the fire station site, and on the golf course. A typical mitigation area within a wetland preservation easement is shown on Figure 7.2.



**FIGURE 7.2
TYPICAL MITIGATION AREA**

Wetlands Enhancement

Mitigation for all impacts except vernal pools will be created on-site and will include mitigation ranging from shallow seasonal wetlands to deep emergent wetlands. Consistent with the permit from the COE, 15.07 acres of open water will be constructed and remain primarily natural with limited access and 3.80 acres of open water fringe wetlands will be constructed. A portion of the wetland mitigation area has been constructed in the northwest portion of the Plan Area. Riparian trees will be planted on the perimeter of the lakes to increase habitat quality. Vernal pool impacts will be mitigated at a mitigation bank site approved by the U.S. Fish & Wildlife Service and Placer County.

A typical wetland section is shown on Figure 7.3.

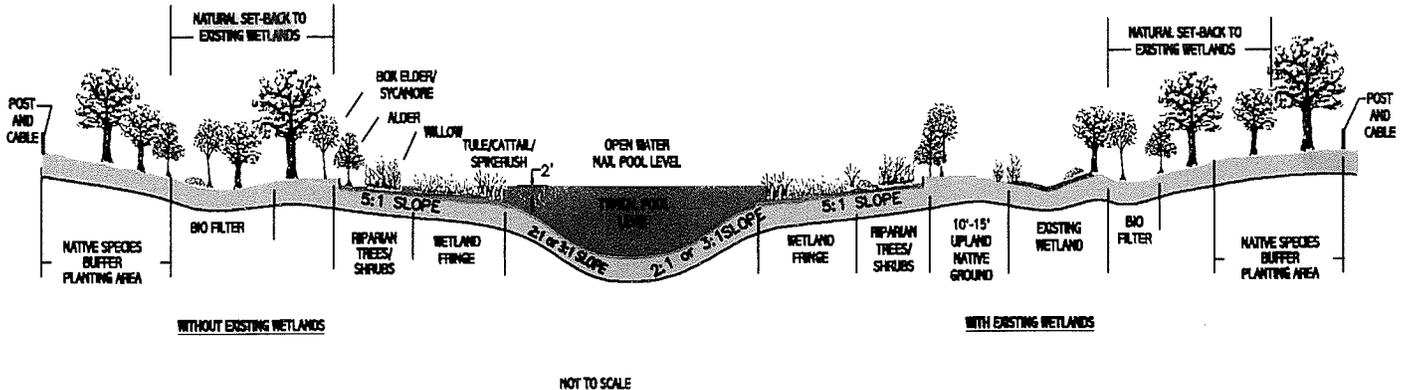


FIGURE 7.3
WETLAND CROSS SECTION

7.4 WILDLIFE RESOURCES

A California Natural Diversity Data Base (CNDDDB) species report indicates no known sightings of rare or threatened wildlife species. The Plan Area site provides marginal habitat diversity due to the extensive impacts of grazing and therefore limited species diversity and limited soil resources.

Field surveys have identified animals within the Plan Area including field mice, lizards, rattlesnakes, hummingbirds, finches, quails, mockingbirds, owls, hawks, mule deer and coyotes. These animals are on the site because of habitat that the ranch provides regarding nesting, foraging and water opportunities.

Habitat conservation is provided in open spaces within the Plan Area including the creation of habitat for the California valley quail and other bird species. Avian habitat will be created for native bird species, including raptors that include planting food species and developing nesting and cover habitat features. Vast continuous open space areas along the northern edge of the Plan Area provide an extensive, continuous wildlife corridor.

7.5 VEGETATION

The Plan Area consists of four basic habitat types that have developed in response to underlying geologic formations and related soils. The volcanic formations within the Plan Area support only scattered trees and woody vegetation. A variety of non-native grasses and forbs including dove mullen and the ubiquitous star thistle dominate the site. Blue oak is the dominant tree species mixed with fewer Digger pine and interior live oak. These trees form woodlands on slopes where cooler environments and deeper soils exist. Diameters of the oak trees are typically less than fourteen inches with an average diameter of approximately eight inches. The Digger pine is typically larger with an average diameter of approximately 22 inches. These dense mixed forests provide a near closed canopy with an understory of scattered grasses, forbs, and brush. Narrow bands of riparian habitat are found in the lower reaches of the canyons or where wetlands seeps are located. Vegetation in the northwestern reaches is dominated by non-native and invader species with limited wetlands interspersed.

Past land management activities have strongly influenced the vegetation of the Plan Area. Grazing, seeding with introduced grass species, grazing practices that encouraged the invasion of undesirable species such as star thistle as well as the exclusion or control of wild fires have caused changes in the species composition. The heavy invasion of star thistle has substantially reduced the pasture and habitat value of the site. Grazing and the invasion of weedy annual grasses and forbs has substantially reduced the oak regeneration over time resulting in a oak community with little to no regeneration.

7.5.1 Fuel Modification Zones

Natural open space areas will be retained throughout the Plan Area and will occur in various locations among residential areas and along the northern boundary of the Plan Area. Natural open spaces will remain undeveloped except in some locations for the installation of permeable paths for pedestrian and bicycle travel, cleared equestrian trails, utility service lines, drainage swales and detention ponds.

For lots that border open space or common areas, modified shaded fuel breaks will be constructed and defensible spaces will be created to reduce the accumulation of fuels that could carry a wildfire. The purpose of the fuel breaks is to achieve a fire-safe buffer with a reduced fuel load and increase moisture content of plant species. To reduce the fuel load, flammable vegetation adjacent to structures,

including dead branches, limbs of trees or other ground fuels, will be removed. In open space areas, shrubs, poison oak thickets, blackberry thickets and woody brush will be removed or thinned to prevent the spread of flames in the event of a fire. For lots along the ridge it will be necessary to thin the understory vegetation, especially beneath trees. Requirements for modified shaded fuel breaks and defensible space prescriptions are included in the Development Standards.

A "Fire Season Emergency Plan" will be developed in concert with the California Department of Forestry and Fire (CDF) for the Plan Area. The Fire Season Emergency Plan will be specific to the Bickford Ranch Specific Plan Area whereby wildfires and other emergencies can be managed in a coordinated fashion. Included in the plan will be the identification of evacuation routes and "safe refuge" areas, early emergency public information and warning systems, traffic control plans, fire prevention and disaster measures and the identification of care measures and shelter locations for displaced residents and animals.

7.6 OAK WOODLANDS

Past land management practices including mining, grazing, grassland planting, and fire exclusion have created a non-natural ecosystem within the Plan Area. In 1934, a fire swept through the Bickford Ranch burning a significant amount of trees. Trees remaining after the fire were cut down to promote re-growth of grasslands for pasture. A majority of the existing trees on-site are new growth following the fire. Based on an extrapolation of sample tree plots, the 1,942-acre Plan Area contains approximately 78,700 trees with a diameter of six inches and greater, of which approximately 86% will be preserved. Development of the Plan Area, including construction of residential units and grading for streets, utilities and golf course will result in removal of approximately 10,660 oak trees. Based on a mitigation ratio of 2:1, approximately 21,200 trees will be planted at an average density of approximately 30 trees per acre.

The oak forest within the Plan Area is a mature to over-mature mixture of native trees dominated by native oaks that exist on suitable soils. The interaction of historic land management practices including grazing and natural ecological cycles combined to create the existing mature to geriatric forest with few or no younger-aged trees. Without active recruitment or reproducing in the existing oak woodlands, the density of the trees will continue to decline over time.

The Bickford Ranch Oak Forest and Conservation Plan has been developed to achieve the maximum possible long-term private and public benefits of the oak woodland forest and to implement a planting program of younger oaks to mitigate for the loss of oaks as part of project construction. Plantings are planned through natural open space areas, within parks, around the golf course maintenance facility and along Sierra College Boulevard and Highway 193. Areas of concentrated oak tree planting are shown on Figure 7.4. The Oak Forest and Conservation Plan will improve the quality and quantity of the woodland forest that will result in a resource amenity for the residents and public.

Bitterroot, a wholesale nursery, located in the northwest corner of the Plan Area, has collected acorns from the Bickford Ranch property and currently has over 21,000 seedlings under their care. Bitterroot will supply a mix of Blue Oak, Valley Oak, and Live Oak trees to the Plan Area for oak tree mitigation.

7.7 LAKE MANAGEMENT

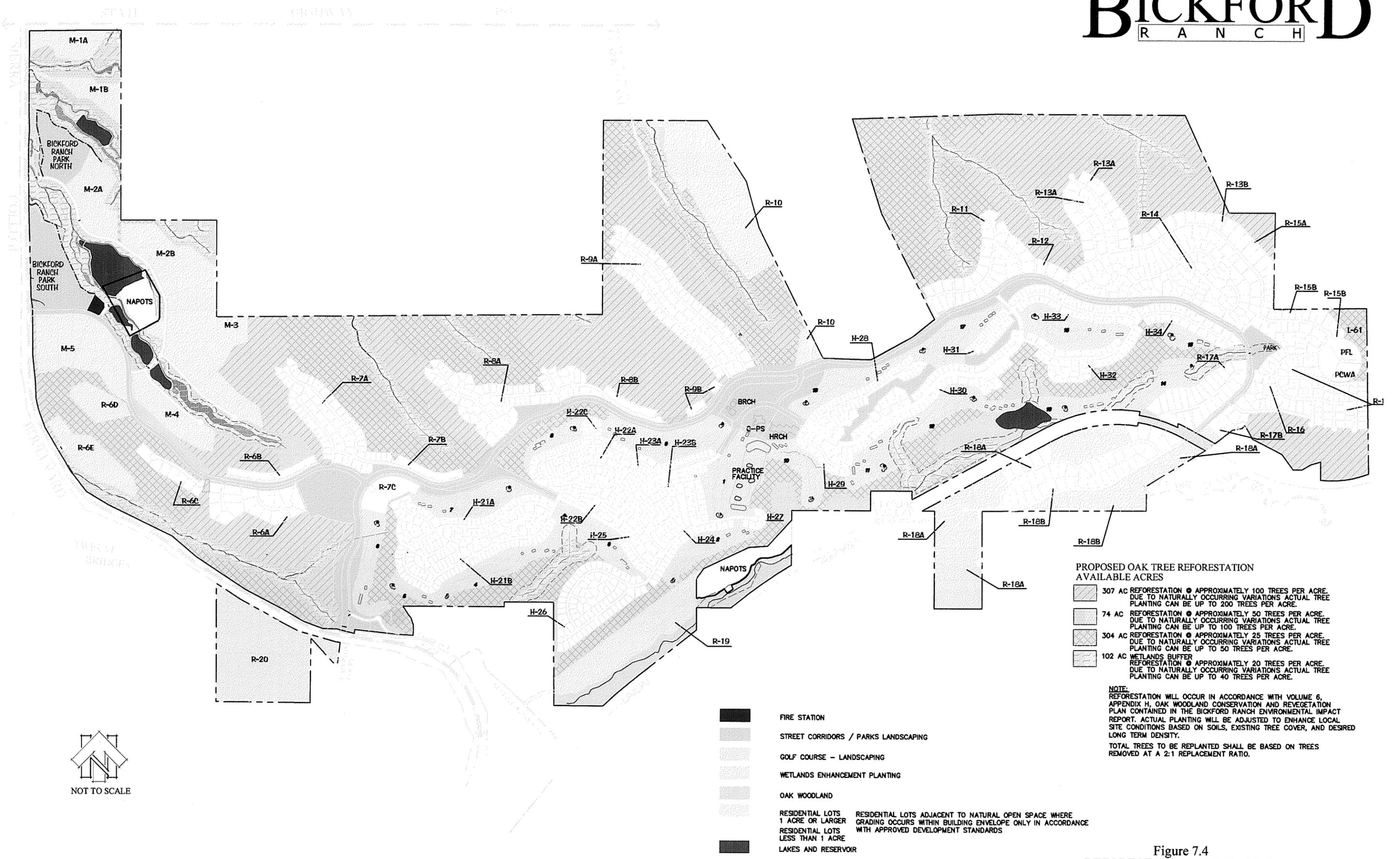
In the northwest portion of the Plan Area a natural ecosystem of five small lakes is planned. The lakes will provide a visual amenity for residents, potential habitat value for species and a hydrological benefit to the overall Plan Area. Surface area of each of the lakes will range from 0.5 to 5.0 acres and the lakes will vary in depth. The lake ecosystem was designed to be attractive to plant species, wildlife and waterfowl.

Creation of the lakes will enhance the appearance of uses surrounding the lakes and native riparian vegetation will be used to blend the lakes into the natural landscape. Native species will include sycamore, alder and cottonwoods. Other plant species such as cattail are expected to naturally colonize near the shores of each lake. Each lake will feature western pond turtle basking structures made of woody debris.

As a recreational amenity, the lakes will provide opportunities for fishing, row boating, canoeing and passive recreational activities. Swimming and operation of gas-powered water vehicles will not be permitted on the lakes.

Hydrologically, the lakes will be used to reduce off-site drainage. Edges of each lake will transition from a relatively flat shore to a graded slope of 5:1 for ten feet (10') around the edge of each lake before increasing to a slope of 2:1 within the lake. Runoff from uses surrounding the lakes will pass through a natural open space area

BICKFORD RANCH



PROPOSED OAK TREE REFORESTATION AVAILABLE ACRES

- 307 AC REFORESTATION @ APPROXIMATELY 100 TREES PER ACRE. DUE TO NATURALLY OCCURRING VARIATIONS ACTUAL TREE PLANTING CAN BE UP TO 200 TREES PER ACRE.
- 74 AC REFORESTATION @ APPROXIMATELY 50 TREES PER ACRE. DUE TO NATURALLY OCCURRING VARIATIONS ACTUAL TREE PLANTING CAN BE UP TO 100 TREES PER ACRE.
- 304 AC REFORESTATION @ APPROXIMATELY 25 TREES PER ACRE. DUE TO NATURALLY OCCURRING VARIATIONS ACTUAL TREE PLANTING CAN BE UP TO 50 TREES PER ACRE.
- 102 AC WETLANDS BUFFER REFORESTATION @ APPROXIMATELY 20 TREES PER ACRE. DUE TO NATURALLY OCCURRING VARIATIONS ACTUAL TREE PLANTING CAN BE UP TO 40 TREES PER ACRE.

NOTE:
 REFORESTATION WILL OCCUR IN ACCORDANCE WITH VOLUME 6, APPENDIX H, OAK WOODLAND CONSERVATION AND REVEGETATION PLAN CONTAINED IN THE BICKFORD RANCH ENVIRONMENTAL IMPACT REPORT. ACTUAL PLANTING WILL BE ADJUSTED TO ENHANCE LOCAL SITE CONDITIONS BASED ON SOILS, EXISTING TREE COVER, AND DESIRED LONG TERM DENSITY.
 TOTAL TREES TO BE REPLANTED SHALL BE BASED ON TREES REMOVED AT A 2:1 REPLACEMENT RATIO.

NOT TO SCALE

Figure 7.4
 REFORESTATION, WETLANDS,
 LANDSCAPING AND PARKS PLAN

surrounding the lakes; during low-runoff conditions designed to detain and filter contaminants.

The Bickford Ranch Lake Management Plan details the Plan Area's approach to managing the ecosystem of the lake system.

7.8 HISTORIC AND CULTURAL RESOURCES

A cultural reconnaissance survey of the Plan Area identified locations of potential historical significance. These consist of bedrock mortars, grinding stones and exploratory mining sites. These resources have been either avoided and/or impacted. In cases where construction is planned within 100 feet of the resources, subsurface testing has been completed and data has been recovered from the resources through excavation. Based on the results of the testing, resources will be treated by capping or other methods to ensure their long term protection and/or incorporated in the design of the Plan Area. A protective easement will be used to deed restrict the site of a historic mine located within the open space area in the northeast portion of the Plan Area. Historic and cultural resources located outside of natural open space areas, within residential areas will be protected within a Historic Preservation Easement dedicated to the Homeowners Association.

The Bickford Ranch Cultural Resource Inventory and Mitigation Strategy describes the status of each of the resources in the Plan Area and identifies protection mechanisms proposed for each.

7.9 SOIL PROTECTION AND GRADING

There are three primary soil conditions across the Plan Area including those that are characteristic of the Mehrten formation, in the meadowlands and along hillsides. A preliminary Geotechnical Report has been prepared by Anderson Consulting and Wallace-Kuhl for the Plan Area and a more complete site-specific analysis will be prepared to evaluate geotechnical conditions. In addition, a full-scale geotechnical investigation of the Plan Area will be completed prior to commencement of any earth work. Erosion control and soil management are integral components to the Plan Area's final master grading plan as required by the Placer County Grading Ordinance and in general compliance with the current Erosion and Sediment Control Guidelines for Developing Areas of the Sierra published by the High Sierra Resources Conservation District.

7.10 WATER QUALITY AND CONSERVATION

7.10.1 Water Quality

Development of urban uses within the Plan Area will increase impervious surfaces where soil permeability is naturally slow. Rate of storm run-off will increase as a result of the increase in impervious surface area; however, storm drainage will be conveyed to natural stream channels by a master storm drainage system.

Water quality is of concern in areas where urban run-off is allowed to enter natural drainage courses from either rainfall or landscape irrigation. The Master Storm Drainage System for the Plan Area has been designed to implement and meet Placer County Storm Water Management Manual requirements. A post-development Storm Water Management Plan (SWMP) will be prepared using the design criteria and guidelines in the State Water Resources Control Board's Stormwater Best Management Practice Handbook which is the most comprehensive guidance available for managing stormwater pollutants in the State of California (California Best Practice Management Handbook). Methods to protect water quality are known as Best Management Practices (BMPs). These management practices may include, but are not limited to, detention of urban runoff to allow collection of sediments, incorporating sumps into storm drainage catch basins, and routing of storm drainage flows through grassy swales to aid filtration of the water and distribution of educational materials to homeowners and tenants on the proper use of fertilizers, pesticides and irrigation water. An extensive system of bio-filters is planned to filter storm run-off.

In addition, groundwater monitoring will be conducted twice yearly, and monitoring results will be reported annually to the County and to the Regional Water Quality Control Board, as described in the Bickford Ranch Integrated Golf Course Management Plan (IGCMP) (November 2003). The water monitoring plan focuses on the golf course, which is the likely potential source of contaminants in sufficient quantity to constitute a significant threat to groundwater quality. The developer will provide a funding mechanism to the County for on-going groundwater monitoring through the life of the project.

The Homeowners Association will enforce stormwater management restrictions pertaining to residential units within the Plan Area. The CC&R's will contain measures and restrictions to protect and maintain water quality within the Plan Area, which measures will be managed and enforced by the Homeowners Association. Three groundwater monitoring

wells, in addition to those required by the IGCMP, will be installed in the northern part of the Plan Area and a monitoring plan will be developed for those wells, all subject to the review and approval of the Department of Environmental Health. Two of the groundwater monitoring wells have been constructed; one monitoring well remains to be constructed. The monitoring plan will include provisions for maintenance and a mechanism for funding for the wells and the monitoring program. The wells will be installed prior to construction of any residential units or the golf course. In addition, the CC&R's will contain provisions to require the Homeowners Association to be responsible to investigate any claim by a neighboring or adjacent property owner regarding groundwater contamination, and to take such action as is necessary to remediate if the contamination arises from activities on properties within the Plan Area.

7.10.2 Water Conservation

Water is needed for humans, flora and fauna to exist in all aspects of life from drinking, food production and preparation, construction operations and materials, landscaping and recreation. Considering that water is a limited natural resource for which there is a large demand, water conservation measures are included in the Plan as described below.

Demand for water within the Plan Area will be for drinking, residential use, recreation and irrigation of landscaped areas. The Plan promotes water conservation by using raw water for irrigation of the golf course and landscaped areas and requiring the installation of water saving devices in homes and commercial buildings such as low flow plumbing fixtures. Other strategies include the use of native and drought tolerant plants in areas such as landscape corridors, entrances and street medians as well as the use of drip and low-flow irrigation systems in the design.

The Arthur Hill Championship 18-hole golf course will be designed for water efficiency. Trees, landing areas and greens will be irrigated using raw water, as well as areas of high use. The roughs, including riparian and natural open space areas may receive limited or no irrigation. The golf course will utilize state of the art moisture sensors and valve-in-head distribution systems for proper application and water conservation.

Bickford Ranch currently has a right to purchase 217 miners inches of water from the Antelope and Caperton Canals. Improvements will be made to the canals that will result in water conservation by reducing the amount of leakage and evaporation. A portion of Caperton Canal has

been encased on the project site. This conservation work performed by PCWA will result in a greater supply of raw water than is needed to serve the Plan Area. Additional encasement of Caperton Canal is planned.

7.11 ENERGY CONSERVATION

The primary demand for energy is the fuel for motorized vehicles and electricity in the operation of buildings. The search for energy is expensive and can be environmentally disruptive. However, energy conservation can reduce the demand for new energy sources. The Plan provides a Village Commercial site that allows retail commercial support uses that should result in less off-site vehicular trips for these types of services. Other energy conserving features within the Plan Area provides alternative modes of transportation such as pedestrian walkways and paths, bicycle lanes, equestrian trails and a golf cart circulation system. Utilization of these forms of travel would reduce the demand for energy resources. Most trees within the Plan Area are deciduous, which creates summer shade and winter sun, to maximize energy efficiency.

Energy conservation measures will be included in homes and buildings by the requirement of Title 24 of the California Building Codes. These measures include efficient heating and cooling equipment, adequate building insulation and weather stripping.

Within the Plan Area, 920 Heritage Ridge residential units, the community clubhouses and golf course maintenance buildings will be equipped with energy-producing photovoltaic systems. Photovoltaic systems are rooftop mounted and collect solar power for use within individual residential uses. At buildout, the system is anticipated to produce the equivalent of two (2) megawatt power plant. Theoretically, the photovoltaic system could provide more electricity to the power grid than the project consumes. One solar electric home power system will have a lifetime carbon dioxide reduction of approximately 102,000 pounds, equivalent to emissions from 128,000 vehicle miles traveled.

Photovoltaic systems will be utilized at the golf course maintenance facility, fire station, sheriff's service center and the Village Commercial site.

Approximately 83 residences adjacent to Bickford Ranch will be able to voluntarily participate in the photovoltaic program as well through a retrofit system available through the Plan Area's solar program. With 1,000 homes participating in the program, the Bickford Ranch photovoltaic program will make it the largest residential solar community in the country.

7.12 LIGHT CONSERVATION

The Bickford Ranch Plan Area and its surroundings are considered an area of intrinsically dark landscapes and low brightness. The Plan Area is designed to preserve and protect the nighttime sky from lighting glare and pollution through the use of restrictive lighting practices and systems.

The individual fixtures and lighting systems in the Plan Area will be designed, constructed and installed in a manner that controls glare and light trespass, minimizes obtrusive light and conserves energy and resources. The intent of these standards is to design a state of the art lighting system that maintains public safety and security in the Plan Area while curtailing to the extent feasible the degradation of the nighttime visual environment through limiting evening light radiation and/or light spill.

Specific development standards and guidelines are contained in the Bickford Ranch Development Standards and Design Guidelines. Standards are provided for specific types of lighting treatments for street, parking lot, and site lighting that is greater than the County's typical lighting standards. The approach to lighting in the Bickford Ranch Specific Plan is unprecedented in the County. Implementation of the lighting restrictions will ensure that the Bickford Ranch project will result in substantially less night sky light than similar large-scale communities in Lincoln, Rocklin and Roseville.

7.13 AIR QUALITY

Air quality in the Sacramento Valley is recognized as a significant environmental concern, which influences the quality of life for all residents. Vehicle trips are a major factor in the deterioration of air quality, and new urbanization can influence the degree to which air quality impacts the region. The location of new residential and employment areas and the spatial layout of communities plays a role in the effectiveness of efforts to maintain air quality over a period of many years.

The primary source of emissions that contributes to worsening of air quality is motorized vehicles. Vehicle trips from home to work, shopping, recreational opportunities and other destinations contribute to air quality impacts. The design of the Plan Area addresses air quality impacts by providing a variety of housing types within close proximity to recreational and commercial uses. In addition, the Plan Area is proximate

to employment and shopping opportunities in Loomis, Rocklin, Roseville, Stanford Ranch and Twelve Bridges.

The Plan Area incorporates numerous land use strategies to reduce its emissions, such as pedestrian trails, bike trails, electric charging circuits for both vehicles and landscaping equipment, a park-and-ride lot and transit amenities, and a mixed use commercial center. Miles of open space corridors will connect the Village Center and the communities within the Plan Area.

As an age-restricted community, the Heritage Ridge community includes residents with unique travel patterns that reduce the overall air quality impacts of the Plan Area. While residents of age-restricted communities make relatively fewer trips than residents of conventional housing developments, their trips are typically made during non-peak hours, which is beneficial to traffic patterns and air quality. In addition, age-restricted communities, such as Heritage Ridge within the Plan Area, typically generate vehicle trips one-third that of conventional residential projects. Fewer vehicle trips results in a reduction in long-term air quality impacts that could be expected from a non-age restricted development.

The Bickford Ranch Air Quality Plan (2000) outlines a comprehensive approach to more efficiently utilize project design to improve the project's overall impact to air quality. The air quality plan includes a number of on and off-site mitigation strategies to reduce air quality impacts.

The on-site improvements are projected to reduce overall emissions by between 15 and 26 percent. The off-site mitigation strategy will provide a direct reduction in regional emissions equal to 105% of the on-road mobile source ozone precursor emissions generated by the project. Additionally, Placer County can use the Bickford Ranch off-site mitigation funds to receive matching funds from the State of California, if available, to achieve a total off-site mitigation of nearly 210 percent of the project's estimated impact.

As described in the Circulation Section (Section 8), the Bickford Ranch Specific Plan is designed with a number of features that reduce the Plan Area's impact to air quality by reducing emissions. By including retail support services, health club facilities and recreational facilities within the Plan Area, vehicle miles traveled are reduced because Bickford Ranch residents do not have to travel out of the area to obtain these services.

Within the Plan Area, an extensive pedestrian, equestrian and bicycle pathway system and golf cart transportation system will reduce dependence on the automobile and will facilitate connection among land uses. The Village Commercial site includes bicycle lockers, a kiosk with transit and ridesharing information and a park and ride lot to encourage community carpooling. Two bus stops are planned for transit service: one in the Ridge Community along Bickford Ranch Road and the other in the Heritage Ridge Community.

The air quality plan also identifies several features that will be included in the design of residential uses to reduce air quality impacts including the use of low nitrogen oxide emitting water heaters, natural gas CNG fireplaces, energy efficient windows and ozone-destroying air conditioning units. Bickford Ranch homes that utilize air to air heat pumps for air conditioning will have their air conditioning units equipped with an ozone destruction catalyst. The ozone destruction catalyst converts approximately 80% of harmful ground-level ozone into oxygen. The installation of a high-speed internet line to each lot will also promote telecommuting. Open burning of any kind is not permitted in the Plan Area. This level of air emission mitigation is unprecedented in the County and reduces the severity of air quality impacts that result from this project.

