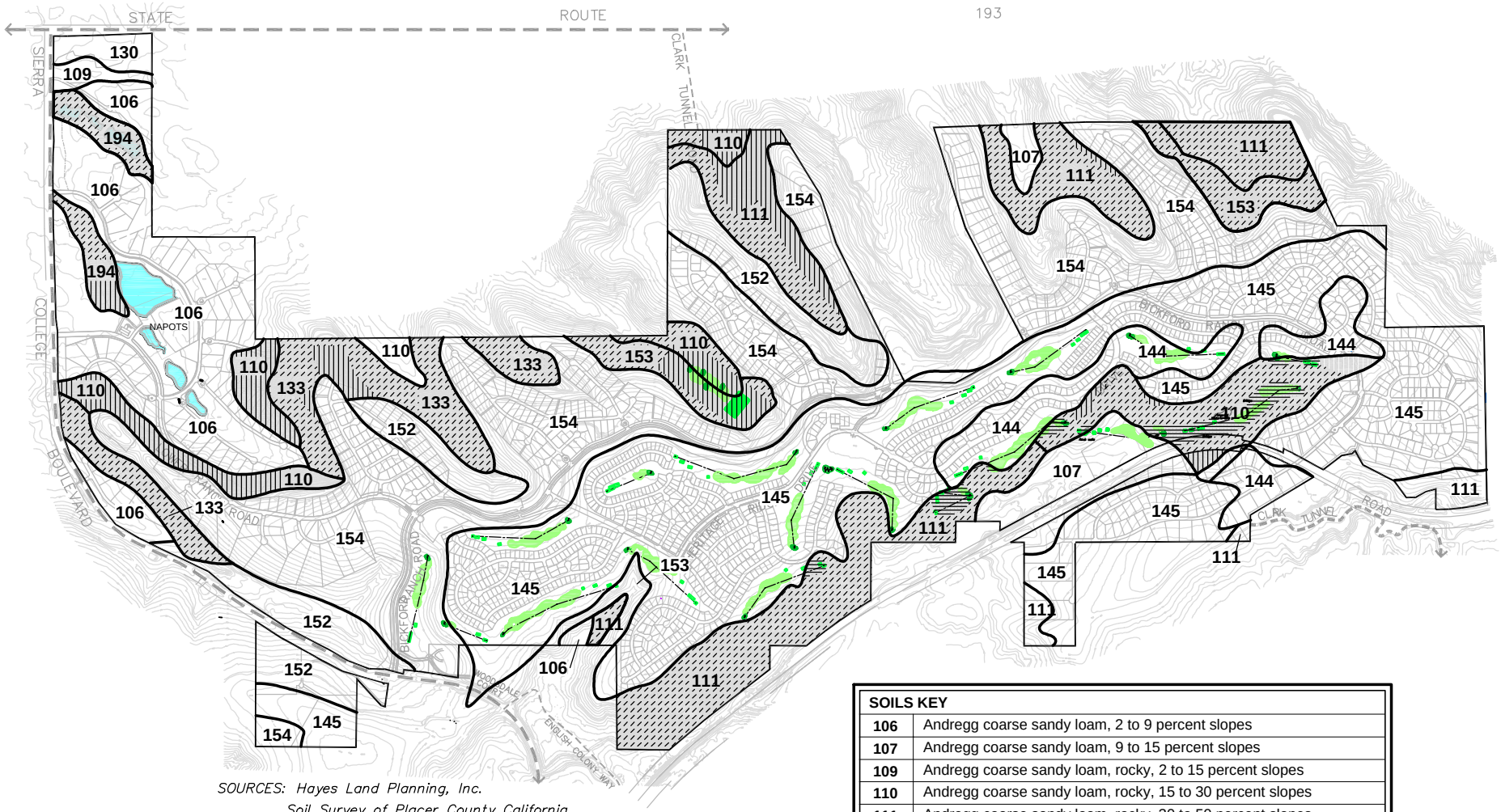


SOILS KEY	
106	Andregg coarse sandy loam, 2 to 9 percent slopes
107	Andregg coarse sandy loam, 9 to 15 percent slopes
109	Andregg coarse sandy loam, rocky, 2 to 15 percent slopes
110	Andregg coarse sandy loam, rocky, 15 to 30 percent slopes
111	Andregg coarse sandy loam, rocky, 30 to 50 percent slopes
130	Caperton-Andregg coarse sandy loams
133	Caperton-Rock outcrop complex, 30 to 50 percent slopes
144	Exchequer very stony loam, 2 to 15 percent slopes
145	Exchequer-Rock outcrop complex, 2 to 30 percent slopes
152	Inks cobbly loam, 2 to 30 percent slopes
153	Inks cobbly loam, 30 to 50 percent slopes
154	Inks-Exchequer complex, 2 to 25 percent slopes
194	Xerofluvents, frequently flooded

LEGEND

- Erosion Hazard High, Undeveloped Area
- Erosion Hazard High, Developed Area
- Erosion Hazard High, Golf Course
- Lakes
- Golf Course

051400SERH-01400

BICKFORD RANCH

0 1000 2000

SCALE IN FEET

MODIFIED SOILS EROSION HAZARD MAP

2000
21305-002-043

Bickford Ranch Specific Plan EIR
Placer County, California

DAMES & MOORE

REVISED FIGURE 10-5

BICKFORD RANCH

SR 193

Sierra College Blvd.

Union Pacific RR

Clark Tunnel Road

English Colony Way

LEGEND

Percent Slope
- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 -60
- 60 - 70
- 70 - 80
- 80 - 90
- 90 - 100
- > 100

Lot Boundaries
Water
Roads

Projection: Lambert Conformal Conic
Coordinate System: State Plane
Units: Feet
Datum: NAD27

