

BICKFORD RANCH SPECIFIC PLAN

**APPROVED BY
PLACER COUNTY BOARD OF SUPERVISORS
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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.

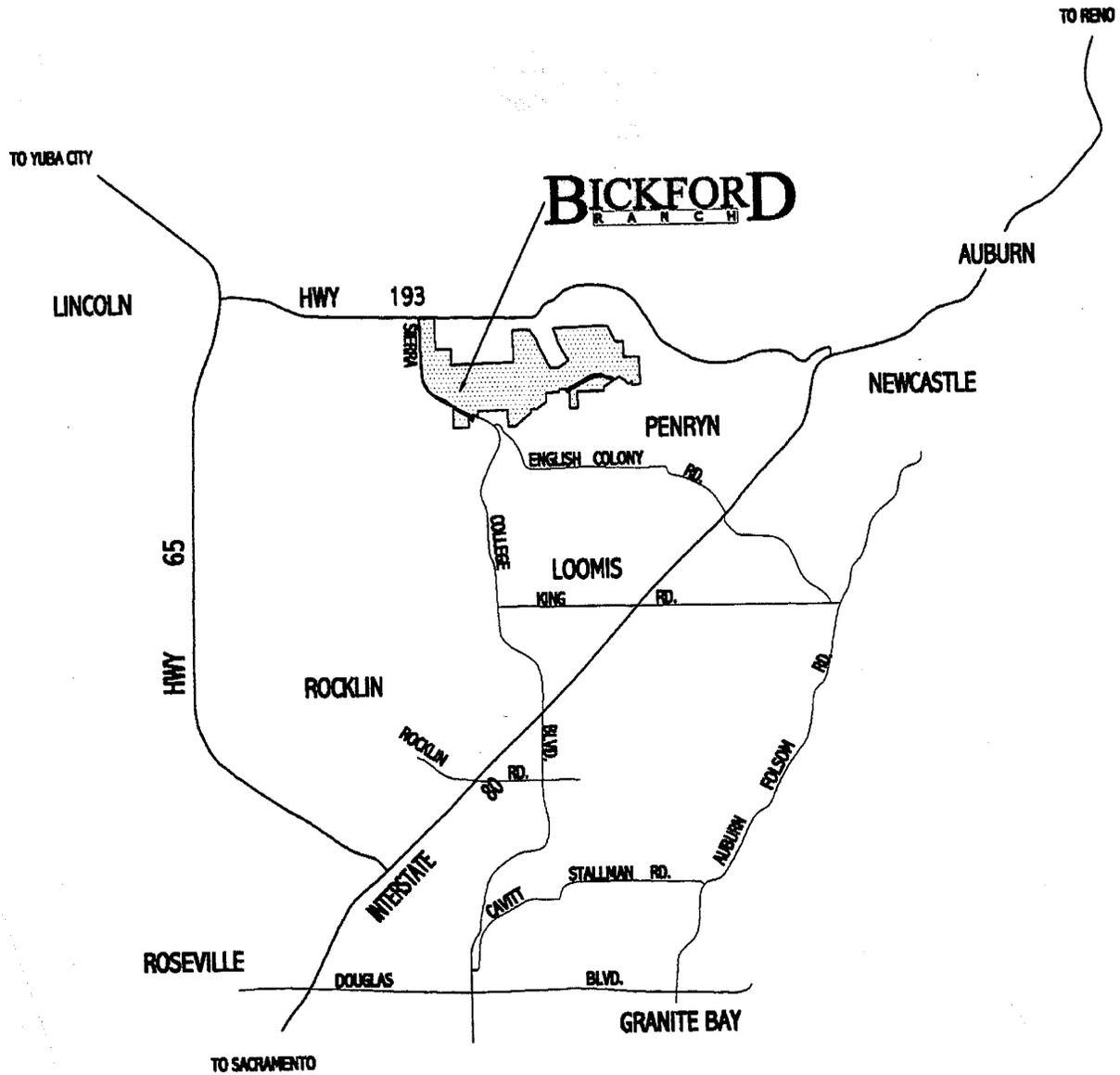
The Specific Plan is a comprehensive, definitive guideline for the total development of the Plan Area. The Specific Plan defines the development of the Plan Area by addressing requirements of the master planning process. Of particular importance to the County and developers, is the sizing of all major 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. 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 (Resolution No. 2004-296);
3. A Resolution adopting the Bickford Ranch Specific Plan and Design Guidelines (Resolution No. 2004-297);
4. Resolutions approving closure of Clark Tunnel Road at the northern and southern boundaries of the Plan Area and abandonment of a portion of Clark Tunnel Road (Resolution Nos. 2004-298, 2004-299, 2004-300);
5. An Ordinance Adopting the Development Standards for the Bickford Ranch Specific Plan (Ordinance No. 5330-B); and
6. An Ordinance Adopting the Bickford Ranch Development Agreement (Ordinance No. 5331-B).

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 October 19, 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.

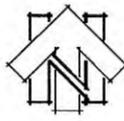
From the Plan Area, there are multiple locations to view the Sierra Nevada, Folsom Lake, downtown Sacramento, and the Sutter Buttes.

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.



NOT TO SCALE:

- LEGEND**
- GROUND CONTOURS
 - TREE DRIP-LINE
 - ANTENNA
 - MINES
 - APPROXIMATE GEOLOGIC CONTACT
 - Tmc** MEHRTEN FORMATION CONGLOMERATE
 - Tmv** MEHRTEN FORMATION MUDFLOW BRECCIA
 - Mzd** MESOZIC QUARTZ DIORITE (GRANITE BEDROCK)
 - STRUCTURES
 - MAJOR ROADS
 - DIRT ROADS
 - SWALE
 - WETLANDS
 - SLOPES 30% & ABOVE
 - FENCES
 - SECTIONS OF LAND
 - RAIL ROAD

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.