8. CIRCULATION

8.1 CIRCULATION SYSTEM CONCEPT

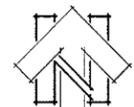
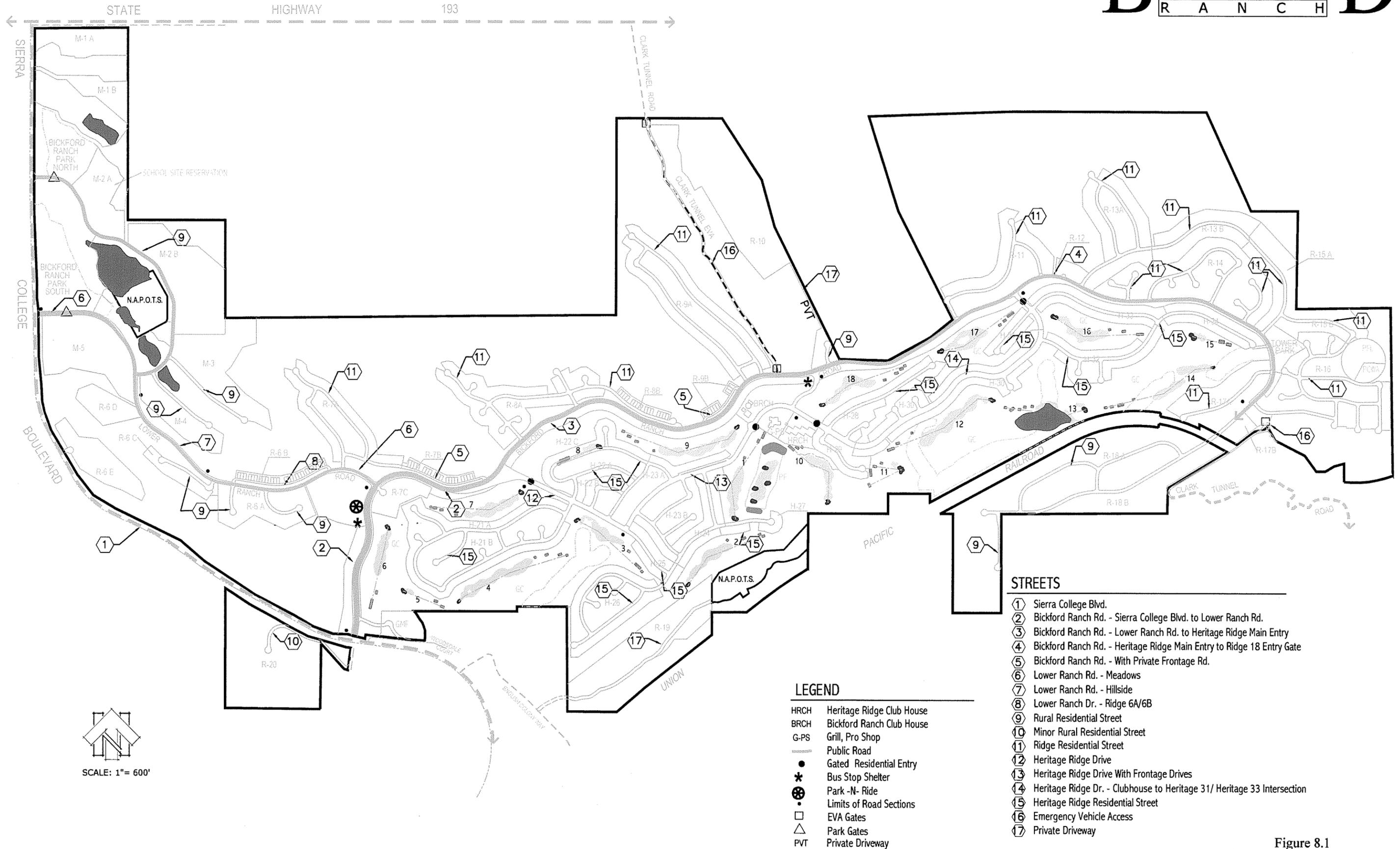
Bickford Ranch has been carefully designed to provide a variety of circulation opportunities in a safe and efficient manner. This section of the Specific Plan describes how the Plan includes a circulation pattern that accommodates pedestrians, bicycles, golf carts, horses, motorized vehicles and public transit. Most of the roadways within the Plan Area are exclusive to the Plan in that they do not serve areas beyond the Plan Area boundaries.

8.2 CIRCULATION PATTERN

Bickford Ranch will provide new roadways to meet the needs of pedestrian, bicycle, golf cart, horse and vehicular traffic to access and circulate within the Plan Area. Bickford Ranch is located at the southeast corner of Sierra College Boulevard and Highway 193. These two roads are regional roadways in Placer County. Figure 8.1 presents the conceptual street circulation within the Plan Area.

The Plan Area's primary access will be Bickford Ranch Road, which will begin at Sierra College Boulevard from an expanded intersection at Caperton Court. Bickford Ranch Road will serve as the primary public access corridor into the Plan Area, intersecting with Lower Ranch Road within the Plan Area. Lower Ranch Road will provide secondary public access from Sierra College Boulevard north of Bickford Ranch Road. An additional entrance adjacent to the northern boundary of Bickford Ranch Park will access the school site from Sierra College Boulevard. This additional entrance will access the school site as well as the rest of the Plan Area via Lower Ranch Road. If the school site is utilized and traffic conditions warrant, a signalized intersection will be constructed.

BICKFORD RANCH



SCALE: 1" = 600'

LEGEND

- HRCH Heritage Ridge Club House
- BRCH Bickford Ranch Club House
- G-PS Grill, Pro Shop
- Public Road
- Gated Residential Entry
- * Bus Stop Shelter
- ⊗ Park -N- Ride
- Limits of Road Sections
- EVA Gates
- △ Park Gates
- PVT Private Driveway

STREETS

- ① Sierra College Blvd.
- ② Bickford Ranch Rd. - Sierra College Blvd. to Lower Ranch Rd.
- ③ Bickford Ranch Rd. - Lower Ranch Rd. to Heritage Ridge Main Entry
- ④ Bickford Ranch Rd. - Heritage Ridge Main Entry to Ridge 18 Entry Gate
- ⑤ Bickford Ranch Rd. - With Private Frontage Rd.
- ⑥ Lower Ranch Rd. - Meadows
- ⑦ Lower Ranch Rd. - Hillside
- ⑧ Lower Ranch Dr. - Ridge 6A/6B
- ⑨ Rural Residential Street
- ⑩ Minor Rural Residential Street
- ⑪ Ridge Residential Street
- ⑫ Heritage Ridge Drive
- ⑬ Heritage Ridge Drive With Frontage Drives
- ⑭ Heritage Ridge Dr. - Clubhouse to Heritage 31/ Heritage 33 Intersection
- ⑮ Heritage Ridge Residential Street
- ⑯ Emergency Vehicle Access
- ⑰ Private Driveway

Figure 8.1
STREET CIRCULATION

Clark Tunnel Road will be closed to vehicular traffic at a point near its southerly crossing of the Plan Area boundary, but access will continue to be allowed for emergency vehicles, pedestrians, equestrians and bicyclists. That portion of Clark Tunnel Road lying between its northerly crossing of the Plan Area boundary and Bickford Ranch Road will also be closed, but access will continue to be allowed for emergency vehicles, pedestrians, equestrians and bicyclists. The final design of the improvements at the points of closing will be subject to review and approval by the Department of Public Works. The remaining portion of Clark Tunnel Road within the Plan Area will be replaced by Bickford Ranch Road and abandoned.

8.3 GENERAL STREET DESIGN CRITERIA

In some cases, Bickford Ranch's residential streets will be designed to retain a rural character. Residential streets will be constructed within rights-of-way ranging from 40-122 feet in width, with pavement sections varying from 22-56 feet in width. In some cases, road right-of-way will flare in width and widen at the Plan Area's entrances and intersections.

Sidewalks within the Ridges and Heritage Ridge communities connect to pedestrian/bicycle trails along Bickford Ranch Road and Lower Ranch Road. Most residential streets will accommodate bicycles on both sides. Public utility easements will be provided immediately adjacent to the public right-of-way.

All roads and streets within the Plan Area, with the exception of those streets in the Heritage Ridge Community, will be public streets and offered for dedication to the County. When adequate provisions for funding are established, the County will accept Bickford Ranch Road and/or Lower Ranch Road and/or the unnamed school access road into the County maintained road system. One or more county service area zone(s) of benefit will be created and assessment(s) will be established to fund on-going maintenance of any street intended to be public or for any county maintained road. Private roads within the Heritage Ridge Community will be maintained by the HOA.

Residential streets within the Plan Area will be constructed as either rural residential or minor residential streets. Locations of residential streets are preliminary and are shown on the Master Lotting Plan in Section 5. Specific alignments will be determined at the Final Small Lot Subdivision Map submittal. Street sections, which depict dimensions for each type of roadway, contained within the Plan Area are contained in this section of the Specific Plan. Design details for each street section are contained in the Bickford Ranch Development Standards.

8.4 PLAN AREA ROADWAYS

The following describes existing roadways in the vicinity of the Bickford Ranch and the future streets that accommodate traffic within the Plan Area. Bickford Ranch will fund on-site roadways, pay Placer County traffic mitigation fees and fund the project's obligation of off-site roadway improvements by participating in fair share funding and fee programs, including the South Placer Regional Transportation Authority (SPRTA) fee.

8.4.1 Highway 193

Highway 193 (Hwy 193), also known as the Lincoln Newcastle Highway, is an east-west regional highway in South Placer County. Highway 193 is a two lane roadway that originates in the City of Lincoln at the intersection with Highway 65 and extends east to Newcastle at Interstate 80. The California Department of Transportation acquired rights-of-way from Bickford Ranch and has made limited improvements to the vertical profile of Hwy 193 from Bickford Ranch to Lincoln.

8.4.2 Sierra College Boulevard

Sierra College Boulevard originates at Highway 193 (Hwy 193) on the north and extends south through areas of Loomis, Rocklin, Roseville, and becomes Hazel Avenue in the unincorporated area of Sacramento County. Sierra College Boulevard is two lanes from Highway 193 south to Interstate 80. A typical cross section of Sierra College Boulevard is shown in Figure 8.2.

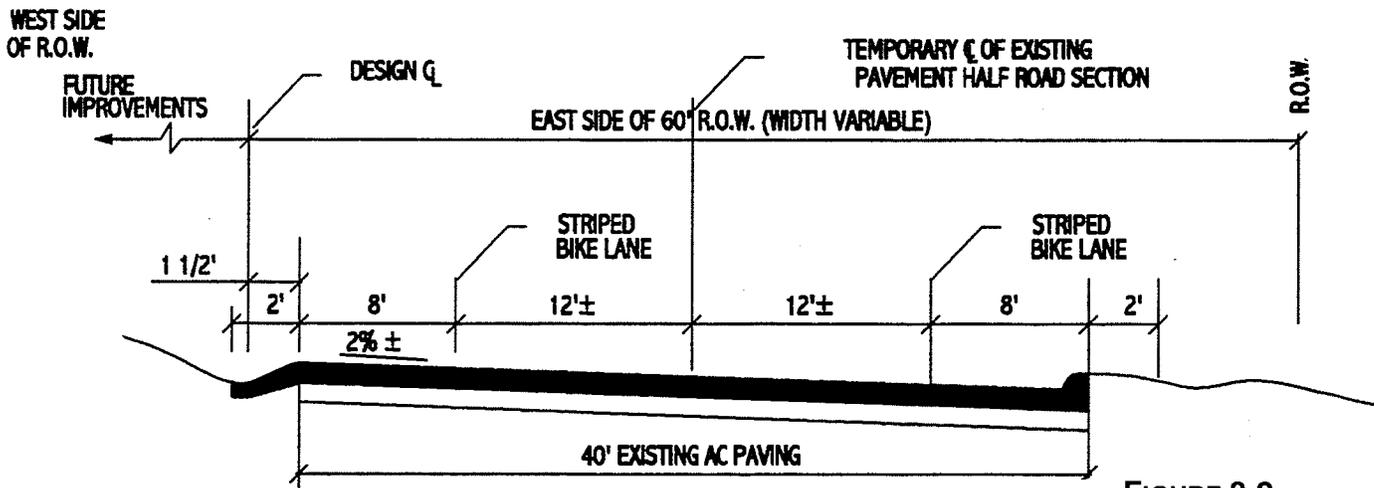


FIGURE 8.2
SIERRA COLLEGE BOULEVARD

The Plan Area proposes improvements to Sierra College Boulevard at the intersections at Bickford Ranch Road, Lower Ranch Road and the access through Bickford Ranch Park to the school site.

The intersection of Bickford Ranch Road and Sierra College Boulevard ultimately will include a traffic signal as well as left and right turn lanes on both Bickford Ranch Road and Sierra College Boulevard. Lower Ranch Road at Sierra College Boulevard will be stop-controlled on the Lower Ranch Road approach to Sierra College.

The Bickford Ranch Specific Plan Area has agreed in concept to construct an additional lane along Sierra College adjacent to the project boundary.

8.4.3 Bickford Ranch Road

Bickford Ranch Road serves as the main access from Sierra College Boulevard into the Plan Area and as the primary roadway of the overall circulation system. Within the Plan Area, Bickford Ranch Road will run in an east-west direction, connecting land uses throughout the community. Consequently, the number of lanes required of Bickford Ranch Road will vary to accommodate volumes of traffic at different locations.

Bickford Ranch Road – Sierra College Boulevard to Lower Ranch Road

The portion of Bickford Ranch Road from Sierra College Boulevard to Lower Ranch Road of the Village Center will be constructed as a four lane divided street with a minimum 80-foot right-of-way and generally follows the edge of Hole #6 of the golf course. The roadway cross-section will consist of one travel lane in each direction and two travel lanes and a bike lane in each direction. Along the east and west side of the roadway are open space corridors. The entrance segment will feature a median and turn lanes at the entrance at Sierra College Boulevard. This segment of Bickford Ranch Road is shown on Figure 8.3.

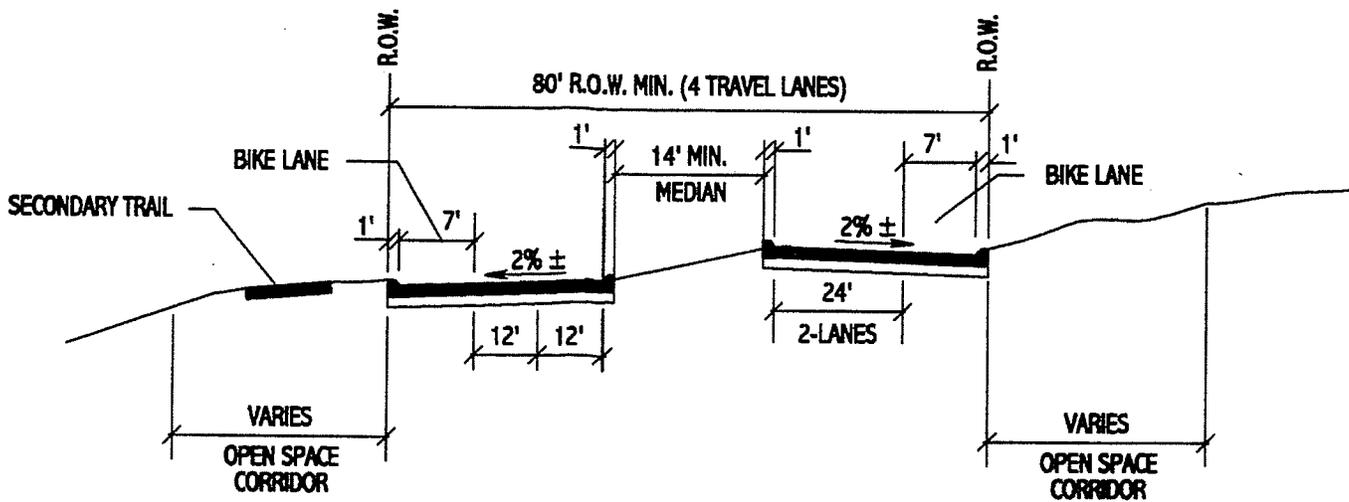


FIGURE 8.3
BICKFORD RANCH ROAD
SIERRA COLLEGE BOULEVARD TO LOWER RANCH ROAD

Bickford Ranch Road – Lower Ranch Road to Heritage Ridge Main Entry

The portion of Bickford Ranch Road between Lower Ranch Road and the Heritage Ridge main entry will be constructed as a two lane divided road within a minimum 56-foot right-of-way and generally follows the edge of Boulder Ridge. The roadway cross-section will consist of one travel lane in each direction and a bike lane in each direction. Along the north and south side of the roadway are 20 to 100 foot wide open space corridors. This segment of the roadway will include a median, as shown on Figure 8.4.

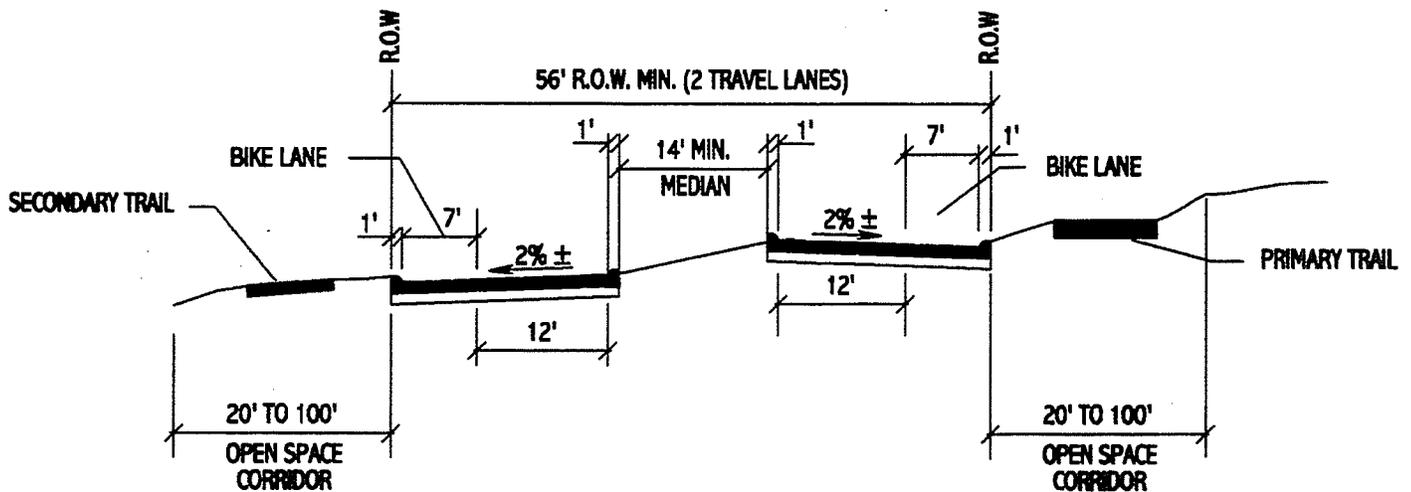


FIGURE 8.4
BICKFORD RANCH ROAD
LOWER RANCH ROAD TO HERITAGE RIDGE MAIN ENTRY

Bickford Ranch Road - Heritage Ridge Main Entry to Ridge 18

This portion of Bickford Ranch Road features one travel lane in each direction without a median and generally follows the existing Clark Tunnel Road alignment. The right-of-way is a minimum 40 feet with two travel lanes and a bike lane on each side of the two travel lanes. Along the north and south side of the roadway are 20 to 100-foot wide open space corridors. Figure 8.5 presents a cross-section of this segment of Bickford Ranch Road.

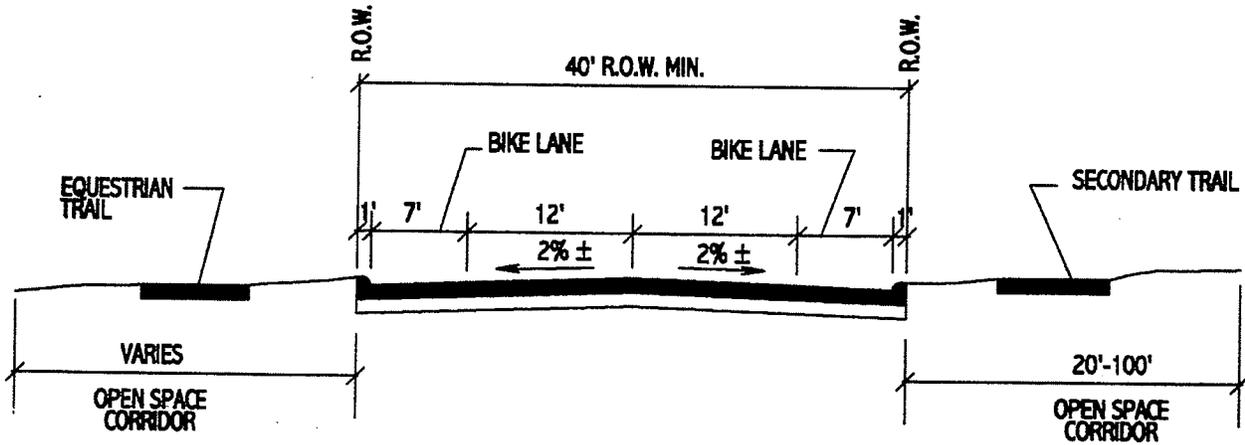


FIGURE 8.5
BICKFORD RANCH ROAD
HERITAGE RIDGE MAIN ENTRY TO RIDGE 18 ENTRY

Bickford Ranch Road with Frontage Road

Bickford Ranch Road has another street section when it is adjacent to front-on lots with a frontage road which may be either a two-way or a one-way street. Between Bickford Ranch Road and the frontage road is a twenty-foot (20') wide open space corridor with a secondary trail, as shown in Figure 8.6.

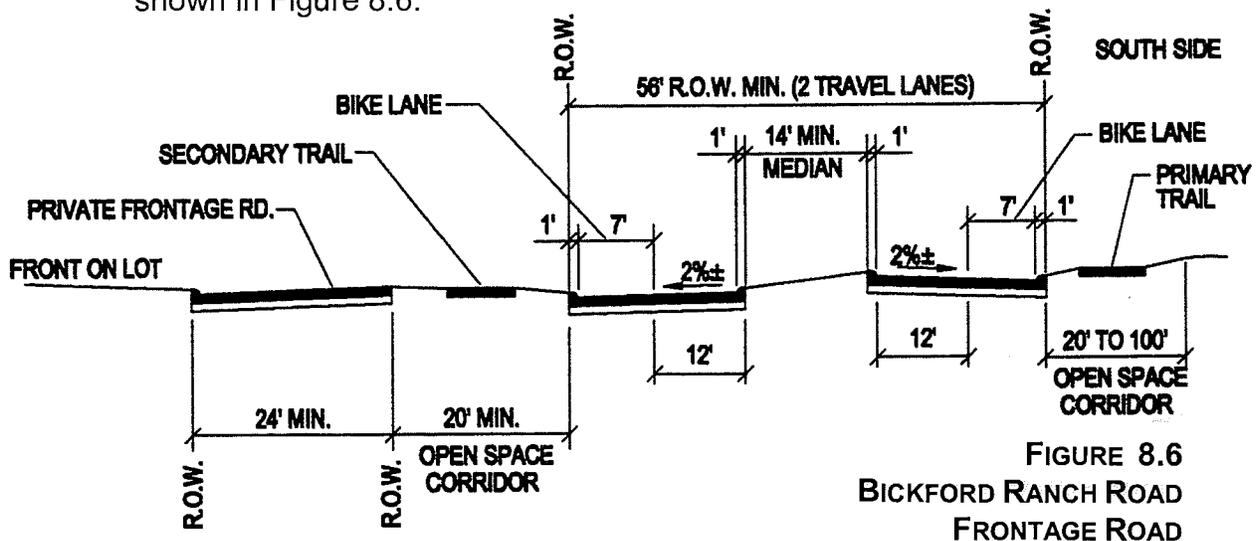


FIGURE 8.6
BICKFORD RANCH ROAD
FRONTAGE ROAD

8.4.4 Lower Ranch Road

Lower Ranch Road within the Meadows Community

Lower Ranch Road is a secondary access to the Plan Area, connecting at the west to Sierra College Boulevard and at its eastern terminus to Bickford Ranch Road at the Village Commercial site. Lower Ranch Road will be constructed as a two lane rural secondary roadway with a minimum 40-foot right-of-way and a portion of the road that is public will be offered for dedication to Placer County. This street has two travel lanes with bike lanes along each side. Figure 8.7a presents the cross section of Lower Ranch Road within the Meadows community.

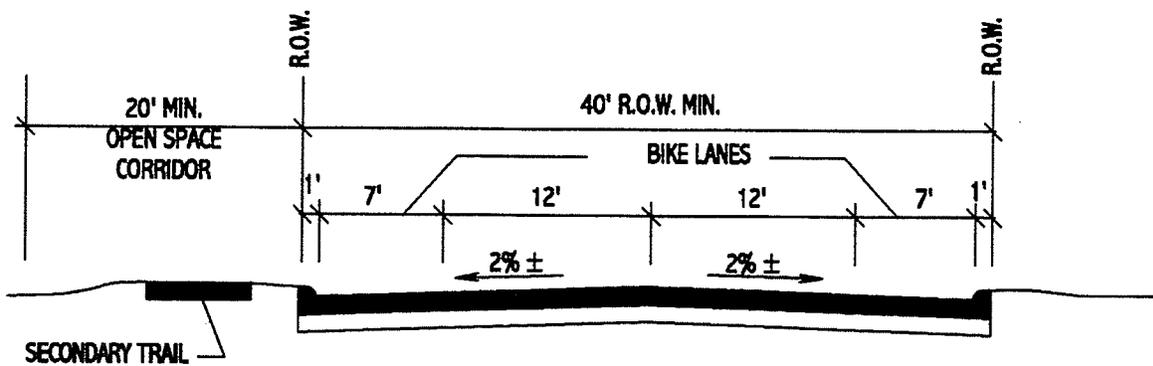


FIGURE 8.7A
LOWER RANCH ROAD WITHIN THE MEADOWS COMMUNITY

Lower Ranch Road Adjacent to a Hillside

This section of Lower Ranch Road located adjacent to the hillside along Ridge 6 leading into the Meadows community, will be constructed within a minimum forty-foot (40') right-of-way. This street has two travel lanes with bike lanes along each side. Figure 8.7b presents the cross section of Lower Ranch Road adjacent to a hillside.

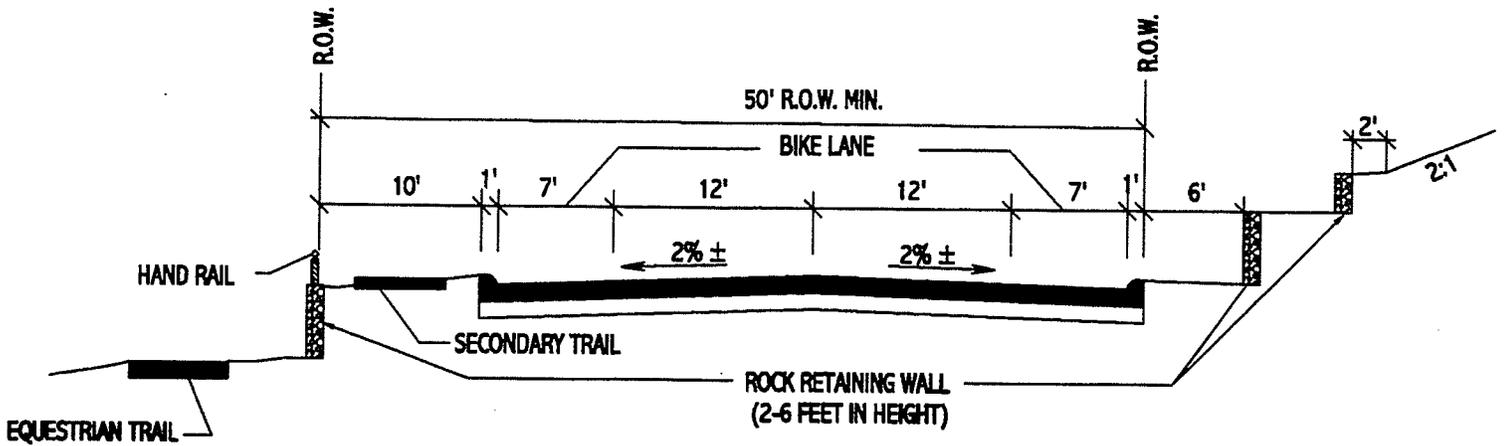


FIGURE 8.7B
LOWER RANCH ROAD ADJACENT TO A HILLSIDE

Lower Ranch Road Along Ridge 6A and 6B

This portion of Lower Ranch Road has a minimum forty-foot (40') right-of-way and is located along Ridge 6A and Ridge 6B, that connects the Meadows Community to the Village Center. The right-of-way that will remain public will be offered for dedication to Placer County. The adjacent frontage road may be either a one- or two- way street. Figure 8.7c presents the typical cross section of Lower Ranch Road adjacent to Ridge 6A and 6B.