0.2 0 0.2 0.4 0.6 Miles
0.3 0 0.3 0.6 0.9 Kilometers

MODIFIED STUDY AREA SLOPE MAP

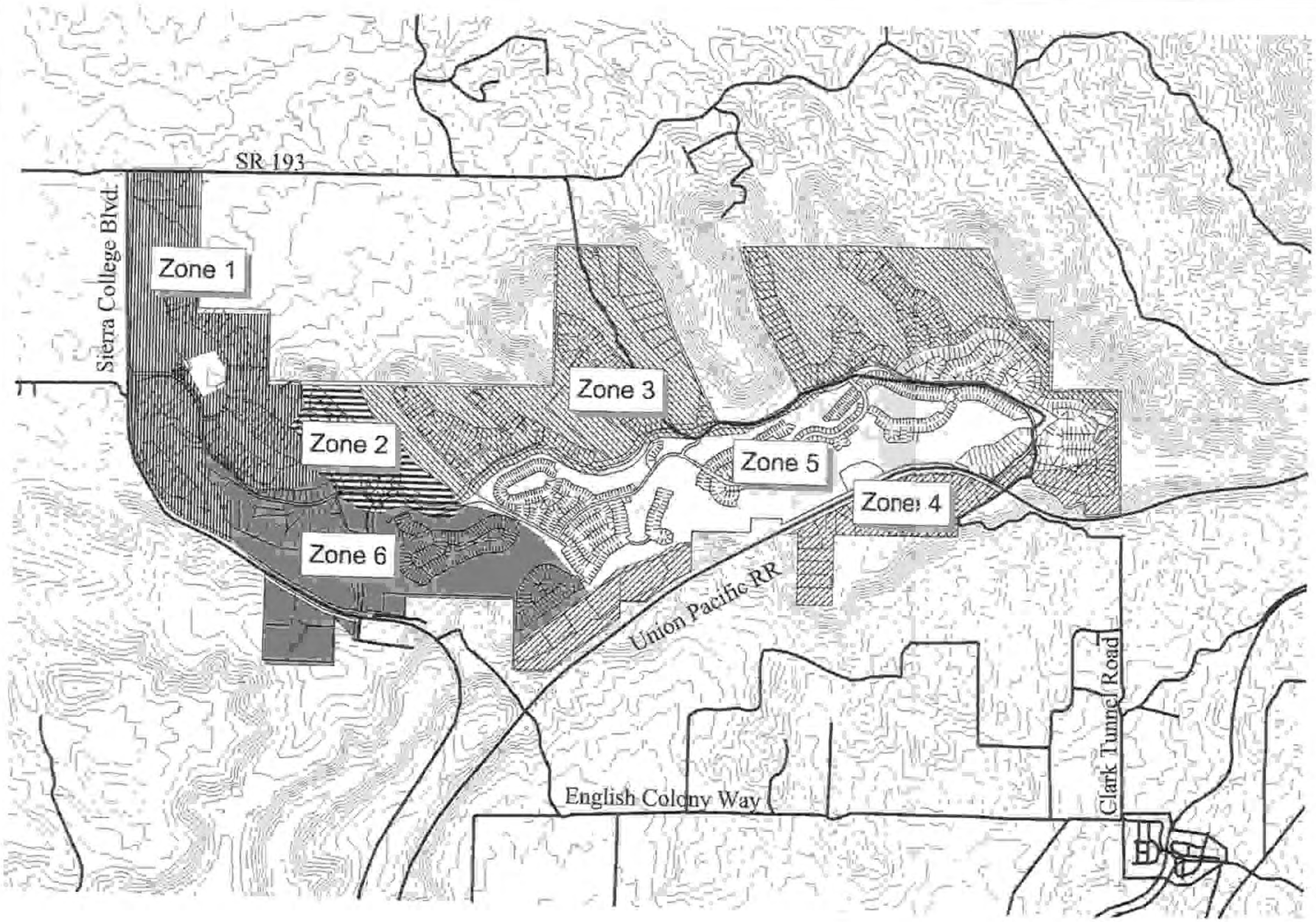
1999
Job No. 21906-002-038

Bickford Ranch Specific Plan EIR
Placer County, California

DAVIS & MOORE

FIGURE 10-6

Bickford Ranch Project
Modified Specific Landscape & Viewshed Zones



BICKFORD RANCH

LEGEND

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6
- Existing Roads

0 0.4 0.8 1.2 1.6 2 2.4 2.8 Miles

N W E S

MODIFIED
SPECIFIC LANDSCAPE & VIEWSHED ZONES

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Bickford Ranch Specific Plan EIR
Placer County, California

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REVISED FIGURE 15-4

Bickford Ranch Project
Modified Visibility Map 1

BICKFORD RANCH

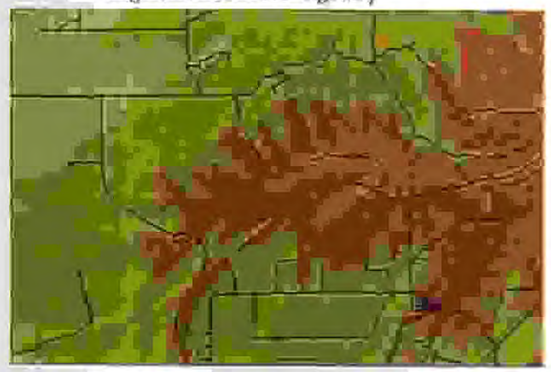
Legend

- Viewpoint Location - Sierra College Blvd. & Indian Oaks Drive
- Foreground Visibility from Sierra College Blvd. & Indian Oaks Drive
- Middleground Visibility from Sierra College Blvd. & Indian Oaks Drive
- Background Visibility from Sierra College Blvd. & Indian Oaks Drive
- Lot Boundaries
- Proposed Roads
- Lakes

Proposed Projects Development

- Golf Course
- Park
- Heritage Ridge Residential Development
- Ridge Residential Development
- Meadows Residential Development
- Natural Open Space
- Commercial
- Community Recreation Center
- Placer County Water Authority

Regional Elevation Range Key



Viewshed from Sierra College Blvd. & Indian Oaks Drive

0 0.4 0.8 1.2 1.6 2 2.4 2.8 Miles

N W E S

MODIFIED VISIBILITY MAP 1

1999
Job No. 21305-002-038

Bickford Ranch Specific Plan EIR
Placer County, California

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REVISED FIGURE 15-10