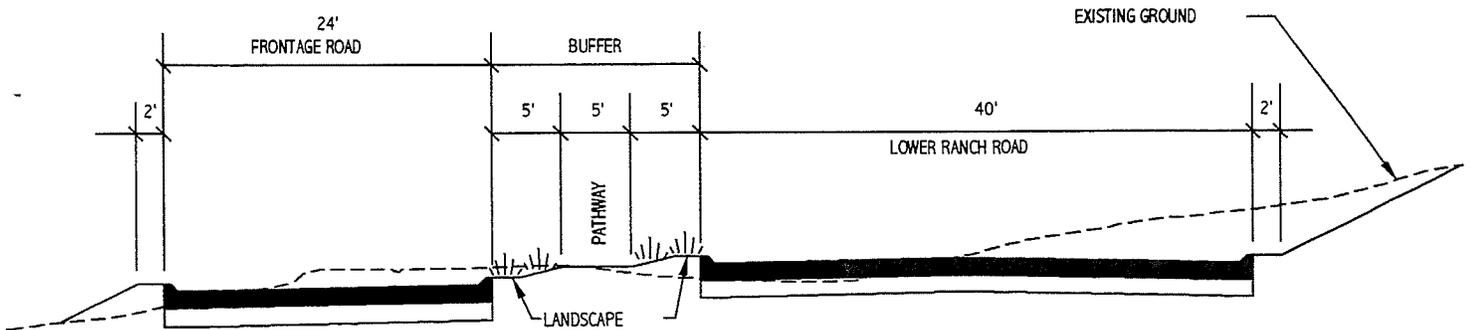
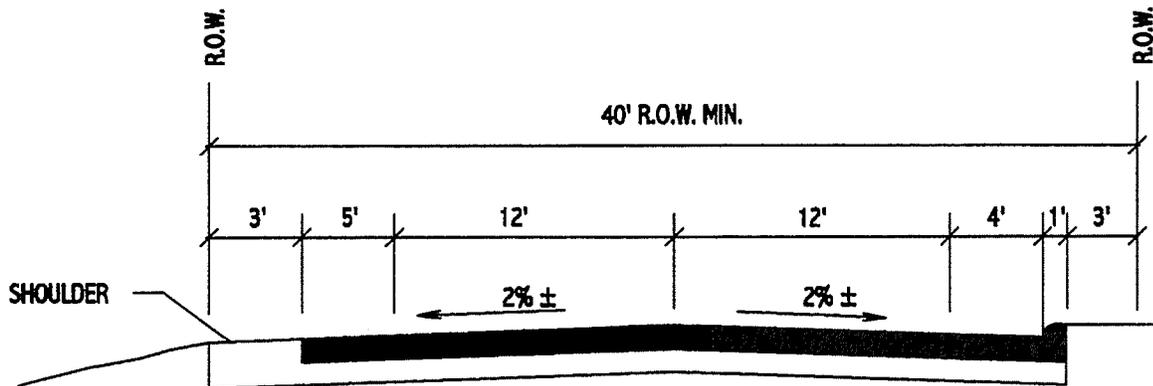


FIGURE 8.7C
LOWER RANCH ROAD ADJACENT RIDGE 6A AND 6B

8.4.5 Rural Residential Streets, Minor Rural Residential Streets and Private Access Drives

Rural Residential Streets

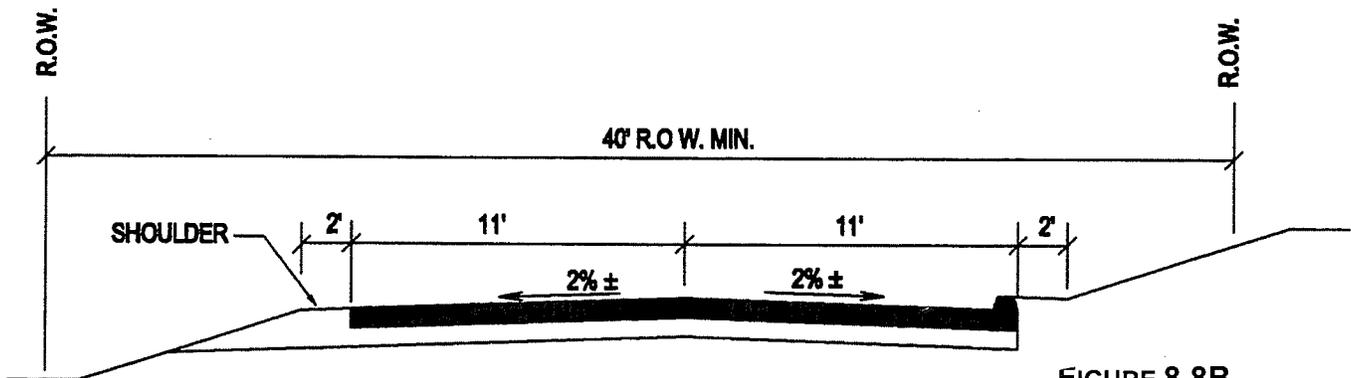
Rural residential streets are used primarily in the Meadows and in some areas of the Ridges community. These streets generally have a minimum 40-foot right-of-way with two travel lanes and paved shoulders. Figure 8.8a presents a typical section of a rural residential street.



**FIGURE 8.8A
RURAL RESIDENTIAL STREET**

Minor Rural Residential Streets

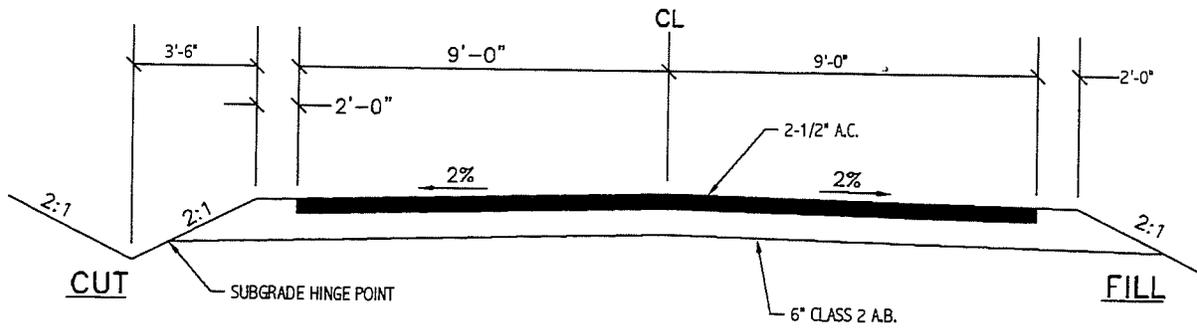
Minor rural residential streets are used primarily in more rural large-lot Ridge communities serving six or fewer residential units. These streets have a minimum forty-foot (40') right-of-way with a two-lane roadway. This typical section is shown in Figure 8.8b.



**FIGURE 8.8B
MINOR RURAL RESIDENTIAL STREET**

Private Driveways

Private driveways are used primarily as a shared driveway access for four or fewer residential units. A typical private driveway section is shown in Figure 8.8C.

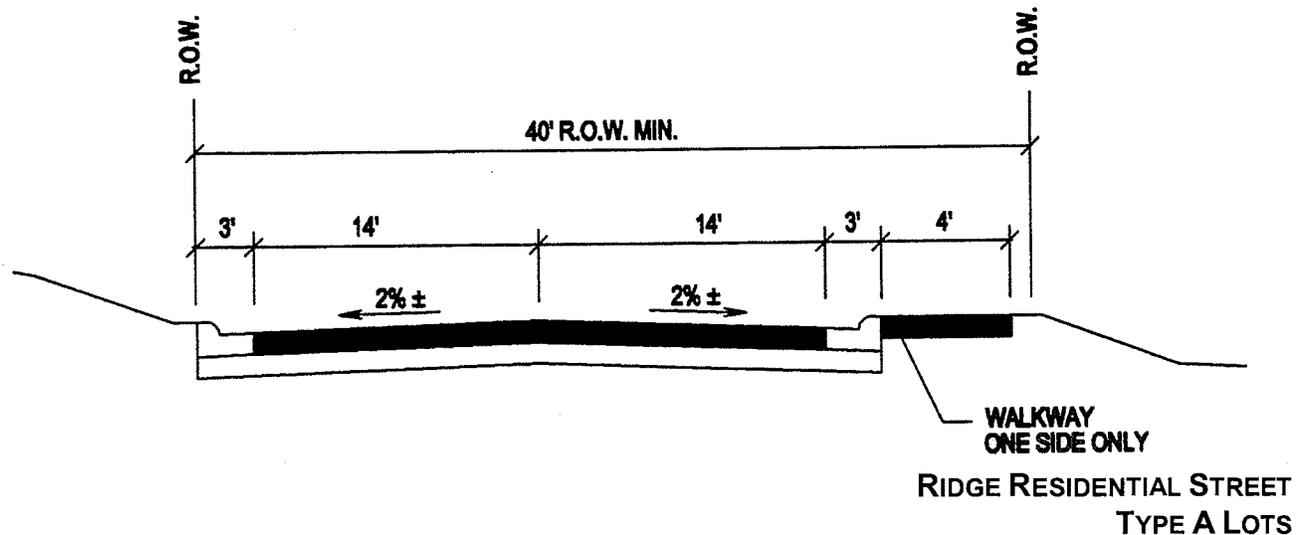


**FIGURE 8.8C
PRIVATE DRIVEWAYS**

8.4.6 Ridge Residential Streets

Within the Ridges, residential streets will feature a minimum forty-foot (40') right-of-way with two travel lanes, with curbs and walkway on one side of the street. A private driveway will extend from a cul-de-sac residential street north of Bickford Ranch Road to serve R-10.

Figure 8.9 presents a Ridge residential street cross-section for Type A Lots (see Development Standards Figure 8.3). For Type B Lots (see Development Standards Figure 8.3), Figure 8.9b shall apply.



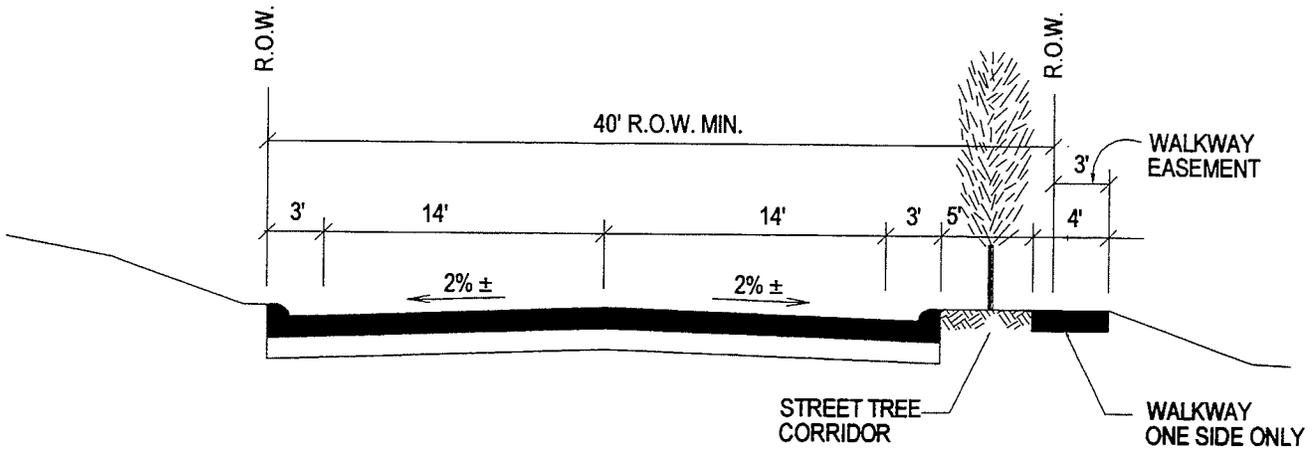


FIGURE 8.9B
RIDGE RESIDENTIAL STREET
TYPE B LOTS

8.4.7 Heritage Ridge Drive

Heritage Ridge Drive is the major street within the Heritage Ridge community. This street has a minimum 60-foot right-of-way with no on-street parking. Where residential uses front the street, there is a minimum 76-foot right of way with on-street parking. Both right-of-way widths feature two travel lanes and a golf cart and eight-foot planter strip and sidewalk on one side of the street. This street will be used primarily by Heritage Ridge residents and will be maintained as a street. Figures 8.10a, 8.10b, and 8.10c present typical sections of Heritage Ridge Drive.

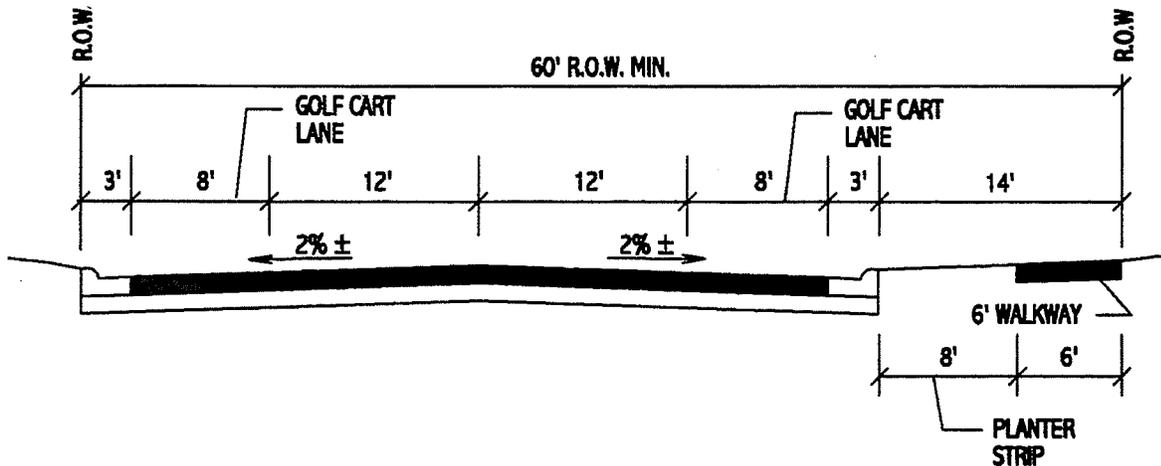


FIGURE 8.10A
HERITAGE RIDGE DRIVE

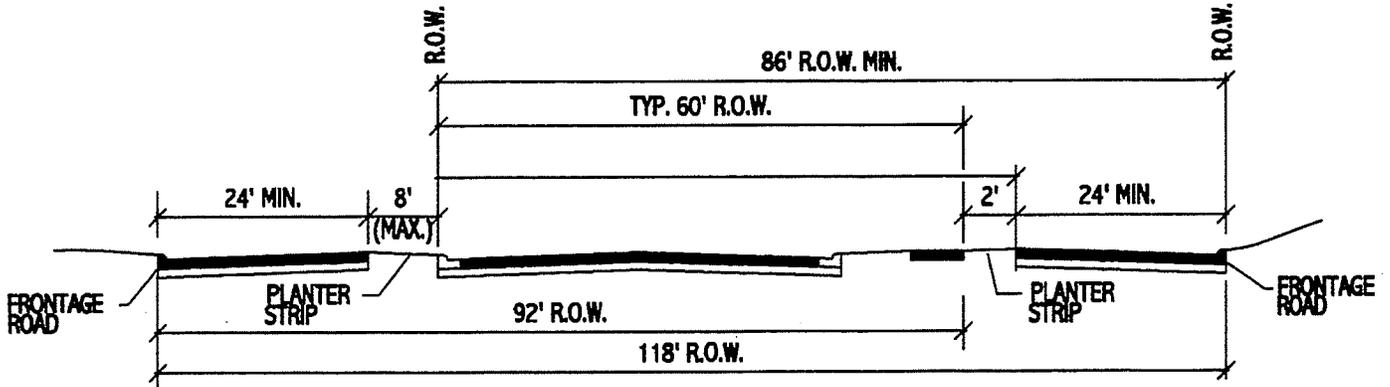


FIGURE 8.10B
HERITAGE RIDGE DRIVE WITH FRONTAGE STREET

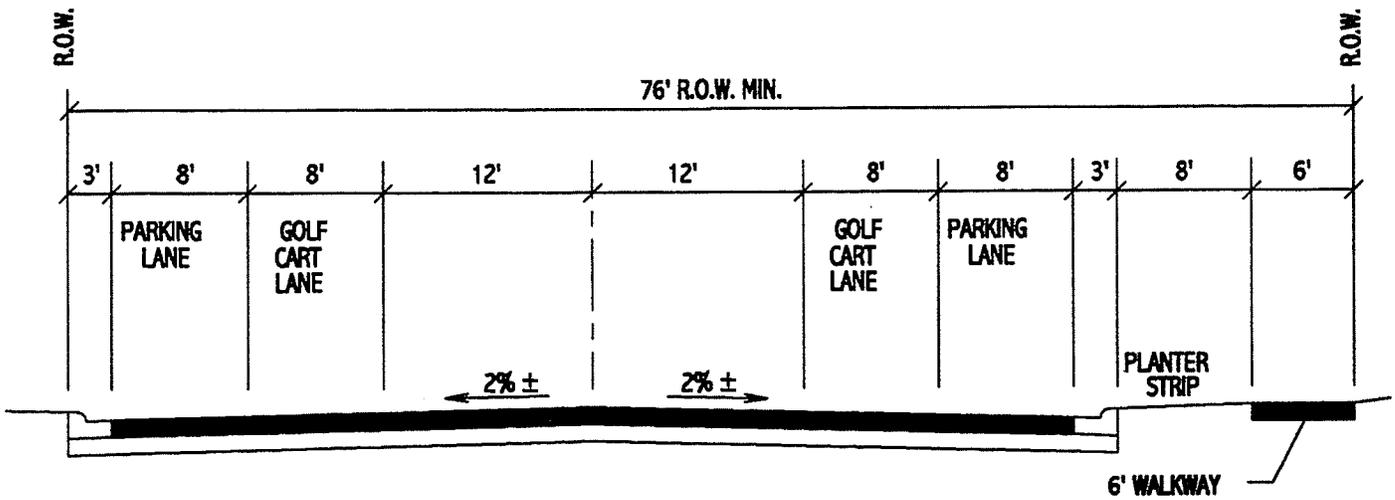


FIGURE 8.10C
HERITAGE RIDGE DRIVE – CLUBHOUSE TO H-31/H-33 INTERSECTION

8.4.8 Heritage Ridge Residential Street

Heritage Ridge residential streets range from a minimum 40 foot right-of-way with two 14-16 foot travel lanes with curb, gutter and sidewalk on one side of the street. Figure 8.11 presents the Heritage Ridge residential street cross-section.

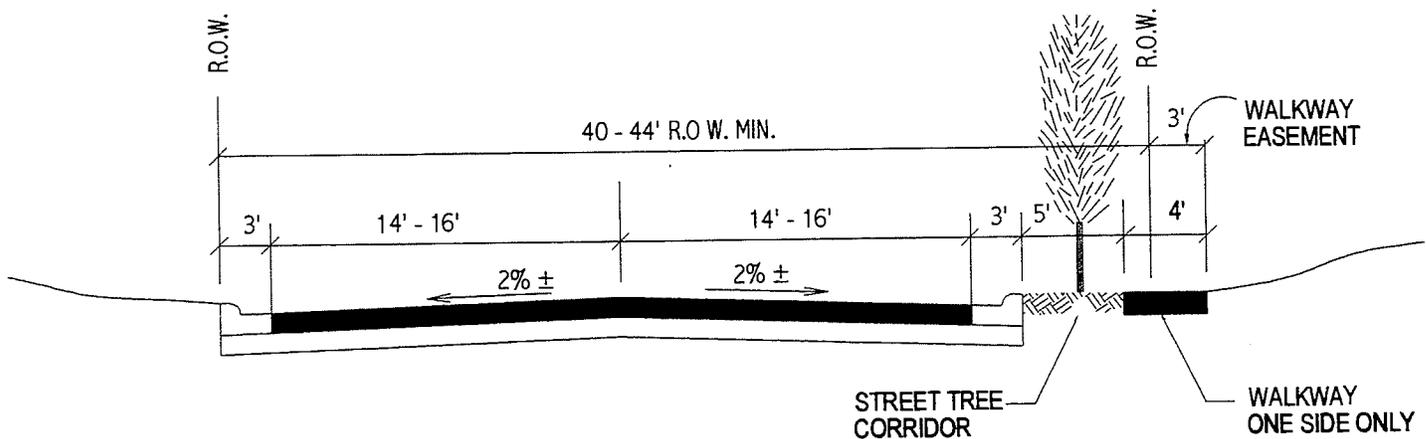


FIGURE 8.11
HERITAGE RIDGE RESIDENTIAL STREET SECTION

8.5 SIGNALIZATION

Projected traffic volumes at the intersection of Sierra College Boulevard and Bickford Ranch Road will ultimately require a traffic signal. Initially, a stop sign will control the Bickford Ranch Road approach to the intersection for Bickford Ranch Road until traffic volumes warrant the need for a traffic signal. Although warranted now from existing traffic, a signal will be constructed at the intersection of Sierra College Boulevard and Highway 193. If a school is constructed on the reserved school site, a traffic signal will be constructed at the School Access Road and Sierra College Boulevard.

The intersection of Lower Ranch Road and Bickford Ranch Road may be signalized in the future depending on traffic warrants.

8.6 TRAILS

The Plan Area features 33.6 miles of public pedestrian, hiking, biking and equestrian trails which are recreational amenities to Bickford Ranch residents and residents of surrounding communities. Within the Plan Area, twenty-five miles of trails will be separated from roadways. All public equestrian, bicycle and pedestrian (EBP) trails are routed so that neighboring communities can access them and to provide the potential to linking to future regional trail systems.

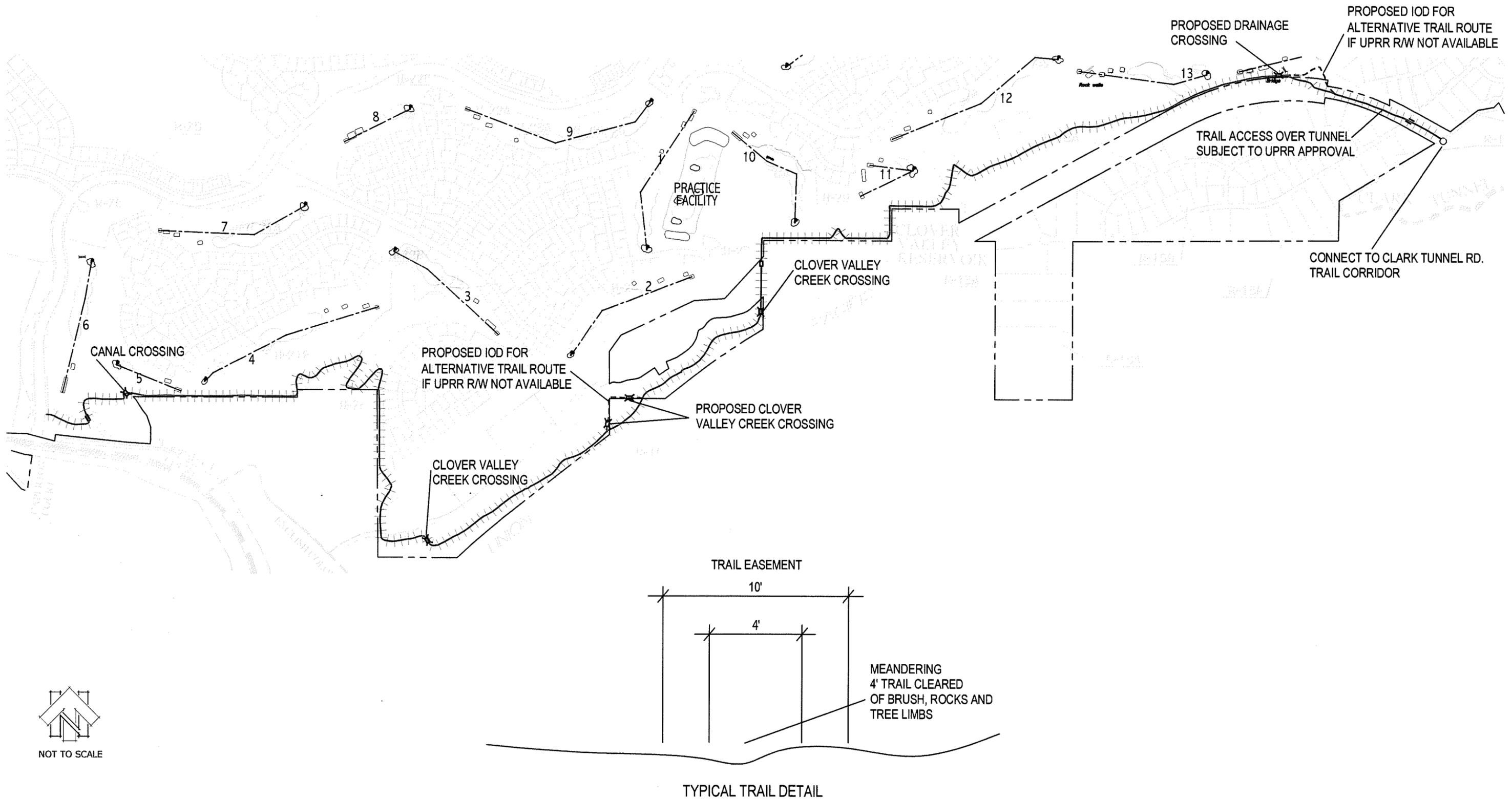
With the exception of the South Loop Trail, trails will be constructed consistent with the overall project phasing plan (Section 10). Trails located along major roads will be constructed with the respective roadway improvements and trails located in Natural Open Space (i.e. wilderness trails) will be constructed along with improvements for the adjacent subdivision. The South Loop Trail will be constructed in conjunction with the golf course in Phase 1 to allow for a continuous loop trail. Trails will not be available for use prior to the County's acceptance of improvements for the respective roadway, subdivision, golf course or other improvement project, as applicable. The phasing of trails within the Plan Area is shown on Figure 10.7.

All public trails are proposed for dedication to Placer County. Any changes in alignments or uses of these trails, once dedicated, will be the responsibility of the County. The Plan Area's trail system is summarized on Table 8.1 and depicted on Figure 8.12. The South Loop Trail is shown on Figure 8.13.

**TABLE 8.1
TRAIL SYSTEM**

Key	Name	Trail Type	Length (in miles)
Trails			
PT	Bickford Ranch Road	Primary Trail	1.3
PT	Heritage Ridge Access	Primary Trail	0.2
MP	Clark Tunnel Road N	Multi-Purpose	0.8
MP	Clark Tunnel Road S	Multi-Purpose	0.4
ST	School Access Road	Secondary Trail	0.8
ST	Lower Ranch Road	Secondary Trail	1.0
ST	Bickford Ranch Road	Secondary Trail	3.7
MT	Ridges (NE)	Minor Trail	0.8
ET	Bickford Ranch Road	Equestrian	1.9
ET	Sierra College Blvd	Equestrian	1.0
ET	Lower Ranch Road	Equestrian	0.9
WT	Sierra College Blvd.	Wilderness	1.3
WT	Northwest Corridor	Wilderness	3.2
WT	Northeast Corridor	Wilderness	2.9
WT	South Loop	Wilderness	2.8
PED	Heritage Ped Trail (Pvt)	Pedestrian	2.0
			25.0 miles
Bike Trails			
	Bickford Ranch Road	Bike Lane	6.3
	Lower Ranch Road	Bike Lane	2.3
			8.6 miles
	Total		33.6 miles
Off-Site Trails			
SC	Sierra College Boulevard (existing)	Bike Lane	2.1 miles

BICKFORD R A N C H



NOT TO SCALE

FIGURE 8.13
SOUTH LOOP TRAIL

8.6.1 Open Space Trails

Trails within open space corridors will be constructed to four different design standards: primary, secondary, minor and wilderness. The primary trail design consists of a five (5) foot wide paved pedestrian/bike trail and a three (3) foot wide decomposed granite jogging trail set side-by-side, totaling eight (8) feet wide. This dual trail configuration allows users to utilize either the all-weather surface or the decomposed granite portion. The secondary trail design consists of a four (4) foot wide paved hiking/jogging path. The minor trail design consists of six (6) foot wide paved pedestrian/jogging paths. The wilderness trail design consists of a natural path with trees and shrubs cleared.

8.6.2 Equestrian, Multi-Use and Wilderness Trails

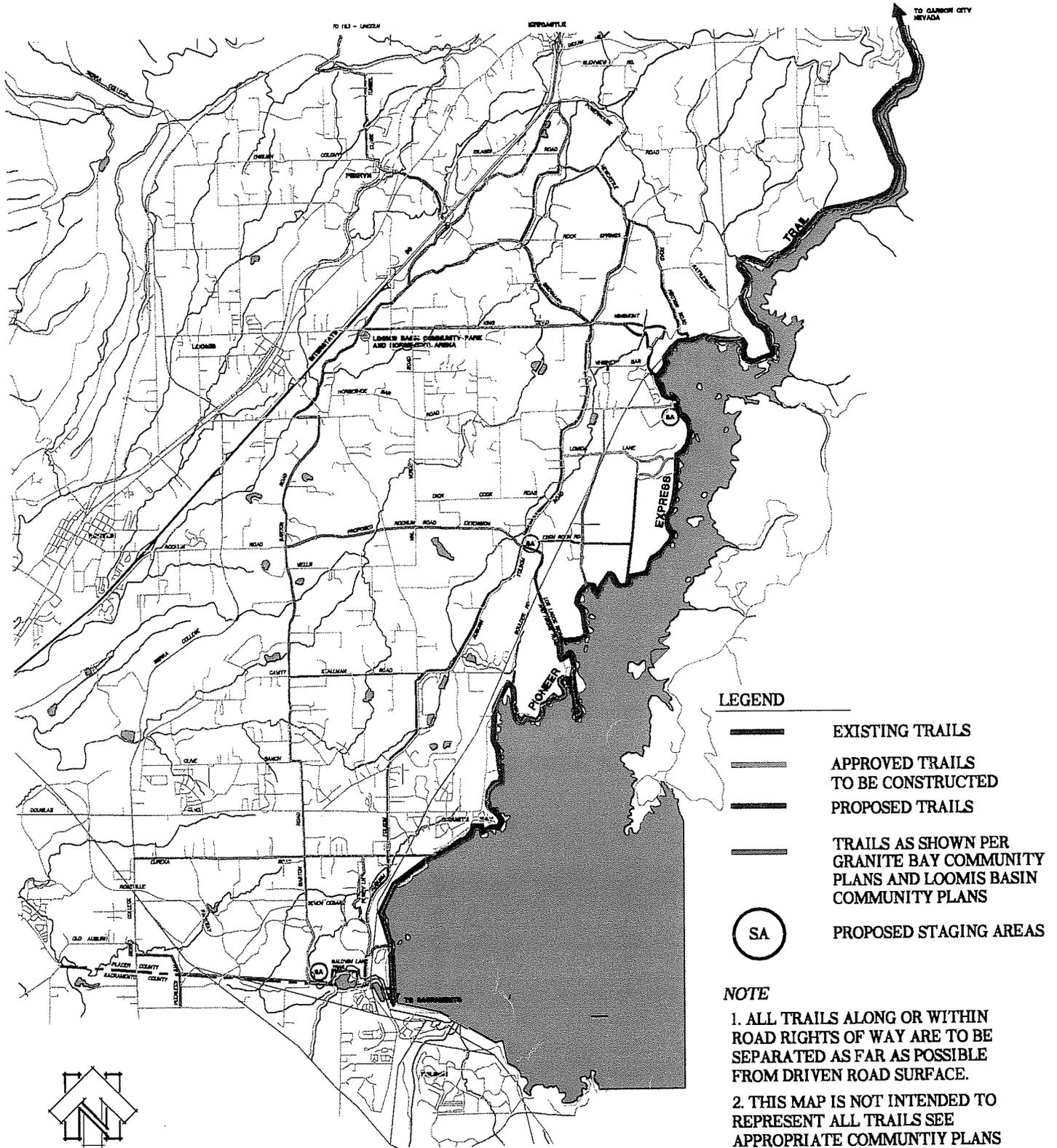
Approximately 15.2 miles of equestrian, multi-use and wilderness trails will wind throughout the Plan Area. The primary equestrian trails are routed along the rural side of Bickford Ranch Road, Lower Ranch Road and along the south side of the golf course. The equestrian trails are designed to create continuous loops with connections to existing and planned off-site trails in the community, such as Clark Tunnel Road and Sierra College Boulevard. Equestrian trails average three to six feet wide and ten-feet wide for passing alignments.

The trail system makes a complete loop through the Plan Area, making it possible to access any point in the Plan Area via the trail network. Detail for the south loop of the trail is shown in Figure 8.13. As routed, the equestrian trail system may become part of a regional county trail system in the future. The equestrian staging area, planned within Bickford Ranch Park, could be the terminus of a public equestrian trail system of south Placer County. Figure 8.14 illustrates the Loomis Basin Horsemen's Association Equestrian Trail Master Plan from the South Placer County Park and Recreation Study (September 1997).

8.6.3 Pedestrian and Bicycle Trails

Nearly 25 miles of public pedestrian and bicycle trails are provided throughout the Plan Area which connects the Village Commercial site with three residential communities and recreational facilities. The pedestrian trails may be used for running, jogging, and walking.

BICKFORD R A N C H

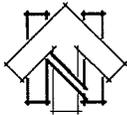


LEGEND

-  EXISTING TRAILS
-  APPROVED TRAILS TO BE CONSTRUCTED
-  PROPOSED TRAILS
-  TRAILS AS SHOWN PER GRANITE BAY COMMUNITY PLANS AND LOOMIS BASIN COMMUNITY PLANS
-  PROPOSED STAGING AREAS

NOTE

1. ALL TRAILS ALONG OR WITHIN ROAD RIGHTS OF WAY ARE TO BE SEPARATED AS FAR AS POSSIBLE FROM DRIVEN ROAD SURFACE.
2. THIS MAP IS NOT INTENDED TO REPRESENT ALL TRAILS SEE APPROPRIATE COMMUNITY PLANS FOR ADDITIONAL TRAILS.



NOT TO SCALE

SOURCE
Granite Engineering
December 1, 1998

FIGURE 8.14

LOOMIS BASIN HORSEMAN'S ASSOCIATION EQUESTRIAN TRAIL MASTER PLAN

The primary pedestrian and bike trails begin at the Village Center along Bickford Ranch Road on the east side of the Plan Area and terminate at the main entry to Heritage Ridge. The second pedestrian trail begins at Sierra College Boulevard and Lower Ranch Road and follows Lower Ranch Road and follows this street past the lakes to the Village Commercial site. Pedestrian trails within three residential communities are primarily located along internal streets. Conventional sidewalks will be provided along all Heritage Ridge residential streets. The Bickford Ranch pedestrian and bicycle trail plan is shown on Figure 8.12.

Additional descriptions of the Plan Area trail system are contained in Section 4 of the Specific Plan, Open Space & Recreation.

8.7 PARK & RIDE LOT

A park and ride lot will be located within the Village Commercial site, at the intersection of Bickford Ranch and Lower Ranch Roads. This facility will be incorporated into the overall parking lot design for the commercial site and will accommodate approximately ten to fifteen spaces.

8.8 PUBLIC TRANSPORTATION

Public transportation will be encouraged within the Plan Area by incorporating two covered bus stops with turnouts. One bus stop will be located within the Village Commercial site and the other will be located near the main entrance to the Heritage Ridge Community. Bus stop locations are shown on Figure 8.1. The bus stops could be used for either fixed route service within the Plan Area or commuter service.

Heritage Ridge will provide shuttle services for community residents. The programming of the shuttle will be coordinated with adjacent age-restricted communities.

8.9 GOLF CART CIRCULATION

Heritage Ridge is proposed as an active adult community that is surrounded by a private championship 18-hole golf course. Residents who play golf and residents who may want an alternative to automobile transportation may use golf carts in this community. By integrating golf cart transportation routes into the Heritage Ridge community, residents are encouraged to use golf carts as an alternative to the automobile. Golf carts provide a viable alternative mode of local travel within the community and will have access to the Village Center. Use of golf carts also reduces

the number of motorized vehicle trips on Plan Area streets and corresponding air quality impacts within the Plan Area.

Golf cart travel is accommodated in a complete network of lanes and trails dedicated to golf carts. These lanes and trails network throughout the Heritage Ridge community and will cross Bickford Ranch Road to access the Village Commercial site. The golf cart crossing may occur at this intersection with proper traffic control signage. Figure 4.4 presents the golf cart circulation system. Details of the golf cart crossings are contained in the Development Standards.

Golf cart transportation within the Heritage Ridge community is permitted on all streets by state law. Golf carts will circulate on private streets that include separate golf cart lanes and on designated streets within Heritage Ridge. Golf carts and automobiles can safely use the same streets because of the low travel speeds and low traffic volumes in the Heritage Ridge community. On residential streets, where travel speeds are reduced, golf carts are allowed in automobile travel lanes. Gasoline-powered golf carts are not permitted.

8.10 GATED STREETS

The Heritage Ridge Community within the Plan Area will be gated at four entryways to residential neighborhoods. The gates will be setback from Bickford Ranch Road to minimize visual impacts. Gated entrances have been designed to allow adequate area for cars and small delivery vehicles to turn around. Details of entry gated streets are contained in the Development Standards. Locations of gates are shown on Figure 8.1 and listed on Table 8.2.

**TABLE 8.2
GATE LOCATIONS**

Gate	Into	From
1	Heritage Ridge #1	Bickford Ranch Road
2	Heritage Ridge #2	Bickford Ranch Road
3	Heritage Ridge #3	Bickford Ranch Road
4	Heritage Ridge #4	Bickford Ranch Road
5	Bickford Ranch Park – North	Bickford Ranch Road
6	Bickford Ranch Park – South	Lower Ranch Road
7	Emergency Vehicle Access	North Property Line – Clark Tunnel
8	Emergency Vehicle Access	Bickford Ranch Road/Clark Tunnel Trail
9	Emergency Vehicle Access	Southern Property Line - Cul-de-sac

9. PUBLIC FACILITIES & SERVICES

9.1 PUBLIC FACILITIES CONCEPT

The Bickford Ranch Specific Plan includes a variety of public facilities and services intended to support and serve the needs of Plan Area residents. Provision of public facilities and services are planned to ensure that services are available to coincide with phasing of development of the recreational, residential and commercial areas.

The Heritage Ridge community, an age-qualified community, is characterized by distinctive infrastructure and public services requirements. Given the smaller average household size associated with an age-qualified community, the Heritage Ridge portion of the Plan Area is anticipated to require less infrastructure and fewer services compared to a conventional community. Age-qualified residential communities use less water, generate less waste and waste-water and do not require the level of public services typical of communities with conventional household sizes. As an age-qualified community, Heritage Ridge will not include school-aged children, which reduces demand for school facilities in the Plan Area.

Public facilities and services provided to the Plan Area include water, wastewater, storm drainage, solid waste disposal, fire and police protection, schools, library, and utilities. Most utilities serving the Plan Area are planned to be underground.

Table 9.1 summarizes service providers to the Bickford Ranch Plan Area. Parks and recreation facilities are addressed in detail in the Open Space & Recreation Facilities section (Section 4). Phasing of facilities is discussed in the Implementation section (Section 10).

**TABLE 9.1
SERVICE PROVIDERS**

Service	Service Provider
<u>Public Facilities</u> Potable Water Raw Water Wastewater Treatment Wastewater - On Site Drainage	Placer County Water Agency (PCWA) Placer County Water Agency (PCWA) City of Lincoln Placer County Placer County
<u>Public Services</u> Schools (K-8) Schools (9-12) Law Enforcement Fire Protection Medical Services Solid Waste Collection Libraries County Services	Western Placer Unified School District Loomis Union School District Penryn Elementary School District Western Placer Unified School District and Placer Union High School District Placer County Sheriff California Department of Forestry and Fire Protection, Placer County Fire Department AMR Ambulance Auburn Placer Disposal Placer County Placer County
<u>Utilities</u> Natural Gas Electrical Service Telephone Cable	Pacific Gas and Electric (PG&E) Pacific Gas and Electric (PG&E) Pacific Bell or other provider Private Provider

9.2 PLACER COUNTY CAPITAL FACILITIES FEE

The Placer County Capital Facilities fee is a development impact fee to fund new development's share of the cost of expanding County capital facilities. The facilities to be funded include County, public works, library, health and welfare, administrative and sheriff facilities. New development within the Plan Area will contribute to development impact fee revenue over time towards expansion of those facilities.

9.3 PUBLIC FACILITIES

9.3.1 Potable Water

Water service to the Plan Area, for both potable and raw water, will be provided by Placer County Water Agency (PCWA). The Plan Area is estimated to have an average water consumption of 2.3 million gallons per day (mgd), as shown on Table 9.2.

The pipeline extension for the Plan Area will consist of a 16-inch water pipeline that will connect to an existing 30-inch pipeline in the PCWA water system approximately 1,000 feet north of the intersection of Colwell Road and Swetzer Road. The pipeline will proceed north following the alignment of Swetzer Road, to English Colony Way. The pipeline then runs west along English Colony to Butler Road. From English Colony the pipeline follows Butler Road to its most northwesterly point. The pipeline will be constructed within the existing rights-of-way of Swetzer Road, Butler Road, and English Colony Way. From the northwesterly point of Butler Road, the pipeline is directed northward along Plum Tree Lane then across a parcel until it reaches the Antelope Canal. At that point, the pipeline follows the proposed road alignments of Bickford Ranch within the Plan Area until it terminates at an above-ground storage tank on the south side of the County's communications tower site. A portion of the pipeline, known as PCWA's Penryn/Lincoln pipeline, was constructed in 2002 to serve the Plan Area.

The new water pipeline and the new storage reservoir will be owned by PCWA and will allow PCWA to connect existing residences along this line. A booster pump station at the storage reservoir will be the point of delivery of domestic water required to serve Zone 1 of the Plan Area. Zones 2, 3 and 4 of the Plan Area will be gravity fed. From the new water storage tank, water lines will generally follow streets and roads within the Plan Area.

Due to site constraints, fifteen (15) parcels in the Plan Area will be served by private water wells. The Plan Area's system for on-site water delivery is shown on Figure 9.1 and a Potable Water Demand Schedule is shown on Table 9.2.

BICKFORD RANCH

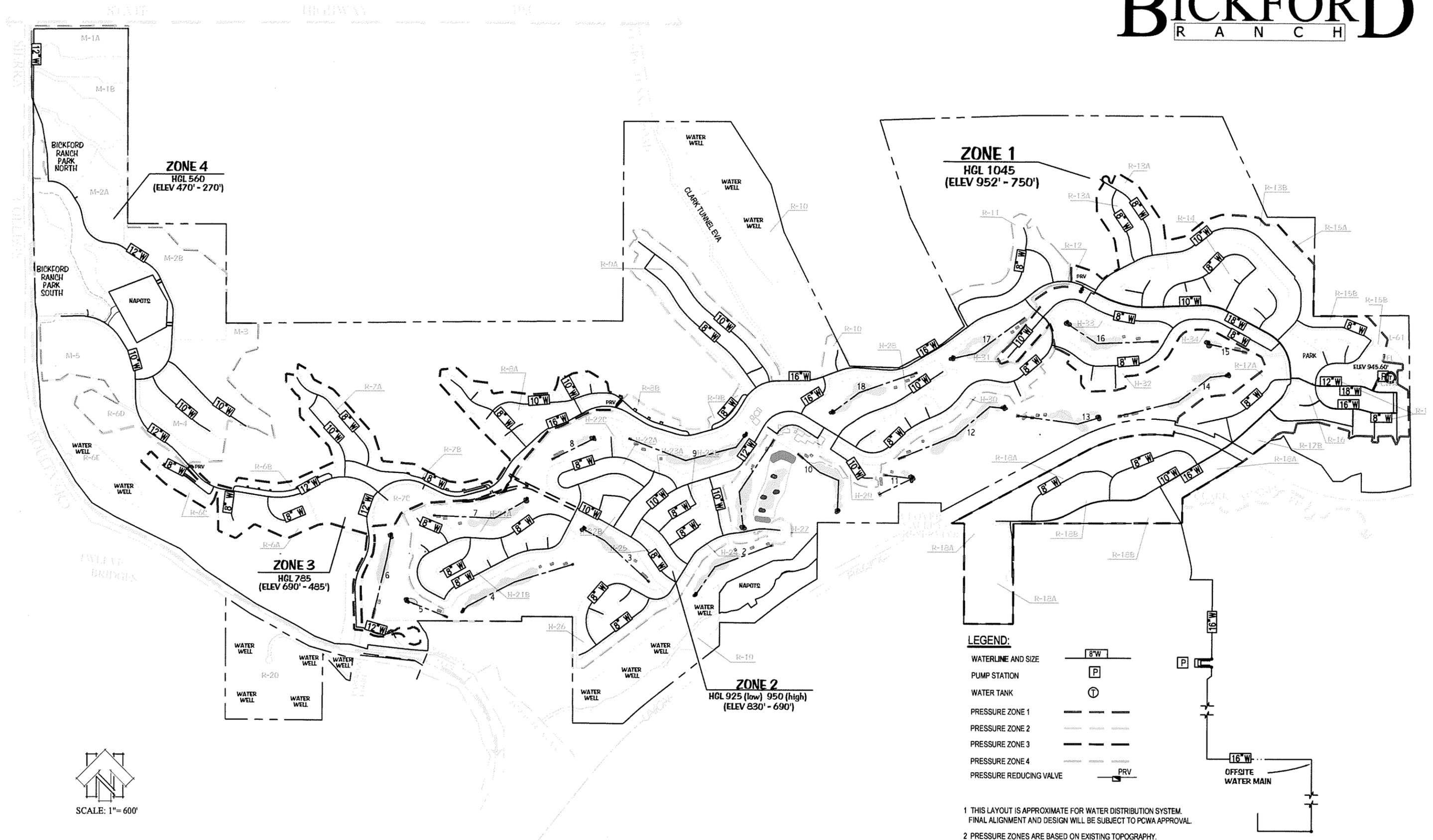


Figure 9.1
ON-SITE WATER DISTRIBUTION SYSTEM

**TABLE 9.2
DEMAND FOR SERVICES**

Service	Total
Sewer	0.43 Mgd
Potable Water	2.24 Mgd
Raw Water	163 MI
Solid Waste	2,665 tons/year

9.3.2 Raw Water

Raw water service is supplied to the Plan Area by PCWA from on-site sections of the Antelope and Caperton Canals. Raw water will be used for irrigating the golf course and public and common landscaped areas. The 217 miners inches that have historically been purchased for the Plan Area is sufficient to service the irrigation needs of the Plan Area. Therefore, reclaimed wastewater is not proposed for irrigation. A schedule of raw water demand is included as Table 9.2

The Caperton Canal extends approximately ten miles in length, of which approximately 6.5 miles are within Bickford Ranch. The canal starts at a point commonly called the 'Pot Hole' and terminates at Whitney Reservoir. The Pot Hole is a point of flow diversion at which the incoming flow from the Lower Fiddler Green Canal is split to the Caperton and Antelope canals.

Antelope Canal delivers water to the Penryn, Morgan, Ben Franklin, and the Antelope Stub canals. The Caperton Reservoir is part of the Caperton Canal system and the Clover Valley Reservoir (Lake Mariah) is part of the Antelope Canal System.

Improvements, including encasement, will be made to the canals on site, which will result in an overall reduction in the current level of water loss from these two canals. A portion of Caperton Canal has been encased. A reduction in water loss will result in conservation of water and improvement to the raw water service for PCWA's raw water users.

9.3.3 Wastewater

The Bickford Ranch project has entered into a Memorandum of Understanding (MOU) with the City of Lincoln to provide wastewater treatment capacity to the Plan Area. Bickford Ranch will also enter into an agreement with the City of Lincoln and Placer County to provide wastewater treatment service to the Plan Area.

Topography of Bickford Ranch allows for most of the Plan Area to be served with gravity flow wastewater lines. However, some areas will require lift stations. The on-site wastewater conveyance system will consist of nine small lift stations for the ridge tops that connect to a gravity system consisting of 6 inch to 18 inch pipelines that generally follow topography to the northwest corner of the Plan Area at Sierra College Boulevard and Highway 193. The on-site system is proposed to be oversized to accommodate the Newcastle Sanitary District to the future proposed regional sewer system at such time as the Newcastle Sanitary District elects to connect to such a system.

The public agencies of Placer County, the Cities of Lincoln and Auburn, the Newcastle Sanitary District and the South Placer Municipal Sewer District have formed a Joint Powers Authority (JPA) to develop a regional sewer system. This system connects the City of Lincoln Wastewater Treatment Plant to JPA jurisdictions by a regional sewer interceptor. A portion of the sewer interceptor is proposed to be constructed as part of the Bickford Ranch sewer system from the Plan Area to the City of Lincoln. The regional system replaces existing treatment plants in the City of Auburn, Newcastle and Placer County (SMD-1 and SMD-3). The regional sewer pipeline capacity is sized to meet the General Plan sewer flows from JPA participating jurisdictions. The Plan Area's wastewater to be conveyed to the City of Lincoln requires a 12" pipeline constructed through the Plan Area to Sierra College Boulevard and Highway 193 then along the south side of Highway 193 to Lincoln. Bickford Ranch proposes to enter into a reimbursement agreement to oversize this pipeline to accommodate regional flows knowing that the County or the Regional JPA can not, at this time, warrant that any reimbursement will be completed by a date certain. Bickford Ranch understands that such a reimbursement will be available only from State and Federal Funds if and when funds available for such reimbursement are granted. All sewer improvements will be constructed consistent with Placer County standards. Each phase of development shall provide written certification from the service provider that public sewer services are available prior to improvement plan approval of each phase.

At the future intersection of Highway 193 and Ferrari Ranch Road, east of Auburn Ravine, the pipeline will proceed southerly following the Ferrari Ranch Road alignment to Highway 193. At Highway 65, the installation of a new pipeline will end. The pipeline for Bickford Ranch will connect to a 30-inch pipeline within the Del Webb project. The 30-inch pipeline will connect to a 33-inch pipeline, a sewage pump station and a 12 inch force main (pipeline) that conveys the sewage to the existing City of Lincoln WWTP. The 33-inch pipeline, the sewage pump station, and 12-inch force main are located on the Lincoln Crossing project west of Highway 65. The sewer line west of State Route 65 to the City of Lincoln Wastewater Treatment Plant has been constructed. Figure 9.2 illustrates the on-site wastewater conveyance system.

A limited number of individual septic systems will be used in the Plan Area due to geographic, parcel size, soil capability and economic constraints. Fifteen (15) of the larger lots within the Plan Area will have septic systems. The septic systems will be maintained consistent with County standards.

9.3.4 Drainage

Bickford Ranch is located at the top of the drainage shed and will not be affected by off-site drainage located uphill. Development of the Plan Area will introduce impervious surfaces, which may increase local runoff from the site to Auburn Ravine and Antelope watersheds. The Plan Area has been divided into topographically distinct basins of which each has been analyzed for detention basin sizing in accordance with Placer County's Storm Water Management Manual requirements.

A preliminary drainage analysis has been prepared for the Plan Area identifying runoff and detention required by drainage basins. Detention basins will be sized in accordance with Placer County Standards. For any change in volume that is identified through the EIR, the project proposes to provide on-site retention in the proposed lakes, detention ponds and golf practice facility. A discussion of water quality and water monitoring is contained in Section 7.

The Plan Area's drainage system is shown on Figure 9.3

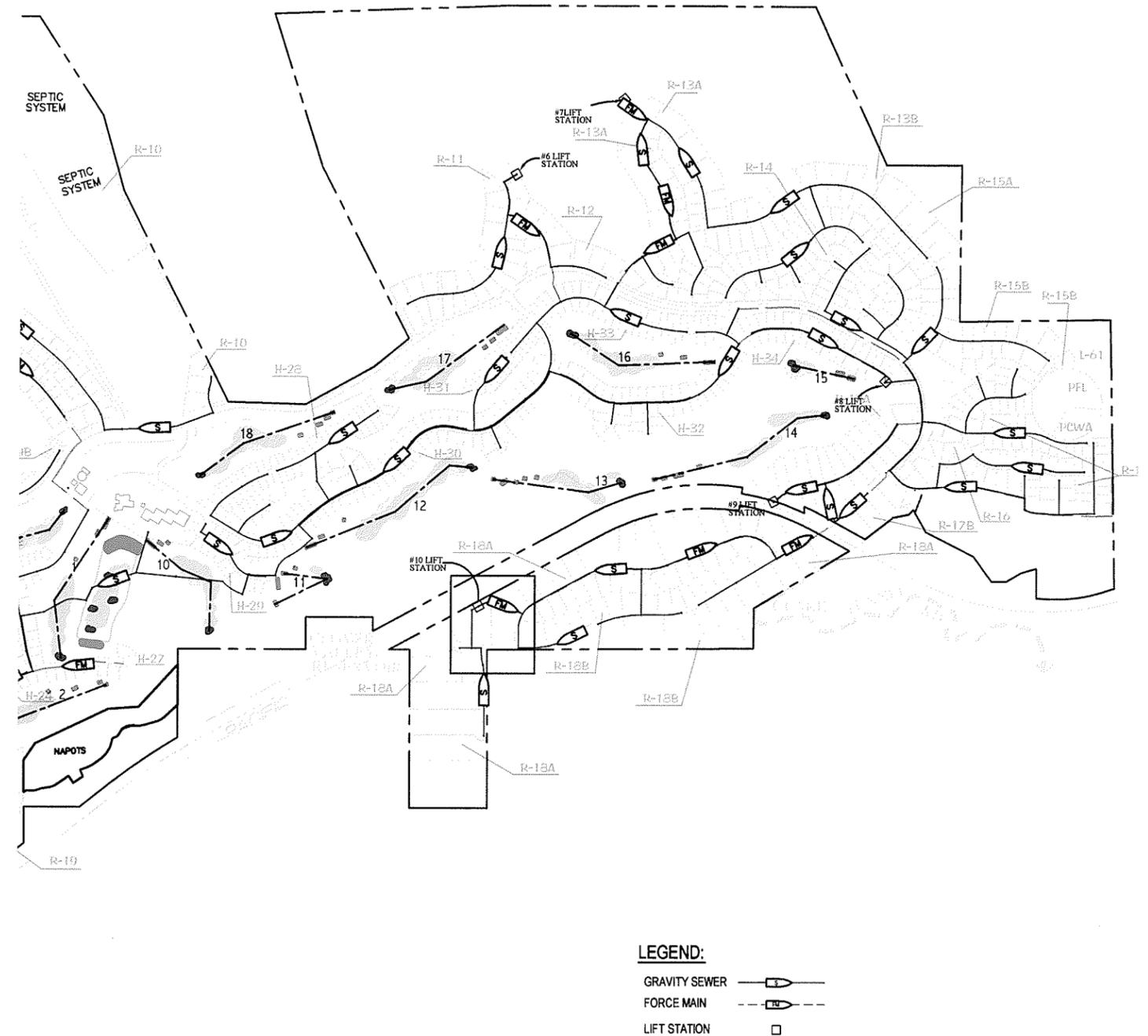
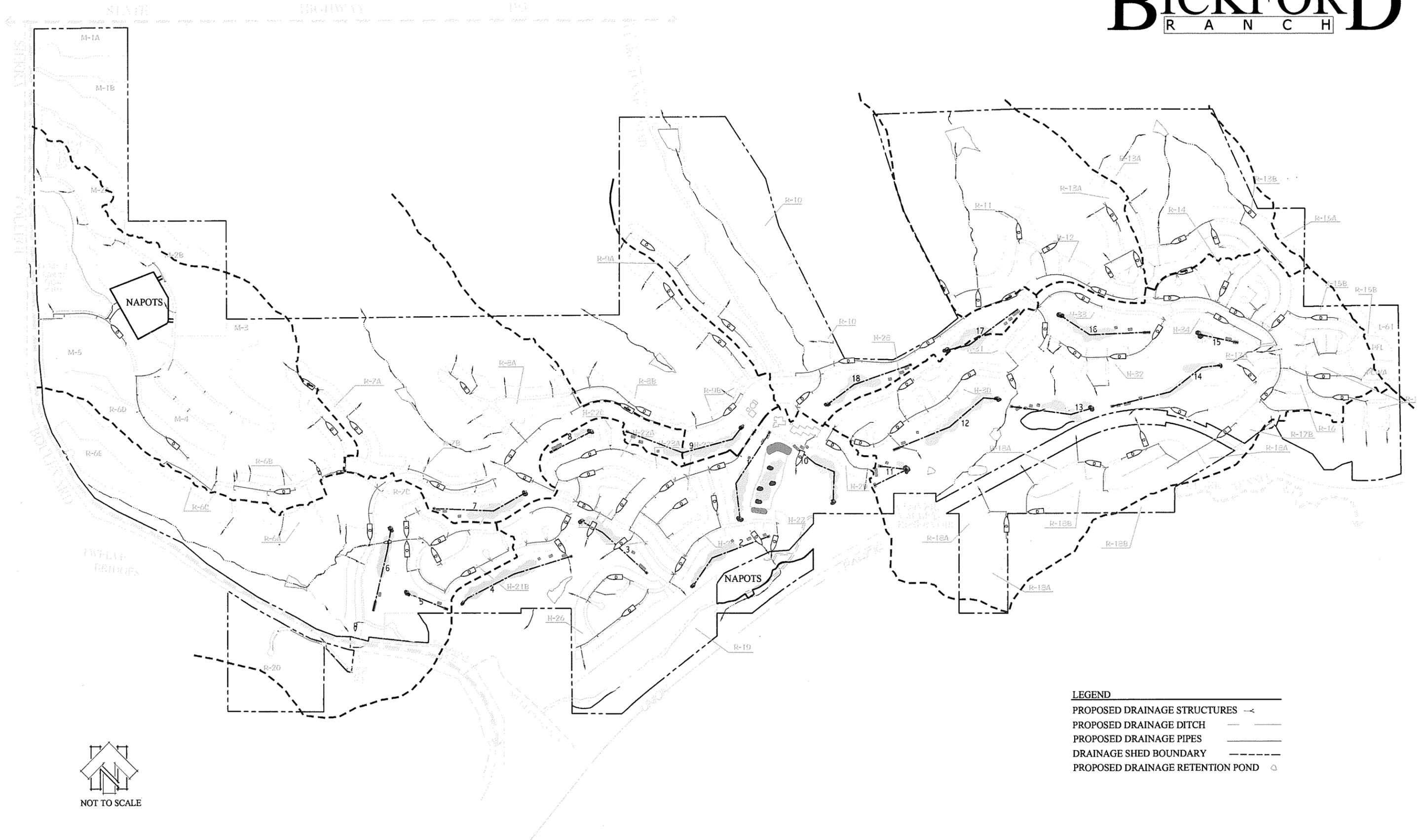


Figure 9.2
ON-SITE WASTEWATER COLLECTION SYSTEM

BICKFORD RANCH



LEGEND

PROPOSED DRAINAGE STRUCTURES	—>
PROPOSED DRAINAGE DITCH	- - - -
PROPOSED DRAINAGE PIPES	————
DRAINAGE SHED BOUNDARY	- - - -
PROPOSED DRAINAGE RETENTION POND	○


NOT TO SCALE

Figure 9.3
ON-SITE DRAINAGE SYSTEM

9.4 PUBLIC SERVICES

9.4.1 Schools

The Plan Area is served by three school districts for kindergarten through eighth grade: the Western Placer Unified School District, Penryn Elementary School District and the Loomis Union School District. The Western Placer Unified School District and Placer Union High School District serve the Plan Area for grades nine through twelve. Penryn Elementary School District and Loomis Union School District have initiated the process of merging districts into a single entity. Figure 9.4 illustrates the boundaries of each of the districts.

At buildout, the Plan Area is projected to generate a total of 399 students for grades K-8 and 205 students for grades 9-12. Student generation estimates are based on the Bickford Ranch land use Plan Area's non-age qualified dwelling units. First phases of construction are expected to occur in the western part of the Plan Area, within the Loomis School District. A projection of students within each of the school districts is presented on Table 9.3.

**TABLE 9.3
STUDENT GENERATION**

School District	Non Age-Restricted Units Within District	Student Generation Rate		Projected Students		
		K-8	9-12	K-8	9-12	Total
Penryn (K-8)	264	0.4600	-	122	-	122
Loomis (K-8)	368	0.4600	-	170	-	170
Placer Union (9-12)	632	-	0.2362	-	150	150
Western Placer Unified (K-12)	232	0.4600	0.2362	107	55	162
Total				399	205	604

Note: The Loomis Union School District Facilities Master Plan, June 1995, identified separate student yield rates on either side of I-80. Housing east of I-80 was estimated to produce 0.29 students per home and housing west of I-80 to produce 0.46 students per home. Western Placer student generation rates were assumed at the same 0.46 K-8 rate and 0.2362 9-12 rate as used for the other districts.

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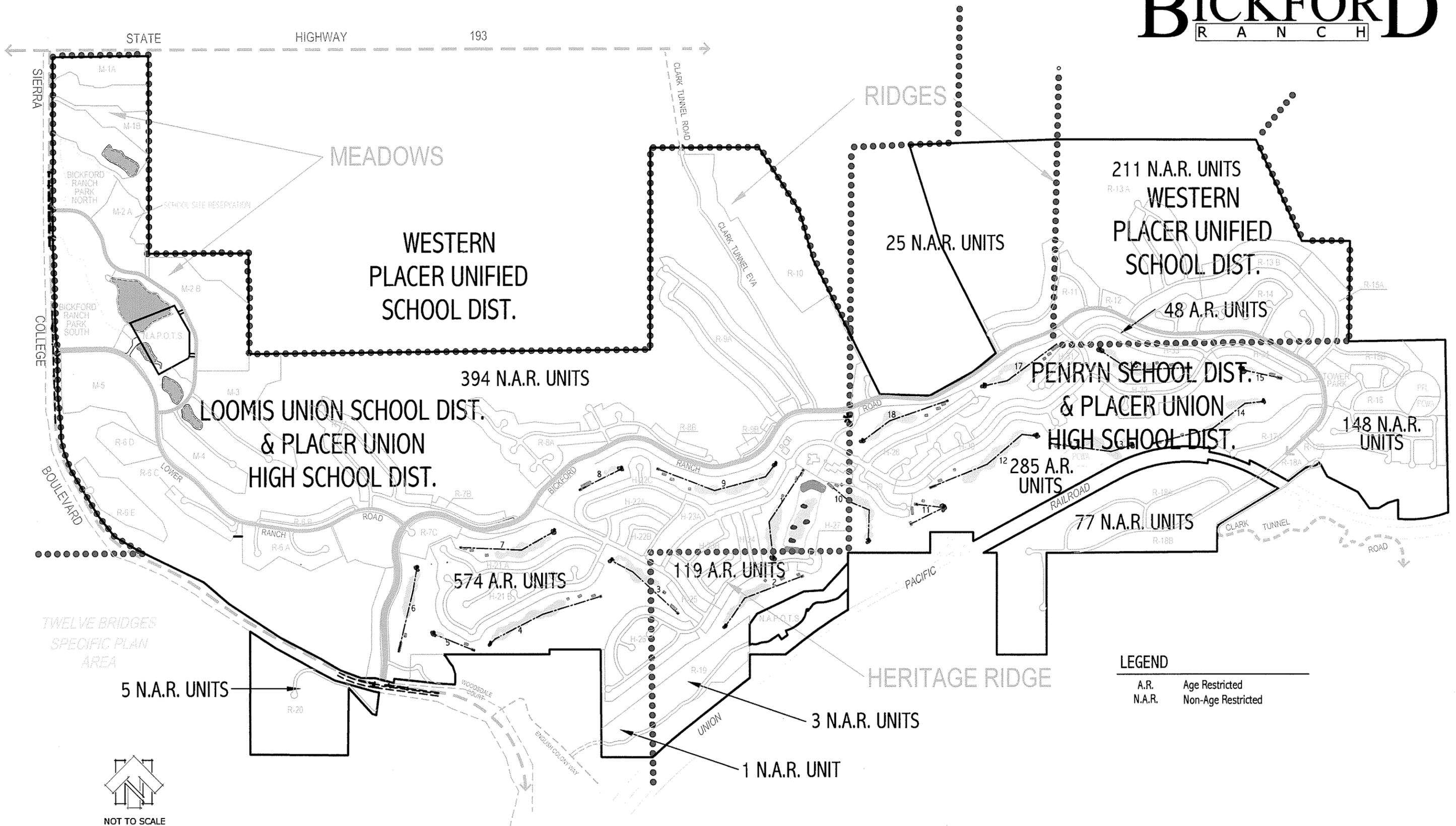


Figure 9.4
SCHOOL DISTRICT BOUNDARIES

The highest student generation estimate for any of the K-8 schools districts serving the Plan Area is for the Loomis Union School District, with an estimated total of 170 students for K-8 students. The Plan Area will be served by all three K-8 school districts and elementary school impacts will be mitigated through payment of the applicable school impact fees to each District.

An elementary or middle school site is not anticipated within the Plan Area because the number of elementary school-aged students within the Plan Area does not warrant a new school within any single school district. However, a site has been reserved in the Plan Area for a future school site in the event it is needed. The site is located in the Meadows adjacent to and east of the northern portion of Bickford Ranch Park. An access to the school site would be provided through Bickford Ranch Park from Sierra College Boulevard. Access to the school will be available from the interior of the Plan Area without accessing Sierra College Boulevard.

The school site will be reserved pursuant to the provisions of Government Code 66480. This provision requires that the applicable school district to enter into a binding agreement with the applicant at the time of approval of either the large lot tentative or small lot tentative map, whichever occurs first. The provision further requires that the district acquire the reserved area within two years after the completion and acceptance of all improvements of the large lot tentative or small lot tentative map, whichever occurs first, unless such period of time for acquisition is extended by mutual agreement. In the event the site is not utilized for a school, the school site will revert to one residential lot with one unit and one acre of additional parking for Bickford Ranch Park.

The Bickford Ranch project is required to pay statutory school fees.

9.4.2 Law Enforcement

Both the Placer County Sheriff's Department and the California Highway Patrol (CHP) serve the Plan Area. The Sheriff's Department provides general law enforcement services and traffic-related enforcement services are provided by the CHP.

The Plan Area is located within Placer County Sheriff's Department Zone I Ocean Beat. The Ocean Beat is the largest beat in the County and covers most of unincorporated Placer County from south of Newcastle to the Yuba, Sutter, and Sacramento County borders. The geographical boundaries of the Ocean Beat depend on the deployment of deputies during a shift. The Ocean Beat has a minimum staff of seven deputies during any shift and up to fifteen deputies during shift overlaps. When ten or more officers are on the beat, the Ocean Beat splits into the Ocean Beat and the Lincoln Beat, both of which are operated out of the Loomis substation.

The Placer County Sheriff will provide law enforcement services to the Plan Area. To serve the Plan Area, a sheriff's service center will be located within the fire station in the Plan Area. The South Placer Substation located in Loomis at the intersection of Horseshoe Bar Road and Interstate 80 will also serve the Plan Area. The Loomis Substation is staffed with 27 sworn patrol deputies, four sergeants and a lieutenant as well as several non-sworn officers. There is a part time Sheriff substation located on Cook-Riolo Road in the Dry Creek Fire District Station. Volunteers staff the substation.

9.4.3 Fire Protection

The California Department of Forestry and Fire Protection (CDF) has wildland fire responsibility for the entire project. The Placer County Fire Department, which is managed by the California Department of Forestry and Fire Protection for Placer County, has responsibility for the remainder of the Plan Area. The boundaries of these fire districts are shown on Figure 9.5.

To provide adequate fire protection in the Plan Area, a 1.0-acre (net) fire station site is located in the Plan Area at the southeast corner of Bickford Ranch Park, adjacent to Lower Ranch Road, as shown on Figure 9.5. A fire station will be constructed at this location to serve the Plan Area as well as neighboring uses to the west. A 0.7-acre wetland easement is immediately adjacent to the fire station site. Within the Plan Area, fire hydrants will be provided along all roadways fronting

residential and commercial development at spacing of not more than 500 feet. The project provides increased access to the open space for the purpose of fire protection. A sheriff's service center will be located within the fire station. Additional information regarding financing and equipping the fire station is contained in Section 10, Implementation.

9.4.4 Medical Services

The closest full-service emergency medical facilities are available at Sutter Roseville Hospital, located approximately 10.5± miles from the Plan Area. Emergency medical response and ambulance services will be provided by AMR Ambulance.

9.4.5 Solid Waste Collection

The Western Regional Sanitary Landfill is located approximately five miles to the southwest of the Plan Area. The Class III facility is owned by Western Regional Landfill Authority which is comprised of the City of Lincoln, Roseville, Rocklin and Placer County. In 2003, the facility was expanded to a larger capacity with a life expectancy now projected to extend to the year 2036. The County anticipates additional expansion of the facility due to the projected growth in western Placer County. A materials recovery facility that receives, separates, processes and markets all recyclable materials is located near the landfill.

The Plan Area will generate short-term construction debris and long-term solid waste. These materials will be collected by Auburn Placer Disposal, a private collection firm, and transported to the landfill for disposal. Collection will be in sufficient frequency to prevent overflow and accumulation.

9.4.6 Libraries

County library facilities available to serve Plan Area residents are located in Rocklin, Loomis and Granite Bay.

9.4.7 County Services

Placer County currently provides public services such as road and drainageway maintenance, law enforcement and detention, judicial services, public assistance, health programs and general governmental services. The development of Bickford Ranch will require additional services from the County.

9.5 UTILITIES

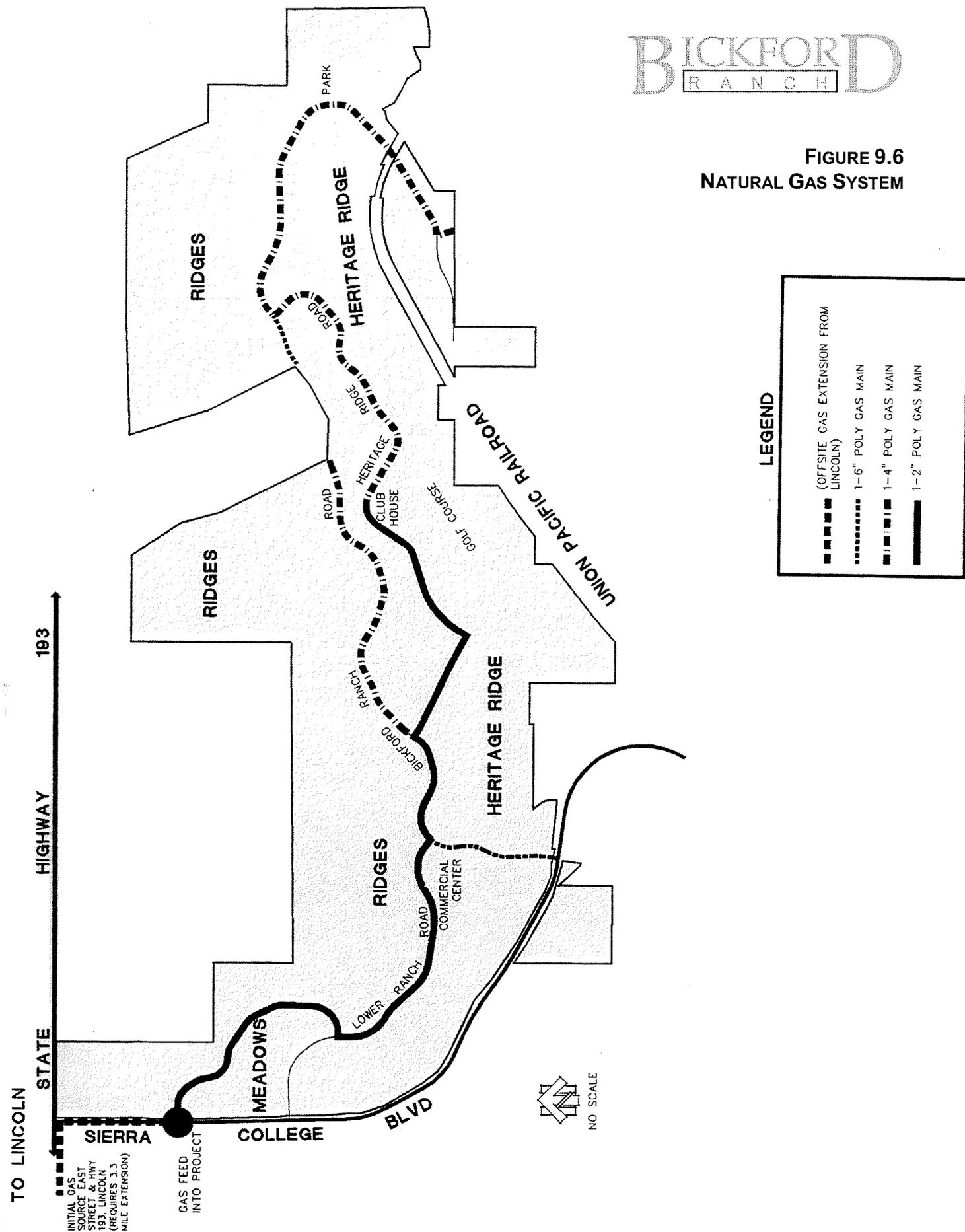
9.5.1 Natural Gas

Natural gas will be provided by Pacific Gas & Electric (PG&E). PG&E operates natural gas lines in three locations near the Plan Area vicinity of Bickford Ranch. Natural gas service will be extended to the Plan via on off-site line extension from the City of Lincoln at East Street, along Highway 193 to the Plan Area. The extension would include a six-inch gas pipeline, which would generally follow the sewer alignment. An on-site regulator station will not be necessary. Figure 9.6 illustrates the proposed location of the natural gas system within the Plan Area.

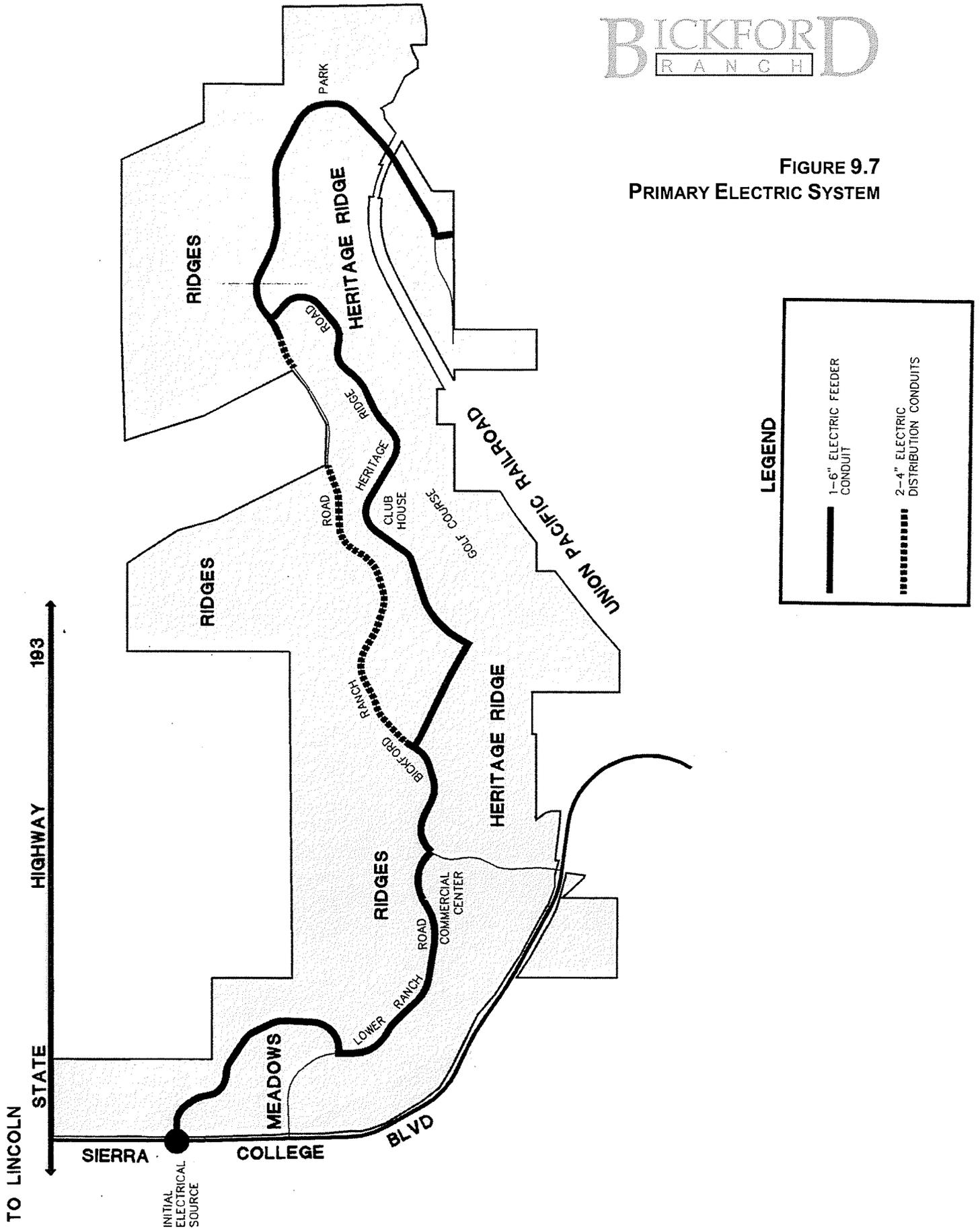
9.5.2 Electrical Service

Pacific Gas & Electric (PG&E) will provide electric service to the Plan Area from an existing 12 kV three-phase electrical overhead distribution circuit along Sierra College Boulevard. This circuit will be the primary source of electricity to the Plan Area with a backbone feeder system installed along Lower Ranch Road. The electric backbone will require a single six-inch conduit with splice boxes looping along primary streets. The proximity of the existing 12 kV circuit will not require a substation or new overhead transmission lines. Figure 9.7 illustrates the proposed location of the primary electrical system within the Plan Area.

**FIGURE 9.6
NATURAL GAS SYSTEM**



**FIGURE 9.7
PRIMARY ELECTRIC SYSTEM**



LEGEND

— 1-6" ELECTRIC FEEDER CONDUIT

- - - 2-4" ELECTRIC DISTRIBUTION CONDUITS

9.5.3 Telephone

Pacific Bell or a competitive provider will provide telephone services to the Plan Area from an existing distribution system located on Sierra College Boulevard. The telephone system is expected to enter the Plan Area from Sierra College Boulevard at Lower Ranch Road. Either of two telephone exchanges could serve the Plan Area, the Lincoln Exchange and the Newcastle Exchange. Bickford Ranch has requested that the Lincoln Exchange serve the entire Plan Area because the first phases are in that exchange and Pacific Bell has indicated that the exchange may have excess capacity. The telephone distribution systems will participate in joint trenching operation with the other dry utilities. Figure 9.8 illustrates the proposed location of the telephone distribution system within the Plan Area.

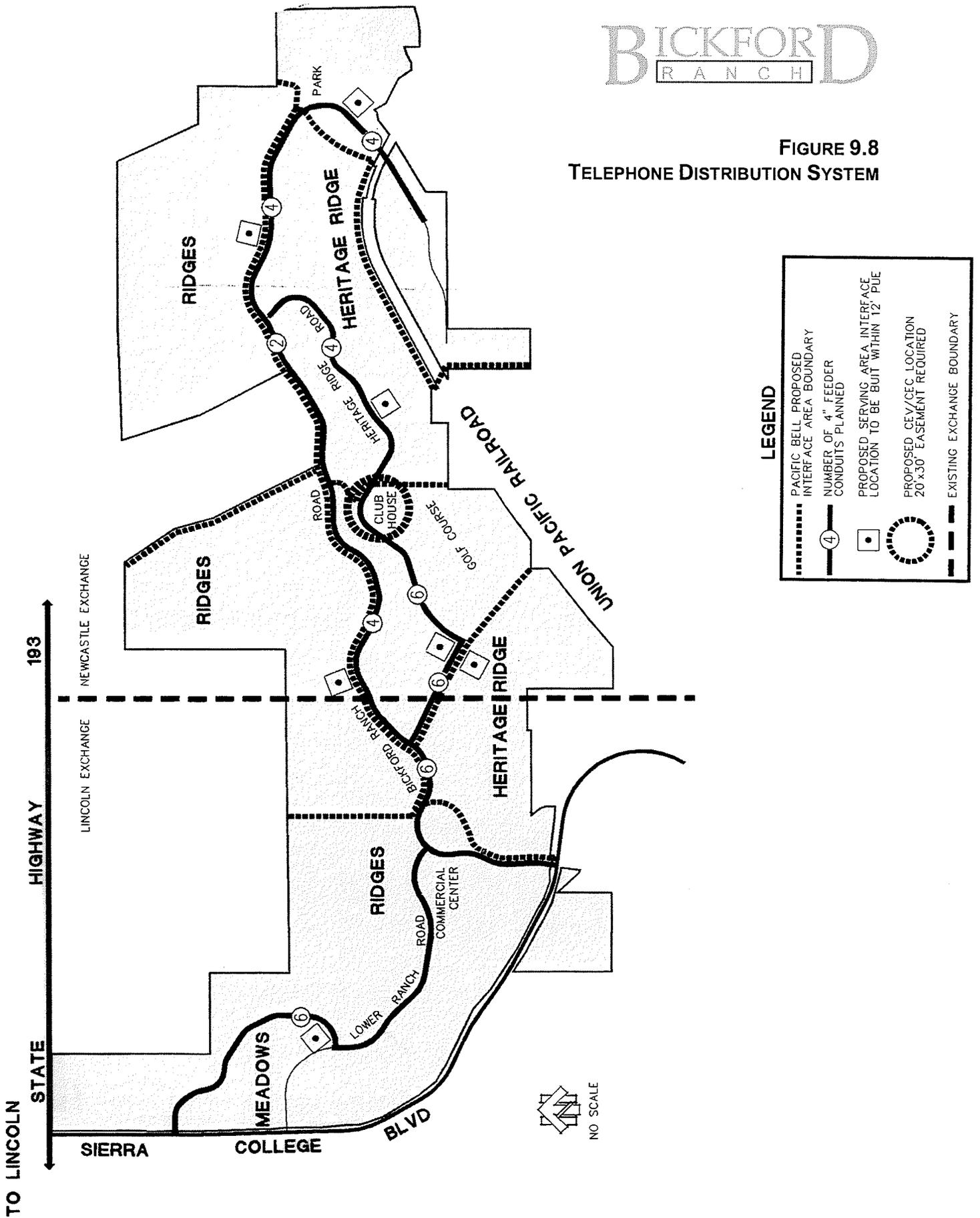
9.5.4 Cable

A private cable provider will serve the Plan Area with a network of fiber lines, which extend from Sierra College Boulevard. The Heritage Ridge community will feature a private cable channel to provide its residents with public service and local event information.

9.5.5 Internet Connection

Each lot within the Bickford Ranch Specific Plan Area will be wired for a high-speed internet connection. This capacity will enhance the ability of residents within the Plan Area to telecommute and to obtain information and services electronically, including resources that would ordinarily require vehicle trips to local libraries or other information centers.

**FIGURE 9.8
TELEPHONE DISTRIBUTION SYSTEM**



10. IMPLEMENTATION

10.1 INTRODUCTION

This section outlines the administration and enforcement components of the Specific Plan including its policies and regulations, the funding of capital improvements, maintenance entities and phasing of development and improvements within the Plan Area.

10.2 ENTITLEMENTS

Entitlements processed and approved concurrently with this Specific Plan document include the large lot vesting tentative maps. Zoning consistency of the Plan Area with the General Plan Land Use Designations was completed during the 1994 General Plan update and is not required again to adopt the Specific Plan.

10.3 ADOPTION OF THE SPECIFIC PLAN AND DEVELOPMENT STANDARDS & DESIGN GUIDELINES

The Specific Plan and Design Guidelines were adopted by resolution of the Board of Supervisors. The Specific Plan governs the land uses within the Plan Area and the Design Guidelines implement the Specific Plan by establishing guidance for project design. The Development Standards were adopted by ordinance by the Board of Supervisors. The Development Standards implements the Specific Plan by establishing distinct regulations and criteria with which actual development within the Plan Area must conform.

10.4 ADMINISTRATION

Administration of the Specific Plan includes subsequent application review, amendment, revisions and CEQA review.

The County of Placer is the public agency responsible for the administration, implementation and the enforcement of this Specific Plan and the Development Standards. County Code Chapter 17, Article 17.62, will serve as the specific enforcement mechanism for the Development Standards. A Bickford Ranch Architectural Review Committee will be established for internal review of all development proposals within the Plan Area. The review structure and criteria will be included in the Covenants, Conditions and Restrictions (CC&Rs) recorded on the property. Architectural Review Committee actions shall be enforceable through the CC&Rs.

10.5 SPECIFIC PLAN AMENDMENTS

An amendment to the adopted Specific Plan shall be processed in the same manner as the original adoption of the Specific Plan, as set forth in County Code, Chapter 17, Article 17.62. The Specific Plan may be amended as many times as necessary.

A Specific Plan amendment is required when any of the following occurs:

- A new type of land use not specifically intended in this Plan or identified in the Land Use Diagram is introduced.
- Changes are proposed that increase the overall residential density of the Plan Area.
- Changes are proposed in lot design and/or parcel size which result in a substantial and significant change in the character of the area.
- Conversion of any part the 917 age-qualified units to unrestricted units.
- Significant changes to the Plan Area's circulation pattern that would result in a substantial alteration of any land uses or circulation concepts set forth in this Plan.
- An increase in residential units beyond the number approved in this Specific Plan.

- Significant changes to the distribution of land uses or elimination of a major land use of the Plan, which would substantially alter the overall mix of land uses set forth in the Land Use section (Section 3) of the Specific Plan.
- Changes to or deletion of any Specific Plan policy that results in a substantial and significant change to the overall character or intent of the Plan.

A Specific Plan amendment shall not be required for the following, unless determined necessary by the Planning Director.

- Changes in the phasing of development of the Plan Area, which do not change the overall balance of providing sufficient infrastructure and recreational facilities for the development.
- Deviations in water or sewer line alignments that do not substantially alter the location of the pipe line(s) and that do not alter the level of service required for the overall development of the Plan Area.
- Minor changes to the alignment of streets where the general land use pattern is maintained.
- Changes in the location of any identified building envelope in accordance with Mitigation Measure B-D.
- Changes in the location and/or nature of any of the private recreational amenities in the Plan Area provided the general land use pattern is maintained.
- Minor deviations in the location of any of the private trails within the Plan Area provided the general land use pattern and overall trail system links are maintained.
- Changes in the design of the golf course, clubhouse, or golf course maintenance facility provided the general location of these facilities is maintained.
- Changes in the location of any of the public recreational amenities located in the Plan Area provided the overall mix of facilities and location within the general land use pattern is maintained.

- Changes to the dwelling unit count in the Village Residential land use category (total of 116 units, does not include secondary units) provided the overall unit count in the land plan approved by the Specific Plan is not exceeded.
- Changes to the Development Agreement.

10.5.1 Specific Plan Amendment Determination

The Planning Director is authorized to determine whether a Specific Plan amendment is required. Any such determination may be appealed pursuant to County Code Chapter 17, Article 17.60.

Specific Plan Amendments require Board of Supervisors approval, with a prior recommendation forwarded by the Planning Commission. Approval of a Specific Plan amendment shall require findings and conclusions in the affirmative on the following:

1. The amendment is consistent with the Placer County General Plan;
2. The amendment will not have a significant effect on the environment or is subject to the overriding findings specified in Chapter 17, Article 17.60 of the County Code;
3. All other plans of the County that are applicable to the same areas or matters affected by a general plan amendment have been reviewed and amended as necessary to be consistent with the proposed specific plan amendment;
4. The amendment will not compromise either the project or the project's community benefits that would otherwise exist without the proposed amendments.

10.6 DEVELOPMENT STANDARD REVISIONS AND VARIANCES

10.6.1 Development Standard Revisions

Once adopted by ordinance, the Development Standards will serve as a stand-alone document governing the implementation of development, improvements and construction within the Plan Area. The Development Standards may be amended as many times as necessary pursuant to the provisions of Government Code Section 65853 et seq. and County Code Chapter 17, Article 17.60, unless the application to amend the Development Standards is accompanied with a concurrent General Plan amendment request.

The alternative development standard will result in a project of improved design that will result in greater community benefits than would otherwise be possible without the proposed alternative development standard.

A concurrent Specific Plan Amendment shall not be required to revise the Development Standards provided the Development Standard revision satisfies all of the following:

- The revision in the Development Standard does not materially change a physical characteristic of the anticipated development.
- The objectives and intent of the Specific Plan are better served through the revision in the Development Standard.
- The revision in the Development Standard does not materially change the general land use pattern of the Plan Area.
- The revision in the Development Standard is consistent with the Specific Plan and General Plan.
- No increase in density will result through the revision of the Development Standard except as authorized in Chapter 10.12 herein.

10.6.2 Development Standards - Exceptions

The Development Standards identify Exceptions that may be administratively approved by the Environmental Review Committee. The Development Review Committee may approve the Exceptions if the conditions identified in the specific Exception descriptions are met.

10.6.3 Development Standards Variances (Exceptions to Development Standards)

Variances to the Development Standards may be requested through filing an application pursuant to County Code Chapter 17, Article 17.58.

The Zoning Administrator shall be authorized to hear any applications for variances. Decisions of the Zoning Administrator may be appealed pursuant to County Code Chapter 17, Article 17.60.

The Zoning Administrator may approve variances to the Development Standards provided the following findings can be affirmatively made:

- The intent and objectives of the Specific Plan are better served through a variance to the Development Standards.
- The granting of the variance does not result in unmitigated impacts to the Plan Area.
- The variance to the Development Standards does not materially change the general land use pattern of the Plan Area nor the physical character of the project.
- The objectives and intent of the Specific Plan are better served through the revision in the Development Standard.
- The objectives and intent of the Specific Plan are better served through the revision in the Development Standard.
- The variance to the development standards will not compromise the project's design that would otherwise exist without the requested variance.

A concurrent Specific Plan Amendment shall not be required to request a variance to a Development Standard unless it results in one of the changes addressed previously.

10.7 REVISIONS TO VESTING TENTATIVE SUBDIVISION MAPS

Revisions made to any vesting tentative vesting subdivision map approved with or subsequent to this Specific Plan shall not require a concurrent amendment to the Specific Plan unless it results in one of the changes addressed previously. The County Surveyor, in consultation with the Environmental Review Committee, is authorized to determine substantial conformance of a final map with the approved tentative map based on all of the following:

1. The revision does not result in an increase in the permitted number of total units of the approved specific plan;
2. The revision does not substantially alter the location of the major streets or intersections in the approved;
3. The amendment will not have a significant effect on the environment or is subject to the overriding findings specified in Chapter 17, Article 17.60 of the County Code;
4. The revision does not substantially alter the location of the major infrastructure improvements, such as water and sewer lines; and
5. The revision does not substantially alter the location of public parks and recreational facilities.

10.8 INTERPRETATION, APPLICATION OR IMPLEMENTATION

County Code Chapter 17, Article 17.02 shall govern the interpretation, application or implementation of the Development Standards or Design Guidelines except if a conflict occurs between these documents and the Zoning Ordinance, the documents herein cited shall apply. However, where a topic is not addressed in the Specific Plan regulations, the Zoning Ordinance shall prevail.

10.9 ENVIRONMENTAL REVIEW

The Environmental Impact Report (EIR) prepared for this Specific Plan will serve as a program and project environmental assessment for development within the Plan Area boundaries. (California Code of Regulations, Title 24 ("CEQA Guidelines") Section 15175 et seq.) Subsequent development applications or amendments to the Plan will be reviewed to determine consistency with the Specific Plan. Those applications or amendments which are determined to be consistent with

the Specific Plan and which fall within the scope of the project EIR prepared for this Plan will require no further environmental review. The County Environmental Review Committee will make this determination of consistency.

By definition under Section 65457 (a) of the California Government Code and the CEQA Guidelines Section 15182, any residential development project, including any subdivision, that is undertaken to implement and is consistent with the Specific Plan is exempt from additional CEQA Review.

If a project is found to be consistent with the adopted Specific Plan and meets the criteria established in CEQA Guidelines Section 15182, the application or amendment shall be deemed exempt under CEQA.

If it is determined by the Environmental Review Committee that the application or amendment is inconsistent with the Specific Plan and/or that substantial evidence exists which supports a determination of the occurrence of any of the events set forth in CEQA Guidelines Section 15162, a determination will be made as to the appropriate subsequent environmental document.

Requests for revisions or variances to the Development Standards shall be reviewed to determine whether such requests fall within the scope of the EIR prepared for this Plan. In the event that the Environmental Review Committee determines the occurrence of any of the events set forth in CEQA Guidelines Section 15162, a determination will be made as to the appropriate subsequent environment document.

Any development requiring a use permit as set forth in this Plan will require an initial study pursuant to CEQA. The determination of the nature of the environmental document will be made by the Environmental Review Committee pursuant to CEQA Guidelines Sections 15182 and 15183 (projects consistent with Specific Plan/zoning) and Section 15168 (EIR) and the County's Environmental Review Ordinance. Any such determination may be appealed pursuant to the provisions of the County's Environmental Review Ordinance.

10.10 MITIGATION MONITORING

A mitigation monitoring and reporting program consistent with Public Resources Code Section 21081.6 has been adopted with the Final Environmental Impact Report for the Specific Plan.

10.11 DENSITY TRANSFER

10.11.1 Specific Plan Land Use Category Transfer

It is the intent of the Specific Plan to permit flexibility in adjusting the residential allocation within each residential land use category. Transfers among the residential categories are permitted provided the transfer is between two residential categories with the same size lots and which categories are both located in areas of the Plan that have similar physical characteristics. The resulting transfer must retain the same overall character of the Plan and result in not exceeding the total project entitlement of 1,890 dwelling units.

Residential units may be transferred to the Village Residential Lot regardless of the transferred unit's size or characteristic provided that the transferred units are available to low or very low income households and until such time as the Village Residential Lot reaches its maximum unit capacity of ninety-six (96) units or the total number of units in the Plan Area exceeds that approved, whichever is sooner.

In the event that the School Reservation Site is purchased by a school district, the underlying one residential lot will be automatically transferred to the Village Residential Lot unless at the time of purchase, the Village Residential Lot has reached its maximum capacity. In such an event, the single lot may be accommodated at a different location within the Plan area that has similar physical characteristics and does not change the overall character of the Plan Area.

10.11.2 Tentative Subdivision Map Density

Reductions and increases of the density on any approved small lot tentative subdivision map are permitted and do not require a concurrent Specific Plan amendment. Such revisions will require a modification to the approved tentative subdivision map. In the instance of a request to transfer an increase of density to an approved tentative map, a concurrent Specific Plan amendment will not be required provided the overall density of the Plan Area does not exceed the total project entitlement of 1,890 dwelling units and provided the transferred density does not occur in those areas of the Plan where lots have been specifically defined in size in the Specific Plan or Development Standards. Such density transfers may only occur within the same residential category, and provided the overall characteristics of the Plan remain substantially the same and the transfer is to an area that is similar in physical characteristics to the area from which the density was reduced. It is not acceptable to transfer to

densities in lots M-1A, M-1B, M-2A, M-2B, M-3, M-4, M-5, R-6A, R-6C, and R-6E where: 1) lot sizes are for a specific purpose; 2) located along Sierra College Boulevard and Highway 193; and 3) inconsistent with visual impact analysis and 4) in excess of 96 units in identified high-density area.

10.12 PHASING

10.12.1 Residential Phasing

Projected completion of the residential development could occur between 6 to 8 years subject to market conditions. Development of the Plan Area would generally occur from Sierra College Boulevard to the east or towards the County's communication tower site and consists of three general phases for the residential communities. The Preliminary Residential Phasing is outlined in Table 10.1 and presented in Figure 10.1.

Within each phase, recreation facilities and public infrastructure are planned so that they are available to serve residential development within the phase. The phasing plan is designed so that public infrastructure to serve each phase is in place prior to construction of residential, commercial and recreation facilities. Within individual communities and residential areas, phasing of residential construction and corresponding public facilities may vary slightly to respond to the market's demand for specific unit types and unit locations.

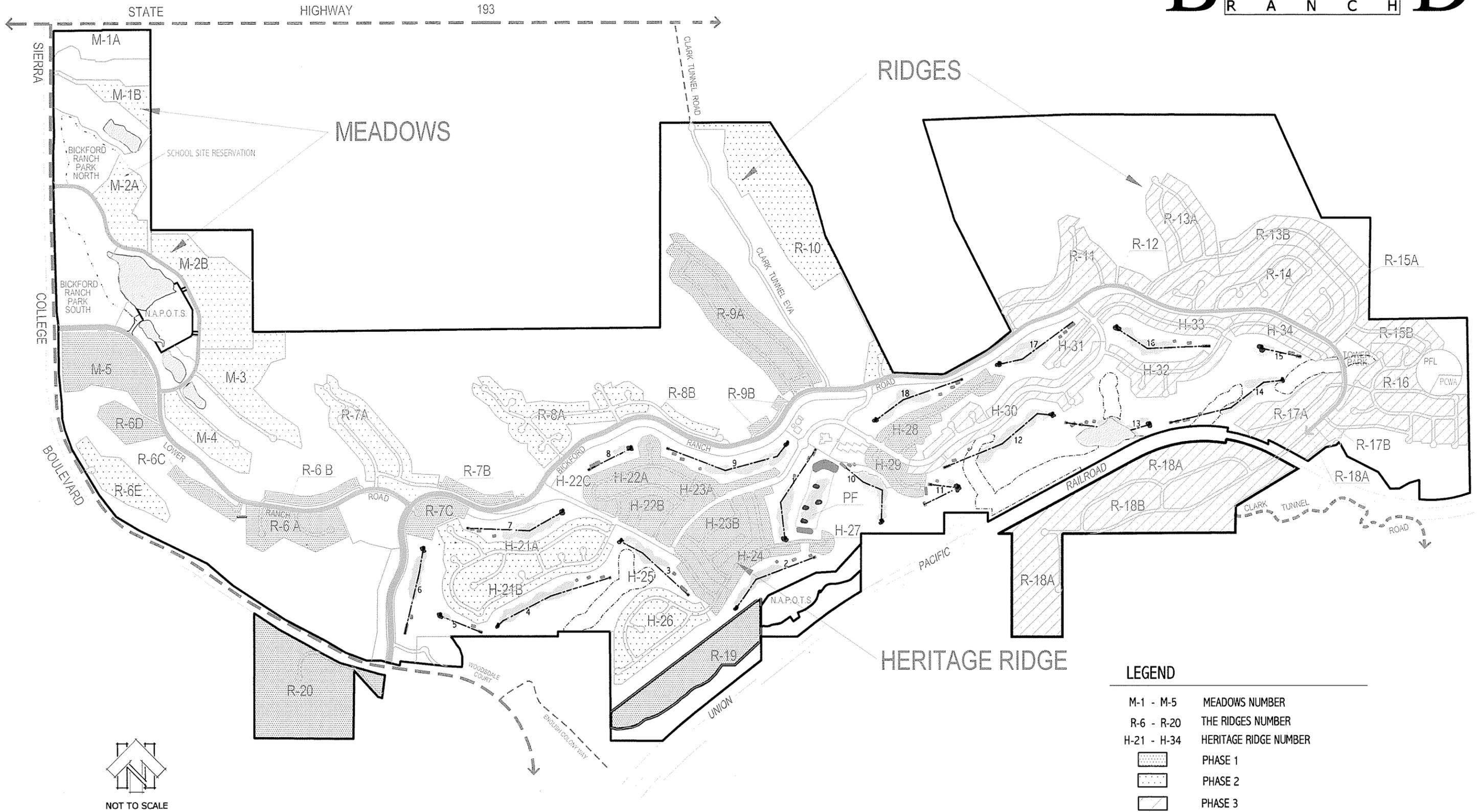
Development of individual parcels within each phase must satisfy the following conditions in order to record Final Maps:

1. Full width roadway improvements shall be constructed that provide access to either Bickford Ranch Road, Lower Ranch Road or adjacent residential streets providing access to these roads in accordance with Chapter 4 of the Development Standards;
2. Off-site water system improvements from Phase 1 transmission lines to the parcel being developed shall be installed, including all required on-site infrastructure to satisfy PCWA's service requirements, i.e. booster stations and pressure reducing stations;
3. Off-site system improvements from the Phase 1 trunk line to the parcel being developed shall be installed, including lift stations; and

**TABLE 10.1
CONCEPTUAL PROJECT PHASING**

	Phase One	Phase Two	Phase Three
Recreation	<ul style="list-style-type: none"> • Equestrian staging area, equestrian, bicycle trails within Phase 1 • Lakes within Meadows • Golf course holes 1 -18 and golf practice facility • South Loop trail • Clark Tunnel Road multi-use trail • Heritage Ridge Clubhouse & Rec Center • Bickford Ranch Park grading • Facilities in Bickford Ranch Park – south 	<ul style="list-style-type: none"> • Equestrian, bicycle trails within Phase 2 • Facilities in Bickford Ranch Park – north • Clark Tunnel Road multi-use trail • Bickford Ranch Clubhouse 	<ul style="list-style-type: none"> • Equestrian, bicycle trails within Phase 3 • Tower Park
Infrastructure	<ul style="list-style-type: none"> • Phase 1, 2, 3 - Mass Grading • Bickford Ranch Road Ph 1 • Lower Ranch Road • Bickford Ranch Rd & Sierra College Blvd intersection • Lower Ranch Rd/Sierra College Blvd intersection • Heritage Ridge Road • Heritage Ridge Entry • On-Site Backbone Water System • On-Site Backbone Sewer System – Phase 1 • Off-Site Sewer Transmission Pipeline • Caperton Canal Piping/Relocation • Phase 1-3, Storm Drainage • Phase 1 Roadway Landscaping • Fire Station Site Grading and construction (at 250 units) • Clark Tunnel Road Emergency Vehicle Access improvements • Off-site water improvements 	<ul style="list-style-type: none"> • Phase 2 Roadway Landscaping • Sierra College Intersection at school access • Park access road 	<ul style="list-style-type: none"> • Phase 3 Roadway Landscaping • Bickford Ranch Road • On-Site Backbone Sewer System • Caperton Canal Siphon • On-Site Backbone Storm Drainage • On-Site Backbone Water System • Roadway Improvements – Bickford Ranch Road
Residential	<ul style="list-style-type: none"> • Heritage Ridge Areas 22 through 24, and 26 through 29 • Ridges Areas 6, 7, 9, 19, 20 • Meadows Areas 4 and 5 	<ul style="list-style-type: none"> • Heritage Ridge Areas 21 and 25. • Ridges Areas 8, 10-12 • Meadows Areas 1 - 3. 	<ul style="list-style-type: none"> • Heritage Ridge Areas 30 through 34 • Ridges Areas 13 through 18
Commercial	<ul style="list-style-type: none"> • Frontage improvements including infrastructure stubs. 		

BICKFORD RANCH



LEGEND

M-1 - M-5	MEADOWS NUMBER
R-6 - R-20	THE RIDGES NUMBER
H-21 - H-34	HERITAGE RIDGE NUMBER
	PHASE 1
	PHASE 2
	PHASE 3

Figure 10.1
PRELIMINARY RESIDENTIAL
PHASING PLAN

4. Drainage facilities, including storm water detention/retention, required in accordance with Placer County's Flood Control District requirements shall be installed.

Construction phasing for grading, water, sewer, drainage, roadways and trails is shown on Figures 10.2, 10.3, 10.4, 10.5, 10.6, and 10.7, respectively.

10.12.2 Vesting Tentative Map Phasing and Extensions

Pursuant to Government Code Section 66456.1, it is anticipated that final large lot and/or small lot vesting tentative maps will be phased. Notice of the intention to file multiple maps will be included on the large lot and/or small lot vesting tentative map. The large-lot and small-lot tentative maps will be identified as phased maps.

10.13 LAND DEDICATION AND CONVEYANCE

Land will be conveyed to the County for parks, public trails, and public street rights-of-way. The communications tower site has been conveyed to the County.

With the first final map, the applicant will provide an irrevocable offer of dedication for all of the park lands to the County, after each park is completely constructed and the County has accepted the improvements. The timing of completion of the parks is as follows:

- Bickford Ranch Park South – prior to 750th final map unit
- Bickford Ranch Park North – prior to the 1,000th final map unit
- Tower Park – prior to the 1,500th final map unit

10.14 FINANCING

The Public Infrastructure and Facilities Financing Plan prepared for the Plan Area sets forth a strategy for financing major public infrastructure and facilities required to serve the Plan Area.

Major infrastructure and facilities required for development to proceed in the Plan Area will be funded through a combination of public and private sources. County and Specific District development impact fees will be used to fund required facilities when possible. A

BICKFORD

R A N C H

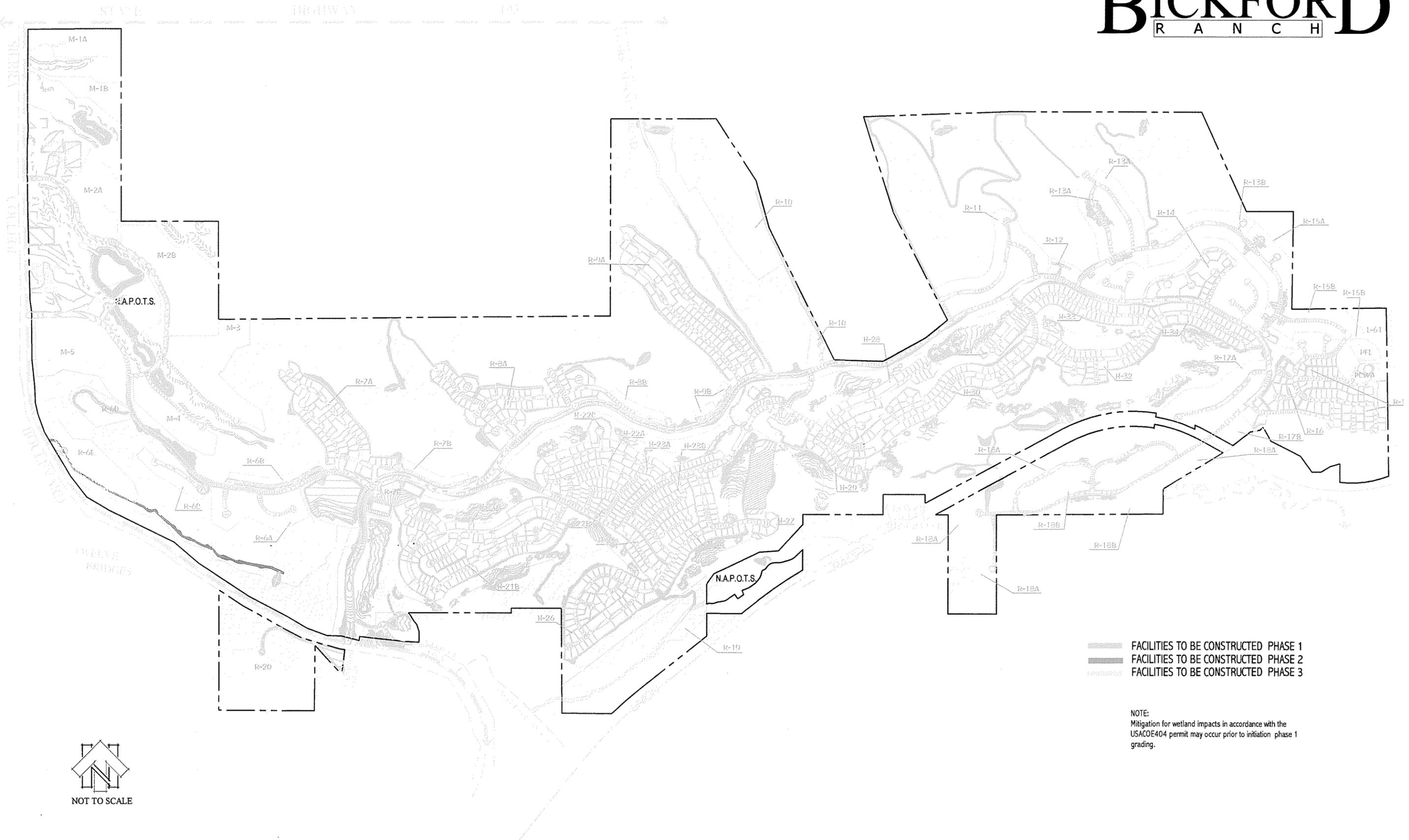
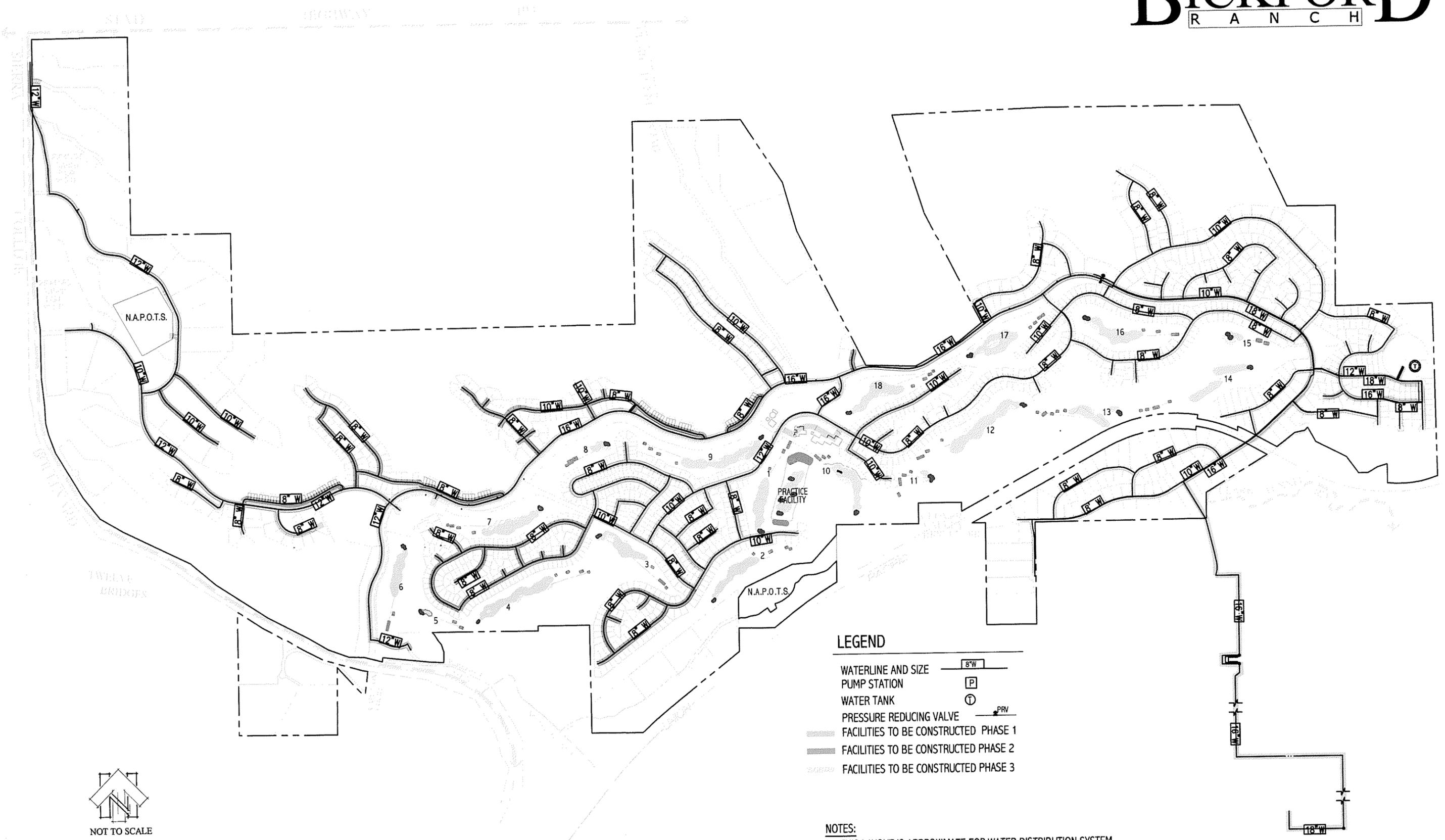


Figure 10.2
CONSTRUCTION PHASING GRADING

BICKFORD RANCH



LEGEND

- WATERLINE AND SIZE 8" W
- PUMP STATION P
- WATER TANK T
- PRESSURE REDUCING VALVE PRV
- FACILITIES TO BE CONSTRUCTED PHASE 1 (shaded grey)
- FACILITIES TO BE CONSTRUCTED PHASE 2 (shaded black)
- FACILITIES TO BE CONSTRUCTED PHASE 3 (dashed line)

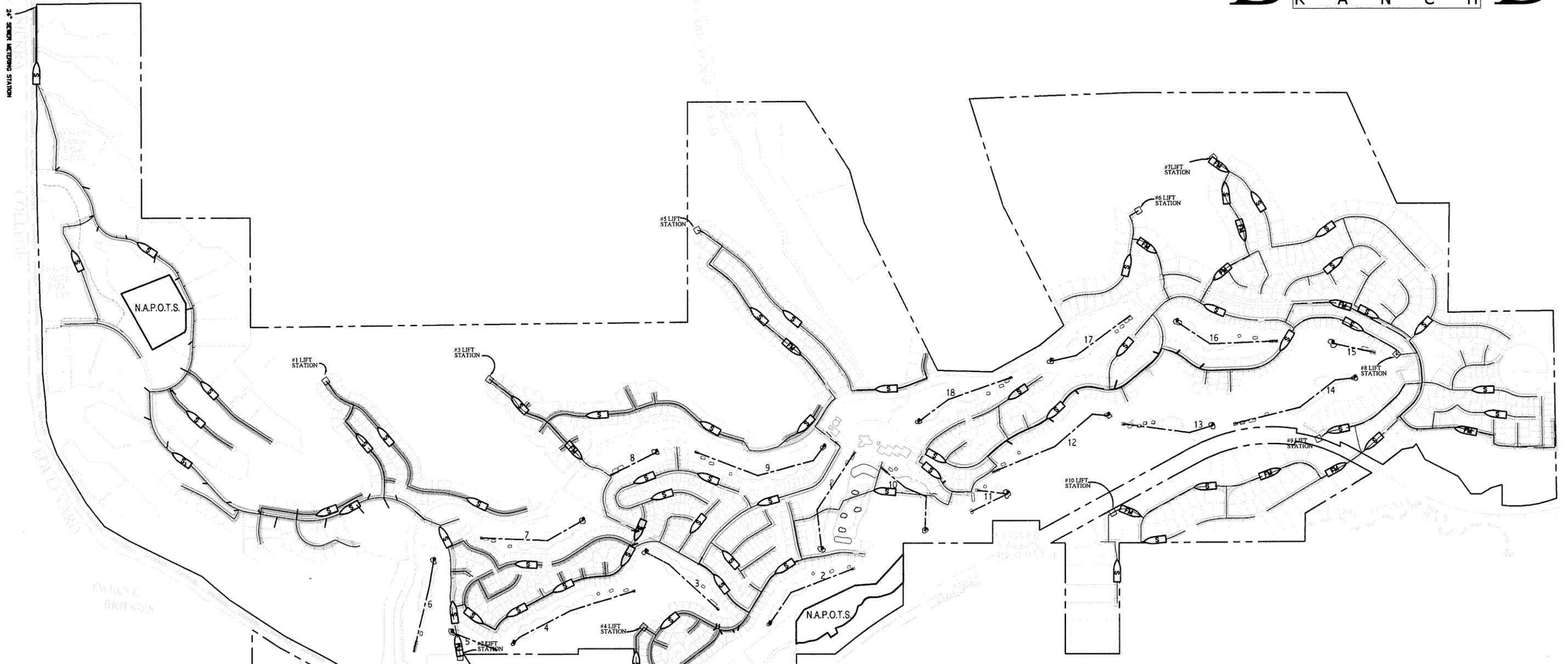
NOTES:
 1 THIS LAYOUT IS APPROXIMATE FOR WATER DISTRIBUTION SYSTEM.
 FINAL ALIGNMENT AND DESIGN WILL BE SUBJECT TO PCWA APPROVAL.

Figure 10.3
 CONSTRUCTION PHASING WATER

NOT TO SCALE

SEE OFF-SITE CONNECTION
TO LINCOLN REGIONAL
SEWER PLANT

BICKFORD R A N C H



LEGEND

GRAVITY SEWER	
FORCE MAIN	
LIFT STATION	
FACILITIES TO BE CONSTRUCTED PHASE 1	
FACILITIES TO BE CONSTRUCTED PHASE 2	
FACILITIES TO BE CONSTRUCTED PHASE 3	



Figure 10.4
CONSTRUCTION PHASING SEWER

BICKFORD RANCH

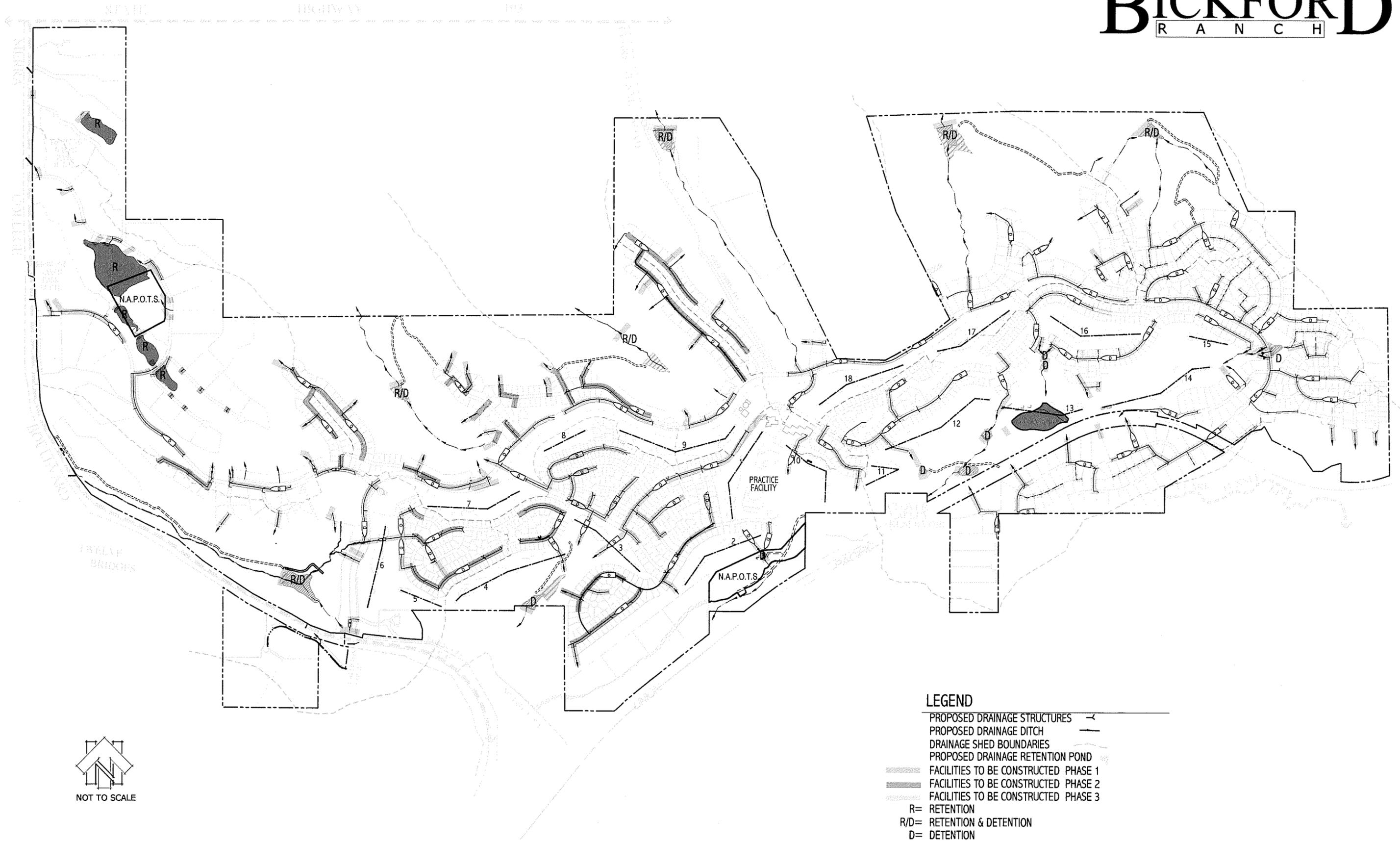
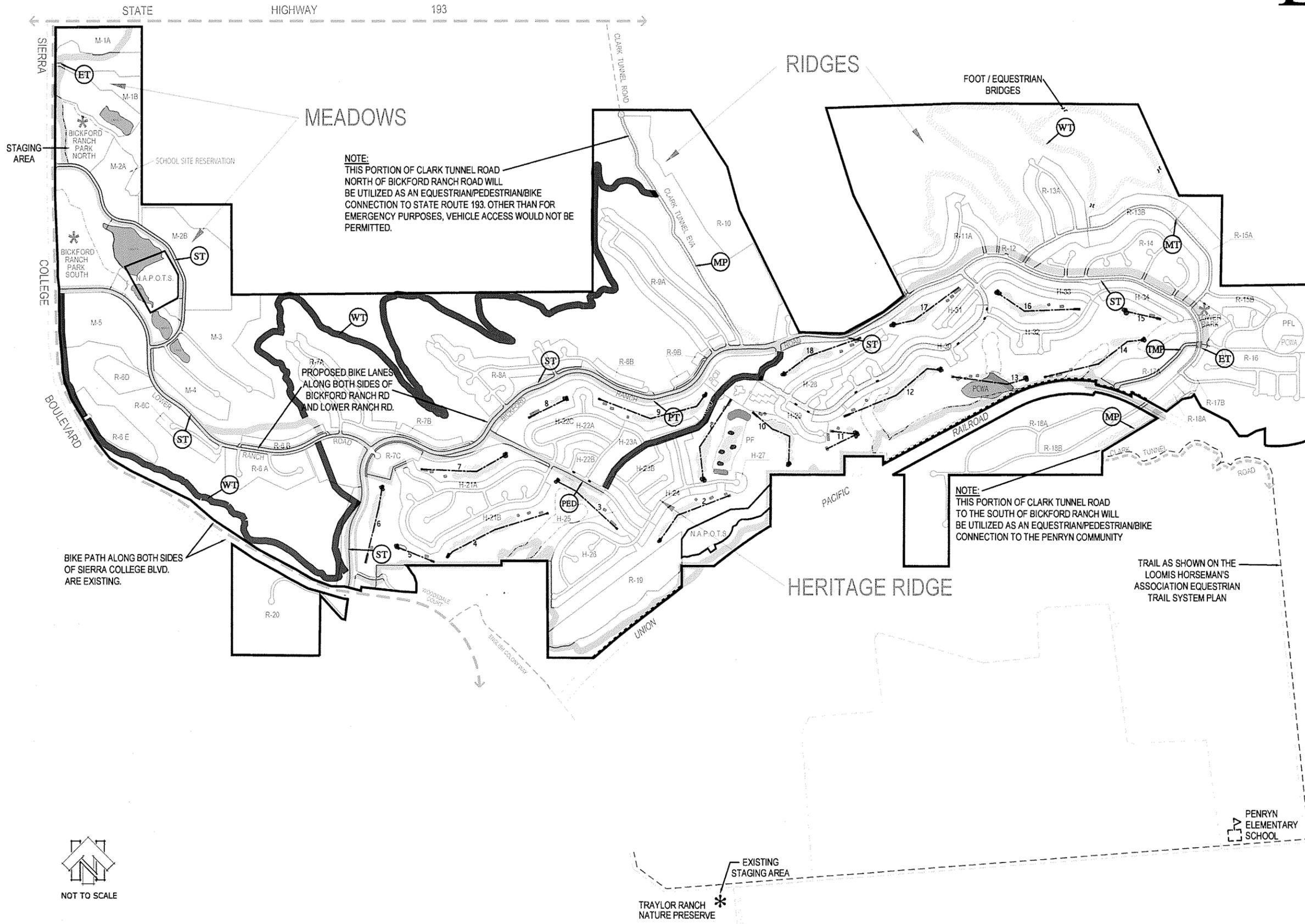


Figure 10.5
CONSTRUCTION PHASING DRAINAGE



LEGEND:

- (PT) Primary Trail
- (MP) Multi-Purpose Trail
- (ST) Secondary Trail
- (MT) Minor Trail
- (ET) Equestrian Trail (Public)
- (WT) Wilderness Trail
- (PED) Pedestrian Trail (Private)
- (TMP) Temporary trail during construction subject to intermittent closures

- Phase 1
- Phase 2
- Phase 3

BIKE LANES:

- Bickford Ranch Road
- Lower Ranch Road
- Sierra College Blvd

* Bickford Ranch Park Sites



NOT TO SCALE

Figure 10.7
CONSTRUCTION PHASING TRAILS

combination of debt financing and developer funding are proposed to fund infrastructure and facilities not included in existing or fee programs. Developer funding will also be used to fund in-tract subdivision costs.

10.14.1 Infrastructure and Public Facility Costs

Total backbone infrastructure and facility costs are estimated at approximately \$73.8 million. Of these, approximately \$58.9 million are infrastructure costs and \$14.9 million are public facility costs.

Infrastructure Costs

Total backbone infrastructure costs at buildout of the Plan Area are approximately \$58.9 million and are summarized as follows:

Roads	\$19,120,000
Raw Water	\$2,007,000
Drainage	\$710,000
Off-site Gas Line	\$870,000
Landscape, entries, fencing	<u>\$3,065,000</u>
Total	\$25,772,000

Public Facilities Costs/Fee Programs

Public facilities costs of \$14.9 million are summarized as follows:

Potable Water	15,805,000
Sewer	\$17,315,000
Fire Protection	\$1,530,000
Schools	6,830,000
Parks, Trails, Recreation	2,400,000
General County Capital Facilities	<u>4,170,000</u>
Total	\$ 48,050,000

Sources of Funding

A combination of public and private financing will be utilized to fund major infrastructure and facilities costs required to serve development in the Plan Area. The proposed funding sources include developer funding, development impact fees, and possibly a Mello-Roos Community Facilities District.

1. Development Impact Fees. The County of Placer and Specific Districts serving the Plan Area have established development impact fee programs to fund sewer, water, off-site roads, schools, fire and general county facilities. This funding will occur through existing fee programs, including:

Placer County Road Network Traffic Limitation Zone (TLZ) Fee
Placer County Capital Facilities Fee
City of Lincoln Wastewater Treatment Plant Fee
Placer County Water Agency Zone 1 Plant Expansion and Replacement Charge Fee
Penryn Fire District Impact Fee
Placer County Fire District Impact Fee
SB 50 School Impact Fees
South Placer Regional Transportation Authority (SPRTA) Fee

2. Mello-Roos Community Facilities District. A Mello-Roos Community Facilities District (CFD) may be used to fund some of the backbone infrastructure. Over fifty percent (50%) of the project's infrastructure costs are estimated to be expended in Phase 1. The 1982 Mello-Roos Community Facilities District Act enables the County to establish community facilities districts and to levy special taxes to fund a wide variety of facilities and services. The proceeds of the Mello-Roos special tax can be used for direct funding or to pay off bonds or both.

The proposed CFD may be formed consistent with the guidelines of the Placer County Bond Screening Committee. The Placer County Bond Screening Committee requires a showing of "public benefit" to proceed with a CFD formation and ultimate sale of bonds. The major infrastructure proposed to be financed could be cost-advanced by the property owner through the CFD as follows:

- Off-site sewer transmission line,

- On-site sewer trunk line (Phase 1) - sized to accommodate the Town of Newcastle's existing sewer capacity at such time as Newcastle elects to connect to the system,
- Bickford Ranch Park,
- A portion of the off-site water system,
- The construction of an on-site fire station, and
- Funding of fire protection equipment needed to supplement existing equipment.

Substantial public benefit could be derived from the construction of these improvements by providing necessary public facility services to serve the community as well as Bickford Ranch. This could occur through advancing costs or financing through the CFD to oversize the off-site sewer transmission, a portion of the on-site sewer trunk line and a portion of the off-site water system to serve the existing needs of the surrounding communities as well as Bickford Ranch. The public park facility will also serve not only the needs of its residents but also the needs of the surrounding community.

The fire station will serve the needs of not only the future residents of Bickford Ranch but also the surrounding community. The project proposes to provide funding to construct and purchase the range of equipment needed at the fire station to supplement existing equipment. This will ensure that the station will be fully equipped at opening.

3. Developer Funding. Developer Funding will be used for improvements not included in existing fee programs or through a CFD. Some of the improvements to be funded through developer funding/private capital may be subject to, where appropriate, reimbursement agreements with the County. These agreements will require subsequent developers outside the Plan Area to reimburse the Plan Area developers for a portion of the initial installation costs of off-site improvements based on a fair share formula.

In addition, developer funding will finance all the costs associated with in-tract infrastructure costs such as interior roads, street frontage improvements, lighting, local water distribution lines, sewer collectors and laterals internal to the Project and storm drains.

It is expected that costs will change over time and therefore each funding mechanism will include a method for adjusting the amount of funding to reflect current costs at the time of construction.

10.14.2 Financing Phasing

Phasing of financing and construction of the major backbone infrastructure is as follows:

Phase 1

Any debt financing used and a majority of the developer funding are proposed to occur during Phase 1. Over fifty percent of backbone infrastructure costs will be expended in Phase 1 in order to serve both Phase 1 and the remaining Plan Area. The largest component of cost in Phase 1 is for the on-site and off-site sewer system and road improvements. Most of the road system will also be constructed in Phase 1 including Lower Bickford Ranch Road, a portion of Bickford Ranch Road, and the intersections with Sierra College Boulevard. In addition, most of the on-site and off-site connections of the water system are needed at the beginning of Phase 1 in order for the Plan Area to be connected with existing systems.

Phases 2 and 3

The second and third phases would include the cost for further extension and completion of the on-site potable water, raw water, sewer and road systems. The remaining portion of Bickford Ranch Road would be completed in the third phase.

10.15 MAINTENANCE

Certain public services for the Plan Area have providers for service and maintenance. Fire protection services and maintenance of their respective related facilities are currently provided by the California Department of Forestry and Fire Protection by contract with Placer County and Penryn Fire District. Loomis Union School District, Penryn School District, Placer Union High School District and Western Placer Unified School District currently provide school services and maintenance of the respective District facilities.

The water facilities, both off-site and on-site will be dedicated to and maintained by the Placer County Water Agency. The City of Lincoln will maintain the off-site sewer treatment system and off-site transmission system. The County of Placer will maintain the on-site sewer lines and conveyance system.

All roads and streets within the Plan Area, with the exception of those streets in the Heritage Ridge Community, will be public streets and offered for dedication to the County. When adequate provisions for funding are established, the County will accept Bickford Ranch Road and/or Lower Ranch Road and/or the unnamed school access road into the County maintained road system. One or more county service area zone(s) of benefit will be created and assessment(s) will be established to fund on-going maintenance of any street intended to be public or for any county maintained road. Private roads within the Heritage Ridge Community will be maintained by the HOA.

Homeowners' Association(s) (HOAs) are proposed to fund maintenance of private facilities. HOAs can only be used for operations and maintenance of facilities in common areas, including internal roads. Two types of HOAs are proposed for the Plan Area. A Master HOA would be created to fund and maintain facilities in common areas to the whole Plan area, such as entry way corridor landscaping, signs, lighting and drainage. Village HOAs would be created for neighborhood services such as maintenance for internal roads and landscaping associated with any gated communities, including the age-restricted Heritage Ridge community.

A Community Services Area (CSA) is proposed to fund operations and maintenance of the majority of public on-site facilities. This will include road maintenance along Bickford Ranch and Lower Bickford Ranch Roads, including related drainage.

Proposed funding sources and maintenance providers are shown on Table 10.2 of the Specific Plan. Additional information about maintenance providers and funding sources is contained in the Bickford Ranch Operations & Maintenance Budget Report.

**TABLE 10.2
MAINTENANCE PROVIDERS & FUNDING SOURCES**

SERVICE	PROPOSED MAINTENANCE PROVIDER	FUNDING SOURCE
County Maintained Roads	Placer County	County Service Area
Non-County Maintained Roads	HOA	Member Assessment
Bickford Ranch Park	Placer County	County Service Area
Tower Park	Placer County	County Service Area
Parkways, Open Space & Preservation Easements	Placer County	County Service Area
Trails	Placer County	County Service Area
Lighting (Road Safety)	HOA	County Service Area
Lighting (Non Safety)	HOA, or LLAD	Member Assessment
Drainage Related to County Maintained Road	Placer County	Road Funds or County Service Area
Other Drainage	HOA	Member Assessment
Fire	Placer County Fire or Penryn Fire District	Property Tax and Special Tax
Sanitary Sewer Treatment	City of Lincoln	User Fees
Sewer On-Site	Placer County	User Fees
Sanitary Sewer Off-Site Conveyance and In-tract lines	City of Lincoln, Placer County or JPA	User Fees
Water	Placer County Water Agency	User Fees
Schools	Loomis School District, Penryn School District, Placer Union High School District, Western Unified School District	State Funding, Property Taxes
Judicial Services	Placer County	County Funds
Detention	Placer County	County Funds
Public Assistance	Placer County	County Funds
Health Programs	Placer County	County Funds
General Government	Placer County	County Funds
Sheriff Protection	Placer County	County Funds
Planning	Placer County	County Funds

Note: County Service Area Assessment to be levied only on property owners within the Plan Area and County Development Fees will only be levied on properties within Plan Area.

APPENDIX A

MITIGATION MEASURES

- T-R** Construct a third lane on Sierra College Boulevard opposite the project boundaries; and construct all streets, roadways, and street improvements to County standards, and if the County so requires, make them the subject of an offer of dedication on final subdivision maps
- T-S** Install a traffic signal at the intersection of Sierra College Boulevard and the unnamed road north of Lower Ranch Road, south of SR 193

Air Quality

- A-B** Maintain construction equipment and vehicles
- A-C** Implement a construction worker trip reduction program
- A-D** Require use of low-emission construction materials and equipment where feasible
- A-E** Incorporate pedestrian, bicycle, and golf-cart oriented design
- A-F** Incorporate mixed land uses into the project design to reduce external vehicle trips
- A-G** Accommodate and encourage low-emission energy use
- A-H** Install only natural gas CNG fireplaces
- A-I** Provide public awareness materials
- A-J** Incorporate into project CC&Rs the prohibition of open burning of any kind
- A-K** Implement an off-site mitigation program to reduce 105 percent of long-term air pollutant emissions
- A-L** Provide dedicated parking spaces at the park-and-ride lot with electrical outlets for electric vehicles
- NEW-3** Incorporate into residential design features that will reduce emissions and fund a diesel exchange program that will result in a net reduction of the emissions attributable to use of diesel engines

Noise

- N-B** Prior to grading or improvement plan approval, develop and implement a construction equipment noise abatement program
- N-C** Develop and implement a construction traffic noise abatement program to include restriction of construction truck traffic on non-major roads
- N-D** Incorporate building setbacks and noise barriers into the proposed project design
- N-E** Inform prospective buyers of potential rail noise exposure exceeding 60 dBA L_{dn}
- N-F** Implement community park design measures to minimize potential noise impacts
- N-G** Inform potential buyers of potential community noise sources
- N-H** Restrict the timing and location of truck deliveries to the Village Commercial Center
- N-I** Require 6-foot block or masonry walls along project roadways where residential areas would fall within the 60 dBA L_{dn} contour
- N-J** Restrict business hours of operation within specified areas of the Village Commercial Center

Geologic Resources

- G-A** Comply with Placer County ordinances for all grading, drainage and construction of improvements
- G-C** Comply with the conclusions of a site-specific geotechnical investigation
- G-D** Implement appropriate trail design, construction and maintenance standards to minimize erosion

Hazardous Waste/Materials

- HW-D** Comply with the recommendations of a limited groundwater investigation
- HW-E** Comply with the Placer County Department of Environmental Health requirements for preparation and filing of Emergency Response Plans and Hazardous Materials Storage and Containment Plans
- HW-F** Finalize and implement the Applicant's Golf Course Chemical Application Management Plan
- HW-G** Comply with underground storage tank regulations through the Placer County Environmental Health Department
- NEW-4** Establish setback from the Patterson Gold Mine site and comply with any other requirements imposed by DTSC

Hydrology and Water Quality

- H-A** Prepare and implement a post-development stormwater management program
- H-B** Provide runoff rate control
- H-C** Provide retention storage
- H-G** Design runoff detention basins to promote solids settling and provide capacity for accumulated sediment
- H-H** Finalize and implement the Applicant's Lake Management Plan for constructed lakes and wetlands areas
- H-I** Design and construct improvements to protect water quality in canals in accordance with PCWA standards and County requirements for a 100-foot setback from structures
- H-J** Implement Placer County policies and ordinances related to permitting, design, construction, and maintenance of septic systems
- NEW-5** Comply with the requirements imposed pursuant to the agreement between the County and Sutter County that requires post-development peak flows to be no greater than 90% of the peak flows that exist prior to development and that downstream flow rates be maintained at levels less than the pre-development rate of flow. Comply with the PCFCWD Stormwater Management Manual, Version 4, October 1997.

Biological Resources

- B-B** Hire a project biologist for construction monitoring
- B-F** Protect riparian buffer zones
- B-N** Install bat gates at tunnel entrances
- B-Q** Develop and implement an open space management plan
- B-S** Preserve and enhance annual grassland vegetation adjacent to the golf course

Cultural Resources

- C-A** Incorporate important cultural resources into open space
- C-B** Cap resource area with layer of soil prior to construction
- C-C** Conduct data recovery excavation if capping is infeasible
- C-D** Conduct subsurface testing

Visual Resources

- V-A** Provide transition areas and buffers between residential development and natural open space

- V-B** Implement sensitive grading techniques to blend with natural setting
- V-C** Minimize grading within Meadows and Ridges development
- V-D** Apply selected lot restrictions
- V-E** Retain hill at the intersection of SR 193 and Sierra College Boulevard
- V-F** Implement lighting standards outlined in Design Guidelines
- V-G** Implement Architectural Standards resulting in reduction in glare
- V-H** Apply selected lot restrictions to other areas of concern
- V-I** For all lots containing slopes of 30 percent or greater, record on final map and reflect in the development notebook for such lots a slope easement at the 30 percent slope starting point. No building envelopes or structures shall be permitted on the portion of the lot where slopes are 30 percent or greater
- V-J** For all lots containing slopes of 30 percent or greater, structures and building envelopes shall be prohibited on those portions of the lot where slopes are 30 percent or greater
- V-K** For all lots containing slopes of 30 percent or greater, prohibit development on those portions of the lot where slopes are 30 percent or greater
- V-L** Revise lighting design guidelines

PROJECT-SPECIFIC MITIGATION REPORTING PLAN

The following mitigation measures for the Bickford Ranch project will require ongoing monitoring to insure implementation of these measures. In compliance with Section 31.840 of the Placer County Environmental Review Ordinance, the components of the specific reporting plan for this measure are listed in the attached table.

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>Air Quality</p> <p>A-A: Provide dust controls</p> <p>The Applicant will require construction contractors for the proposed project to submit a construction emission/dust control plan to the PCAPCD prior to ground breaking. At a minimum, this plan shall include the following measures:</p> <ul style="list-style-type: none"> ■ Water exposed earth surfaces as necessary to eliminate visible dust emissions (at least one water truck will be available for every three pieces of earthmoving equipment); ■ Suspend grading operations when wind is sufficient to generate visible dust clouds. ■ Pave, use gravel cover or spray a dust control agent on all haul roads; ■ Reduce speeds on unpaved roads to 15 mph or lower (this speed must be posted); ■ Clean earthmoving construction equipment with water once daily, and clean all haul trucks leaving the site; ■ Use tarpaulins for haul trucks which travel on public streets; ■ Institute measures to reduce wind erosion when site preparation is completed; and ■ Provide paved or grass-covered areas for construction employee vehicle parking. <p>Dust controls will ensure that all roadways, driveways, sidewalks, etc. be paved as soon as possible in the construction phase.</p> <p>For project components that would not be constructed / developed immediately following the mass grading phase, the following dust control measures are also recommended:</p> <ul style="list-style-type: none"> ■ Apply chemical soil stabilizers or commence reestablishing ground cover to construction areas within 96 hours of completing grading activities. ■ Develop and implement a wind erosion monitoring program for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls. <p>These measures will be incorporated into the CC&Rs.</p>	<p>Applicant</p>	<p>Department of Public Works</p>	<p>Prior to approval of improvement plans and prior to approval of CC&Rs</p>	<p>Daily during construction; one weekend day each week during construction periods; submit weekly reports to Department of Public Works</p>	<p>Ensure that all dust control measures are implemented</p>	<p>Applicant</p>

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>Noise</p> <p>N-A: Restrict hours of construction activity Construction noise emanating from any construction activities for which a Building Permit is required is prohibited on Sundays and Federal holidays, and should only occur:</p> <p>a. Monday through Friday, between 6:00 a.m. and 8:00 p.m. b. Saturdays, between 8:00 a.m. and 6:00 p.m.</p> <p>This condition shall be noted in the Improvement Plans and in the Project Development Notebook.</p>	Applicant	Planning Department, Division of Environmental Health, and Department of Public Works	Prior to approval of improvement plans	Weekly during construction; submit weekly reports to Planning Department	Construction activity is restricted to specified hours	Applicant
<p>Geologic Resources</p> <p>G-B: Prepare and implement a grading and erosion control plan The Master Grading Plans will show all proposed grading, drainage improvement, vegetation and tree removal. Revegetation of disturbed areas and vegetation maintenance will be provided for in the Master Grading Plan. The Master Grading Plan should include:</p> <ul style="list-style-type: none"> ■ General grading concepts, including reduction of impacts on sensitive habitat and open space, maintenance of natural character and aesthetic values, incorporation of existing drainageways and landforms, minimal disturbance of vegetation, including oak trees and soil stabilization. ■ General guidelines for grading of hillside lots, including placement of retaining walls, consistency with geotechnical recommendations, consistency of lot drainage with the Master Drainage Plan and construction of unobtrusive interceptor ditches where necessary to reduce erosion potential. ■ Specific grading guidelines for Meadows, Ridges and Heritage Ridge portions of the project. ■ Guidelines for developing grading transitions, including terraces where necessary for stability and access to sloped areas. <p>An erosion control plan will be provided with the Master Grading Plan. The erosion control plan will contain Best Management Practices, including timing of grading activities to minimize soil exposure during the wet season. By October, all areas that have been graded and that will remain undeveloped during the rainy season will be revegetated with compatible native vegetation and secured from the possibility of erosion.</p> <p>Employment of measures during construction to prevent eroded soil from entering site drainageways, including: placement of hay bales or other</p>	Applicant	Department of Public Works	Prior to approval of grading plan	Daily during grading activities; weekly during construction; submit weekly reports to Department of Public Works	All elements of the grading and erosion control plan are implemented	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
acceptable materials such as sediment barriers, the installation of temporary earth berms and/or sediment traps, use of fabric silt fences, spreading hay or straw on exposed areas, development of temporary settling areas and use of other means for slowing runoff and reducing sediment loads.						
Hazardous Waste/Materials						
HW-A: Report possible contamination to EHS-HMS Prior to initiating construction, all abandoned vehicle bodies and other casual refuse on the site shall be removed and disposed of appropriately. Construction contract specifications will require that, if during site grading and construction activities, any unearthed areas of apparent or suspected environmental impacts shall be immediately reported to the County's Environmental Health Services – Hazardous Materials Section. Resolution of the problem shall be to the satisfaction of Environmental Health Services and the Central Valley Regional Water Quality Control Board.	Applicant	Department of Public Works and Division of Environmental Health	Prior to construction	Weekly during construction or more frequently if required by County	Possible contamination is reported, and problem resolved	Applicant
HW-B: Comply with CDF and Penryn Fire Department requirements for temporary storage of combustible/flammable liquids at construction sites The Applicant proposes procedures to comply with the requirements of the CDF and the Penryn Fire Department. The CDF and the Penryn Fire Department have specific requirements for the temporary storage of combustible/flammable liquids at construction sites which must be followed. These requirements include inspection to verify maintenance of a vegetation break and identification of emergency shutoff valves and switches. If electrical connections are provided to these facilities, that County will additionally require permitting through the County Building Department. The Applicant shall also participate in the Community Right-to-Know program administered by the County.	Applicant	California Division of Forestry, Penryn Fire Department, Placer County Fire Department	Prior to construction	Weekly during construction	Compliance with requirements for temporary storage of combustible/flammable liquids at construction site	Applicant
HW-C: Comply with County and CDF requirements for reporting releases of hazardous materials The Applicant proposes to comply with County and CDF requirements for reporting releases of hazardous materials. If a release of hazardous materials should occur, it will be contained and reported to the CDF and County Environmental Health Department immediately. Impacted soil will be excavated and disposed of as may be required by the County.	Applicant	California Division of Forestry, Penryn Fire Department, Placer County Fire Department	During construction	Weekly during construction	Compliance with requirements for reporting releases of hazardous materials	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>Hydrology and Water Quality</p> <p>H-D: Prepare and implement a Storm Water Pollution Prevention Plan for construction activities</p> <p>The Applicant proposes to prepare and implement a Storm Water Pollution Prevention Plan. Construction activities involving the disturbance of five or more acres are required to apply for coverage under the SWRCB's NPDES General Permit for Storm Water Discharges Associated with Construction Activities. To obtain coverage under the permit, the Applicant must submit a Notice of Intent with the required permit fee and prepare a SWPPP. The contents of the SWPPP are set forth in detail in the permit application package and include development of site-specific structural and operational BMPs to prevent and control impacts to runoff quality, measures to be implemented before each storm event, inspection and maintenance of BMPs, and monitoring of runoff quality by visual and/or analytical means. The RWQCB will issue Waste Discharge Requirements (WDRs) which set forth conditions, discharge limitations, and monitoring and inspection requirements. Development and implementation of the SWPPP is the responsibility of the Applicant and its assignees.</p>	Applicant	Department of Public Works and Division of Environmental Health	Prior to approval of improvement plans	Weekly during construction	All aspects of the Storm Water Pollution Prevention Plan are implemented	Applicant
<p>H-E: Monitor erosion and sediment control measures during construction</p> <p>The purpose of this mitigation measure is to provide a means of evaluating the effectiveness of erosion control measures and other storm water BMPs. The monitoring will be developed for, and included in, the SWPPP in accordance with the requirements of the NPDES General Permit. The monitoring program will be developed based on anticipated construction methods, sequencing, and schedule, and will be revised as appropriate for each phase of construction and when construction methods or schedule vary significantly from the proposed plan. Monitoring points may change over time as the buildout progresses, but will be selected to be representative of the project site and implemented BMPs as well as areas not protected by BMPs. Emphasis will be placed on monitoring vulnerable areas. All BMPs will be inspected before and after each rainfall and repaired and/or modified as required to control site erosion and trap sediments. Runoff sampling shall be performed during several storm events each year. Sampling should be timed to coincide with storms that generate noticeable runoff and samples shall be quantitatively tested for total suspended sediments. If the measured TSS exceeds the water quality goals or other limits imposed by the NPDES permit, immediate steps shall be taken to identify and remedy the problem.</p>	Applicant	Department of Public Works and Division of Environmental Health	Prior to approval of improvement plans	Weekly during construction, or as required by DPW	Water quality does not exceed goals or other limits of NPDES permit	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>H-F: Monitor site erosion and sediment control measures for two years after implementation of final erosion control measures</p> <p>A long-term monitoring program will be developed in accordance with NPDES guidelines and incorporated into the Storm Water Management Plan. The program will be developed based on actual site drainage characteristics. Monitoring points will include all storm drain outfall pipes and pond and lake outlets and spillways. In addition, natural drainageways will be examined before and after each rainy season and measures implemented to repair and control identified areas of erosion, incising or head cutting. Emphasis should be placed on vulnerable areas (i.e., those exhibiting steep slopes and/or relatively erodible soil types).</p>	Applicant	Department of Public Works and Division of Environmental Health	Prior to approval of SWMP	As identified in SWMP	Long-term effectiveness of erosion and sediment control measures is verified	Applicant
<p>H-K: Notify Placer County Department of Environmental Health and affected property owners if off-site sewer pipeline breaks</p> <p>For any existing wells within 50 feet of the proposed sewer alignment (or in cases where the DWR's standards for underlying soil type are not satisfied), the Applicant will provide for annual sampling and quantitative testing to determine levels of fecal coliform and nitrates present in those wells. Provision will be made for notifying the property owner of the results by the Placer County Environmental Health Department. Each potentially affected well will be tested prior to construction of the sewer to establish baseline conditions. Upon conveyance of the sewer to the JPA or other local agency, the responsibility for annual monitoring will revert to that agency.</p>	Owner of Sanitary Sewer	Division of Environmental Health	Break in off-site sewer pipeline	Whenever a break occurs	Notifications are promptly made	Owner of Sanitary Sewer
Biology Resources						
<p>B-A: Implement the Applicant's oak forest conservation and revegetation plan</p> <p>The plan will require replacement of approximately 10,653 oak trees at a ratio of 2:1 using native oak trees grown from acorns collected onsite or in the immediate vicinity. A total of approximately 21,200 trees will be planted at an average density of 100 trees per acre. Plantings will be installed within two years of tree removal. In addition, 6,000 more mature trees (5-gallon, 15-gallon, and 24-inch box) will be planted to replace tree canopy and to provide visual screening. The plan will be developed and implemented in cooperation with the CDFG, U.S. Department of Agriculture Natural Resource Conservation Service, the California Department of Forestry and Fire Protection, and the University of California Cooperative Extension.</p> <p>Planting sites will be indicated on a project site map and will include areas within all proposed Bio Filter zones, the proposed nature area in Bickford Ranch Park, along selected portions of the project site edges, between natural open space areas and roads, in Tower Park, and in additional areas</p>	Applicant	Planning Department	Within 2 years of tree removal	Annually for 5 years	Minimum 80 percent survival rate after 5 years	Applicant

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (Section 31.825 of the Placer County Environmental Review Ordinance) in order to implement Public Resources Code Section 21081.6. This program requires that mitigation measures recommended for discretionary projects, such as Bickford Ranch, be included in the conditions of approval is monitored by the County through a variety of permit processes as listed below.

- Development Review Committee
- Improvements Plan Approval
- Improvements Construction Inspection
- Encroachment Permit
- Final Map Recordation
- Acceptance of Project as Complete
- Building Permit Approval
- Certificate of Occupancy

The issuance of any of the listed permits or County actions which must be preceded by a verification by County staff that certain conditions of approval/mitigation measures have been met shall serve as the required monitoring for those conditions of approval/mitigation measures. The following listing includes those mitigation measures for the Bickford Ranch project which will be monitored through County staff verification of required approvals.

Land Use

- L-A Design project elements to buffer the project from adjacent uses
- L-C Limit construction of gates

Population, Employment, and Housing

- NEW-1 Implement Affordable Housing Program
(Replaces FEIR Mitigation Measures PH-A, PH-B, and PH-C)

Public Services

- PS-A Provide will-serve letter and participate in the Penryn/Lincoln/Sunset pipeline
- PS-B Provide water pipeline improvements
- PS-C Provide for increased hydraulic loading, maintenance, or special design to prevent odor and blockages in off-site sewer pipelines until flows from other sources are sufficient to ensure adequate velocity, if and when such conditions arise
- PS-D Prepare and implement traffic and safety plan for maintenance of off-site sewer line (responsibility of pipeline owner)
- PS-E Design off-site sewer pipeline per Placer County requirements
- PS-F Design off-site sewer pipeline with watertight joints
- PS-G Participate in construction of additional wastewater treatment capacity to accommodate projected flows
- PS-H Issue building permits only when sufficient wastewater treatment capacity exists or will exist at time of sewer connection

- PS-I** Pay statutory fees to existing school district(s)
- PS-J** Donate a site, construct, and partially equip a fire station
- PS-K** Establish Fire District jurisdiction and emergency response standards for the project (responsibility of fire districts)
- PS-L** Pursue single-jurisdiction fire service
- PS-M** Grade driveways to slopes of 15 percent or less at the time of home construction; a Grading Permit will be required for those identified lots prior to the issuance of a Building Permit
- PS-N** Pave driveways with asphaltic concrete or concrete on driveways with slopes of 16-20 percent; a Grading Permit will be required for those identified lots prior to issuance of a Building Permit
- PS-O** Prohibit development on lots with driveway access in excess of 20 percent
- NEW-2** Include energy efficient features in housing and other improvements: photovoltaic, solar heating and air conditioning systems; insulation designed to reduce heating and cooling requirements; fitted with low energy appliances; some units to include photovoltaic power generation capacity

Transportation

- T-A** Prepare and implement construction traffic management plans for on-site construction activities for Bickford Ranch Road and Sierra College Boulevard, and coordinate with appropriate agencies in the preparation and implementation of construction traffic management plans for required off-site improvements
- T-B** Implement a community relations program during on-site construction, and coordinate with appropriate agencies in the implementation of a community relations program during construction of required on-site and off-site improvements
- T-C** Pay pro-rata fair share of reconstruction of the I-80/Sierra College Boulevard Interchange
- T-D** Pay pro-rata fair share to widen Sierra College Boulevard from two to four lanes from Taylor Road to I-80
- T-E** Pay Placer County traffic mitigation fees
- T-F** Pay pro-rata fair share of adding a second westbound left-turn lane on Taylor Road at the Sierra College Boulevard intersection
- T-G** Pay pro-rata fair share of widening Sierra College Boulevard from four to six lanes from Taylor Road to Granite Drive
- T-H** Pay pro-rata fair share of the cost to add shoulders and improve vertical and horizontal curves along English Colony Way
- T-I** Participate in any development-based funding of solutions to I-80 congestion if adopted by Placer County
- T-J** Pay pro-rata fair share of adding a second northbound left-turn lane on Sierra College Boulevard at Twelve Bridges Drive intersection
- T-K** Pay pro-rata fair share of adding a westbound right-turn lane on King Road at Sierra College Boulevard intersection
- T-L** Pay pro-rata fair share of adding right-turn lanes in both directions on Taylor Road at the English Colony Way intersection
- T-M** Provide park-and-ride lot and two bus stops
- T-N** Participate in fair share of the cost of limited transit services, and coordinate its shuttle service for the residents of Heritage Ridge neighborhood with adjacent communities such as Sun City, Lincoln Hills, and Whitney Oaks
- T-O** Provide Class II bike lanes on Bickford Ranch Road and Lower Ranch Road
- T-P** Provide signing and striping on Bickford Ranch Road at the golf cart crossings
- T-Q** Work with Placer County to define an acceptable Golf Cart Crossing Plan

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding																																																				
<p>of existing oak woodland where young trees do not currently exist. Site selection criteria will include slope aspect, soil conditions, accessibility for maintenance and monitoring, irrigation water availability, potential for ecosystem enhancement, and potential for prescribed burning to prepare and manage planting sites.</p> <p>Tree spacing will be as follows:</p> <table border="1" data-bbox="454 588 649 840"> <thead> <tr> <th>Trees per Acre (approximate)</th> <th>Spacing Between Trees (feet)</th> </tr> </thead> <tbody> <tr><td>10</td><td>66</td></tr> <tr><td>20</td><td>46</td></tr> <tr><td>40</td><td>33</td></tr> <tr><td>80</td><td>23</td></tr> <tr><td>100</td><td>21</td></tr> <tr><td>200</td><td>15</td></tr> <tr><td>400</td><td>10</td></tr> </tbody> </table> <p>Irrigation will occur from May through September for the three years after planting, unless post-irrigation monitoring determines that tree survival requires additional irrigation – see Response I4-217 in the FEIR. This timing can be modified as necessary for extremely wet or dry years.</p> <p>Maintenance will occur according to the following schedule:</p> <table border="1" data-bbox="974 588 1218 840"> <thead> <tr> <th>Year Following Planting</th> <th>Irrigation Schedule</th> <th>Weed Removal</th> <th>Replanting</th> </tr> </thead> <tbody> <tr><td>1</td><td>Weekly</td><td>4 times per year</td><td>Once per year in fall</td></tr> <tr><td>2</td><td>Every other week</td><td>4 times per year</td><td>Once per year in fall</td></tr> <tr><td>3</td><td>Every other week</td><td>4 times per year</td><td>Once per year in fall</td></tr> <tr><td>4</td><td>Every fourth week</td><td>4 times per year</td><td>Once per year in fall</td></tr> <tr><td>5</td><td>Every fourth week</td><td>4 times per year</td><td>Once per year in fall</td></tr> </tbody> </table> <p>The 80 percent survival rate applies to each planting area. Survival will be measured in late summer of each year to allow for assessment of replacement needs in fall. Minimum survival rate will be as follows for each year:</p> <table border="1" data-bbox="1234 588 1380 840"> <thead> <tr> <th>Year Following Initial Planting</th> <th>Percent Survival</th> </tr> </thead> <tbody> <tr><td>1</td><td>95</td></tr> <tr><td>2</td><td>90</td></tr> <tr><td>3</td><td>90</td></tr> <tr><td>4</td><td>90</td></tr> <tr><td>5</td><td>80</td></tr> </tbody> </table> <p>Species to be planted will be native oaks and riparian species, including interior live oak, blue oak, California sycamore, willows, Fremont cottonwood, California buckeye, big-leaf maple, flowering ash, and native shrubs. Revegetation size stock (2 by 2 by 10-inch containers) will be used for plantings.</p>	Trees per Acre (approximate)	Spacing Between Trees (feet)	10	66	20	46	40	33	80	23	100	21	200	15	400	10	Year Following Planting	Irrigation Schedule	Weed Removal	Replanting	1	Weekly	4 times per year	Once per year in fall	2	Every other week	4 times per year	Once per year in fall	3	Every other week	4 times per year	Once per year in fall	4	Every fourth week	4 times per year	Once per year in fall	5	Every fourth week	4 times per year	Once per year in fall	Year Following Initial Planting	Percent Survival	1	95	2	90	3	90	4	90	5	80						
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MITIGATION MEASURES REQUIRING ONGOING MONITORING

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<p>Only plants installed during the dry season (between mid-March and mid-November) will be irrigated for the first three years of growth. The Applicant's staff will monitor the irrigation systems for damage. Maintenance of all plantings will include biannual fertilization, spring and summer weed control, and replacement of damaged or dead plants. Plantings will be required to meet a minimum survival rate of 80 percent at the end of a five-year establishment period. If this rate is not met at the end of the five years, replanting and continued monitoring will be conducted. Monitoring of the replacement plantings will be conducted annually for a minimum of five years to collect survival and growth data and provide photographic documentation of tree growth. An annual inventory and inspection of the growth and condition of all plantings will be conducted annually by a qualified arborist approved by Placer County. A meeting to report on research and need for mitigation refinements will be conducted annually for five years following the planting.</p> <p>Additional habitat conservation programs to be developed with the University of California Cooperative Extension, University of California at Davis, and Sierra College will include an inventory of natural open space areas to assess potential as habitat enhancement sites, an avian habitat improvement program, and a fire-safe fuel management program.</p> <p>B-D: Implement a tree protection plan</p> <p>The Applicant will develop and implement a tree protection plan to minimize direct and indirect impacts on oaks and other native trees that are to be retained on the project site. The elements of this plan will be included as standards in the tentative map conditions and, where applicable, in the CC&Rs for homeowners on the project site. At a minimum, the plan will include the following measures:</p> <ul style="list-style-type: none"> ■ If the proposed construction area for an individual lot matches that shown in the development notebook on file with Placer County, the Applicant's proposed mitigation will be sufficient, and no further tree mitigation will be required. If the proposed construction area for an individual lot differs from the development notebook, a final tree count within the new construction area will be prepared to identify all trees with a DBH of 6 inches or more. For mitigation of removing any trees in excess of those identified in the Applicant's tree removal plan, the home builder will pay into either the Placer County Tree Preservation Fund or into a mitigation fund to be established by the Applicant and used to plant additional native trees onsite. Home builders owning a cluster of lots may remove the net total of trees for the lots as identified in the Applicant's tree removal plan. Any additional trees removed will 	Applicant	Planning Department of Public Works	Prior to approval of improvement plans	Prior to grading during construction	All elements of the tree protection plan are implemented	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>be mitigated by payment into either the County's Tree Preservation Fund or a mitigation fund for on-site plantings.</p> <ul style="list-style-type: none"> ■ During construction on the project site, measures will be taken to protect trees, including erecting orange construction barrier fencing, that will remain for the duration of construction activity, at least one foot outside the dripline of each tree or groves of trees to be retained; minimizing trenching for installation of utility lines; and conducting by hand any work within driplines of trees to be retained. ■ A contractor seeking a variance to machine excavate within tree driplines will be required to minimize damage to roots over two inches in diameter. The project biological monitor (see Mitigation Measure B-B) will report root damage to Placer County and have a certified arborist inspect the tree damage prior to backfilling. The arborist will determine if the damage is likely to be fatal to the tree. Any fatally damaged tree will be mitigated by payment into either the Placer County Tree Preservation Fund or into a mitigation fund to be established by the Applicant and used to plant additional native trees on site. ■ Tree preservation notes and specifications will be included on all plans and in contractor contracts. ■ Irrigation and other potential sources of runoff associated with the constructed project will be diverted away from oak trees retained within all areas outside of the designated natural open space. To protect oaks from fungal root infection, drainage features will be constructed to intercept runoff from development upslope of the retained trees. ■ Before any tree removal following home construction, homeowners will be required to obtain approval from the Homeowners Association and a permit from Placer County for any protected trees. ■ Homeowners will be provided with information regarding the care of native trees and landscaping measures to use beneath oak trees. An example of such literature includes Living Among the Oaks, a publication of the University of California Cooperative Extension, Natural Resources Program. ■ Construction of all equestrian, bicycle, and pedestrian trails, in particular the trails to be constructed within the natural open space, will avoid removal of protected trees, except where infeasible. <p>B-E: Implement the Applicant's wetland preservation and impact plan</p> <p>All wetland mitigation, with the exception of vernal pool mitigation, will occur on site within the natural open space in the Meadow community area</p>	Applicant	Planning Department	Prior to approval of Tentative Map	Annually for 5 years	All elements of the wetland preservation and	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>on-site within the natural open space in the Meadows community area. Creation of 12.29 acres of wetland mitigation is proposed, including 8.49 acres of seasonal wetland/emergent marsh/riparian habitats and 3.80 acres of emergent marsh wetland along the fringe of the proposed lakes. An additional 15.07 acres of open water will be created within the seven constructed lakes. Upon construction of the wetland habitat, an as-built map will be created and submitted to the Corps. Annual monitoring will commence after the first growing season and continue for five years. Annual monitoring reports will be submitted to the Corps.</p> <p>In addition, the Applicant's wetland preservation plan will include the following components:</p> <ul style="list-style-type: none"> ■ Establishment of vegetated wetland preservation easements of at least 50 feet and up to 100 feet around wetlands within 5-acre rural estate lots, equestrian, park, and golf course areas; ■ Construction of Bio Filters (shallow depressions) between upland areas and wetlands within the Meadows community areas to protect water quality; ■ Construction of wildlife travel corridors (in culverts) beneath roadways where wetlands are located near roads; ■ Placement of fencing around wetlands during construction; ■ Placement of public awareness signs with information on Wetlands throughout Bickford Ranch; and ■ Dedication of some open space areas to Placer County, and maintenance of the other common open space areas by the Homeowners Association. <p>B-G: Conduct pre-construction surveys for special-status plants</p> <p>Before construction, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale balsamroot. In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot. If no special-status plants are identified within construction areas, no further mitigation is required. However, if one or more populations are found within proposed construction areas, the Applicant will implement measures to be developed in coordination with the CDFG to avoid the population, minimize impacts on the population, and/or compensate for removal of the population. Potential compensation measures may include avoidance of populations, where feasible; minimization of impacts on populations; purchase and preservation of another known population of the affected</p>	Applicant	Planning Department	Prior to construction	Once per construction work package	Special-status plants are avoided, or compensation approved by CDFG is implemented	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>species; or attempts to transplant the species to an undisturbed area within the project site.</p> <p>Before construction and/or approval of improvement plans, the Applicant will hire a County-approved botanist to survey oak woodlands within all proposed construction areas for big-scale balsamroot and vernal pools within all proposed construction areas for Bogg's Lake hedge-hyssop, Hoover's spurge, dwarf downingia, Ahart's rush, Red Bluff dwarf rush, legene, pincushion navaretia, slender orcutt grass, and Greene's tuctoria. In all areas of oak woodland that will be graded, a survey should be conducted between March and May for big-scale balsamroot. All vernal pools that will be graded should be surveyed in late April/early May and July for the special-status vernal pool species listed above. If no special-status plants are identified within construction areas, no further mitigation is required. However, if any special-status plant populations are found within proposed construction areas, the project biological monitor will evaluate the significance of the population(s). If any special-status plant population is too small and isolated to be sustainable, the impact will be considered less than significant. If any special-status plant population is large enough to be potentially sustainable, the loss of the population will be considered significant and the Applicant will implement mitigation. Potential mitigation measures for the loss of a special-status plant population include complete avoidance of the population, if feasible; minimization of the impact, i.e., partial avoidance; purchase and preservation of another known population of the affected species; transplantation of the plants or collection and sowing of the seeds to another on-site location; collection and sowing of seeds to an off-site location.</p> <p>The most feasible of these potential mitigation measures for any California balsamroot population that could not be avoided would be to transplant or seed the population to an undisturbed area of open-canopied oak woodland or grassy slope on the site. A recommended location is within the natural open space area off the northwestern corner of the proposed driving range.</p> <p>Avoidance or on-site transplantation is not feasible for the vernal pool plants, due to the proposed removal of all vernal pool habitat. The most feasible mitigation for special-status vernal pool species would be to scrape the topsoil (approximately two inches deep) from any vernal pool that supports a special-status plant population and place the soil within vernal pool habitat in a mitigation bank. The project site supports Mehrten formation vernal pools, which are not currently available at a mitigation bank. However, the special-status plants with potential to occur in the project area are not endemic to Mehrten pools and should survive in pools on other substrates. The Wildlands, Inc., is willing to accept a seed bank from the project site to transplant within vernal pool habitat at one of their wetland mitigation banks in Placer County (Berry, 2000).</p>						

MITIGATION MEASURES REQUIRING ONGOING MONITORING

Mitigation Measure	Individual Responsible for Monitoring and/or Reporting	Individual or Organization Responsible for Verifying Compliance	Timing of Initial Action	Frequency and Duration of Monitoring	Performance Criteria	Proposed Funding
<p>If a state or federal listed plant species population is identified within the proposed construction area, i.e., Bogg's Lake hedge-hyssop, Hoover's spurge, slender orcutt grass, or Greene's tuctoria, the Applicant will notify CDFG (for state-listed species) and/or the USFWS (for federally listed species). CDFG and/or the USFWS may impose alternative or additional mitigation requirements to the soil transplantation for impacts to listed species. If alternative mitigation requirements are imposed, the Applicant will implement the alternatives in lieu of the proposed soil transplantation. If additional mitigation requirements are imposed, the Applicant will implement both the soil transplantation mitigation and the agency mitigation.</p>						
<p>B-H: Compensate for loss of vernal pool fairy shrimp habitat</p> <p>The Applicant will compensate for direct effects on vernal pool fairy shrimp habitat associated with the project. This compensation will be achieved by implementation of one or a combination of the following measures, as described in the programmatic agreement between USFWS and the Corps (USFWS, 1995):</p> <ul style="list-style-type: none"> ■ Create suitable habitat for vernal pool fairy shrimp at a 1:1 ratio, for a total of 0.23 acre of vernal pool habitat. ■ Preserve suitable vernal pool fairy shrimp habitat at a 2:1 ratio, for a total of 0.46 acre of vernal pool habitat. The Applicant will purchase suitable vernal pool habitat credits at an off-site wetlands mitigation bank approved by Placer County. ■ Obtain authorization from USFWS to take listed fairy shrimp species that would be affected by the project. A biological opinion under the federal ESA is required from the USFWS before construction begins. <p>The mitigation credits purchased for the fairy shrimp impacts will apply to the vernal pool impacts, and no additional wetland credits will need to be purchased for the vernal pool impacts.</p>	Applicant	Planning Department	Prior to approval of grading permit	Once (for verification of purchase of credits); annually for 5 years (for created habitat)	Compensation is provided for loss of vernal pool fairy shrimp habitat	Applicant
<p>B-I: Protect VELB habitat (elderberry shrubs) during construction</p> <p>For elderberry shrubs that will not be removed or damaged by the project, the Applicant will protect elderberry shrubs from inadvertent harm during construction as described in the USFWS's VELB mitigation guidelines. The Applicant will:</p> <ul style="list-style-type: none"> ■ Fence and flag all areas to be avoided with a minimum setback of at least 20 feet from the dripline of each elderberry plant. ■ Brief contractors on the need to avoid damaging elderberry plants and the possible penalties for not complying with these requirements. 	Applicant	Planning Department	Prior to approval of grading permit	Weekly during construction; quarterly after restoration for 1 year	VELB habitat is protected, and disturbed area is restored	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

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<ul style="list-style-type: none"> ■ Install signs every 50 feet along the edge of the avoidance areas with the following information, "This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment." The signs should be clearly readable from a distance of 20 feet and must be maintained for the duration of construction. ■ Restore the disturbed area to its original condition. Provide erosion control and revegetate with appropriate plant species, if needed. ■ The Applicant will provide a written description of how the core and buffer avoidance areas are to be restored, protected, and maintained after construction is completed. 						
<p>B-J: Compensate for loss of VELB habitat (elderberry shrubs)</p> <p>The Applicant will compensate for direct effects on VELB habitat associated with the project. This compensation will be achieved by implementation of the following measures, as described in the programmatic agreement between USFWS and the Corps (1996):</p> <ul style="list-style-type: none"> ■ Confirm the number of elderberry stems one inch or greater at ground level that would be affected by the project. Any elderberry shrub that has stems of at least one inch at ground level, and the project will permanently encroach within 100 feet of the shrub dripline, will be considered a removed shrub and will need to be compensated for. ■ Determine the VELB units that would need to be mitigated for the project pursuant to the programmatic agreement between USFWS and the Corps. ■ Compensate for the loss of VELB habitat determined above at an off-site location approved by the USFWS and the Corps. ■ Obtain authorization from USFWS to take VELB that would be affected by the project. A biological opinion under the federal ESA is required from the USFWS before construction begins. ■ All elderberry shrubs removed for construction will be transplanted to a suitable mitigation area on-site according to the protocol set forth in the programmatic agreement between USFWS and the Corps (1996). The mitigation area will provide at least 1,800 square feet for each transplanted shrub. The mitigation area will not be disturbed by future development or maintenance other than that needed to sustain the transplanted shrubs. The shrubs will be transplanted between November and February, when the plants are dormant and have lost 	Applicant	Planning Department	Prior to approval of grading permit	Daily during transplanting activities; then annually for five years	Compensation is provided for loss of VELB habitat off site; 60% survival rate for VELB transplanted on site, or as negotiated with County	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

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<p>their leaves. A biological monitor will oversee the transplanting process to ensure no unauthorized take of VELB occurs. Monitoring will be required for five years.</p> <ul style="list-style-type: none"> ■ A minimum survival rate of 60 percent is normally required when transplanted shrubs are moved to a mitigation site that also contains new plantings of elderberry and associated species. An individual survival requirement for a mitigation site containing only transplanted shrubs may need to be developed with the County. ■ Provide additional on-site compensation by planting elderberry plants at a ratio of 2:1 for affected elderberry stems. Elderberry plants will be placed within proposed oak tree planting areas. Plantings should be located in areas that will not be disturbed by future development or maintenance. 						
<p>B-L: Conduct preconstruction surveys for nesting raptors in affected areas before construction of any phase of the project between March and August in oak woodlands or riparian habitats, the project proponent will conduct preconstruction surveys to determine if nesting raptors are present on or near (within 500 feet) construction areas. Night-time surveys will be performed to determine the presence of nesting owls. If no nesting raptors are found, no additional mitigation will be needed for that portion of the project. If these surveys detect nesting raptors on or near construction areas, a buffer zone will need to be established (see Mitigation Measure B-M). If construction will occur outside of the nesting season (August through February), no preconstruction raptor nesting surveys are necessary.</p>	Applicant	Planning Department	Prior to construction	Once per construction work package for construction occurring between March and August	Impacts to nesting raptors are avoided	Applicant
<p>B-M: Develop buffer zones around nesting raptors during construction. If nesting raptors are found on or near active construction areas, a no-disturbance buffer zone will be established until nesting activity or construction activity is completed. The distance and placement of the buffer area will be determined in consultation with CDFG. Typically, buffer zones consist of a 500-foot radius area around the nest tree. If construction will occur outside of the raptor nesting season (September – February), no raptor surveys are required.</p>	Applicant	Planning Department	Prior to construction	Weekly during construction	Impacts to nesting raptors are avoided	Applicant
<p>B-O: Obtain and implement conditions of state and federal permits for impacts on waters of the United States The Applicant will obtain and implement all conditions in the following permits:</p>	Applicant	Planning Department	Prior to approval of grading permit	Per federal and state permits	Compliance with conditions of state and federal permits	Applicant

MITIGATION MEASURES REQUIRING ONGOING MONITORING

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<p>Coroner will notify the Native American Heritage Commission if it is determined that the remains are Native American Indian.</p> <p>In the event of the discovery of buried archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone it is recommended that project activities in the vicinity of the find be immediately stopped and a qualified professional archaeologist consulted to assess the resource and provide proper management recommendations. In addition the Placer County Planning Department and Department of Museums must also be contacted. Such recommendations for important resources could include resource avoidance (Mitigation Measure C-A), capping (Mitigation Measure C-B), or data recovery excavations (Mitigation Measure C-C). Work in the area may only proceed after authorization is granted by the Placer County Planning Department.</p> <p>Construction crews will be trained in the identification of archaeological resources prior to commencing ground-disturbing activities. This training will include: (1) proper identification of archaeological deposits; (2) the procedures to be followed in the event of such a discovery; (3) an understanding of the importance of protecting cultural resources; and (4) an overview of applicable laws, statutes and ordinances. Training will be conducted by a qualified archaeologist in person, and written materials will be provided to each trained crew member, who will be required to sign that he or she has received the training, understands it, and agrees to abide by it.</p>	Applicant	Planning Department	During grading activities	reports to Planning Department	is compensated	Applicant
<p>C-F: Retain a qualified professional paleontologist to conduct weekly inspections during grading activities and salvage fossils as necessary</p> <p>Placer County requires that the Applicant retain a professional paleontologist to implement a plan for managing paleontological resources, monitor grading activities, and salvage fossils as necessary. A paleontological report produced for the Proposed Project (Noble 1997) recommends that given the low probability of encountering paleontological resources on the Bickford ranch, weekly inspections by a qualified professional paleontologist during grading activities shall be sufficient to manage these unique resources. The Applicant shall, however, provide written evidence to the Placer County Planning Department that a qualified paleontologist has been retained to provide the required services.</p>	Applicant	Planning Department	During grading activities	At least weekly during construction; submit weekly reports to Planning Department	Paleontological resources are protected and/or salvaged	Applicant



**APPENDIX B
BICKFORD RANCH
DEVELOPMENT AGREEMENT**

**Development Agreement will be
inserted after Board action.**

**APPENDIX C
RESOLUTION ADOPTING
SPECIFIC PLAN**

**Resolution will be inserted after
Board action.**