

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

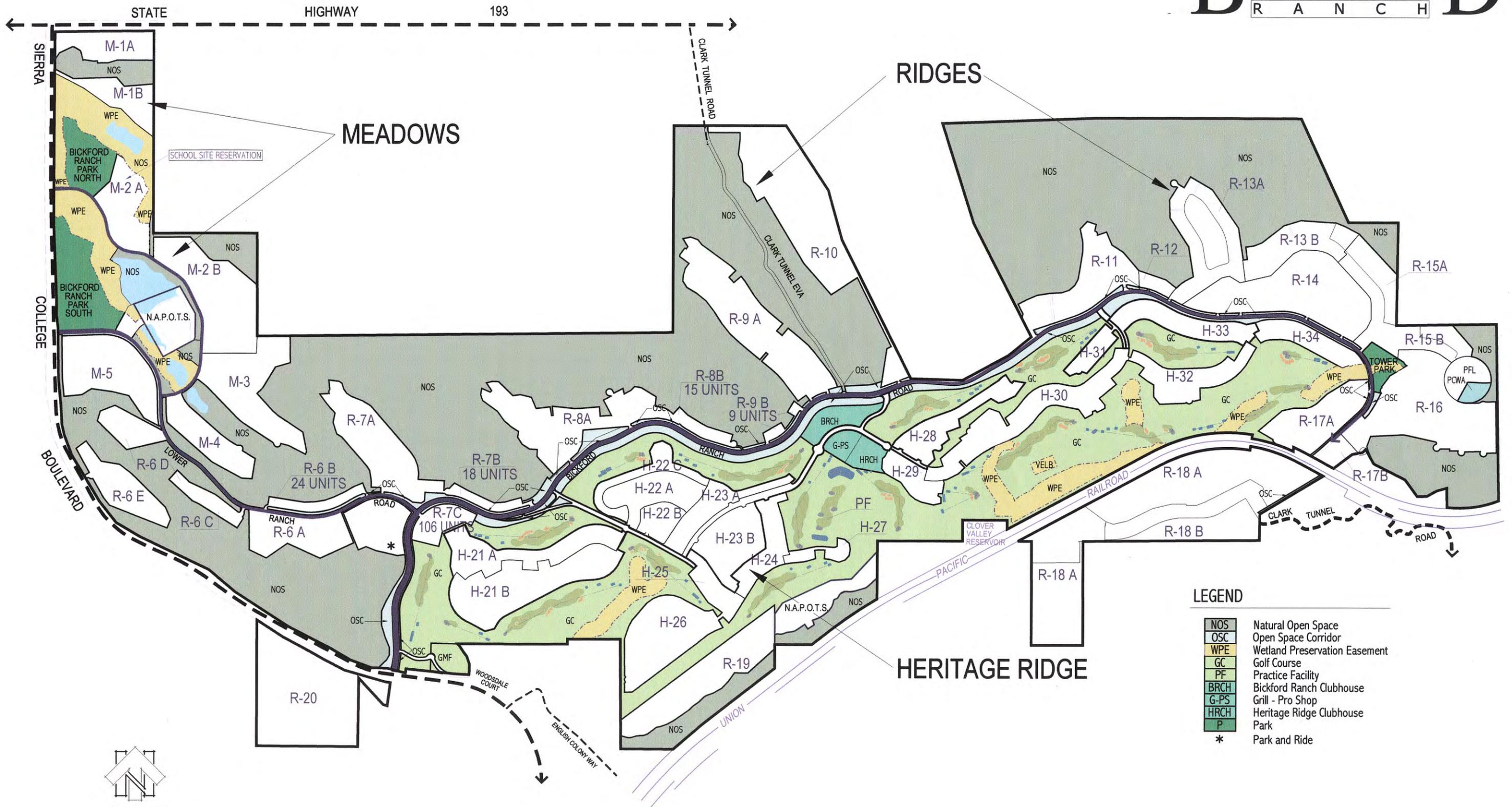
are planned along Bickford Ranch Road and Lower Ranch Road, within the Plan Area's 33.6 acres of open space corridors.

Acreage 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	Acreage	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



LEGEND

NOS	Natural Open Space
OSC	Open Space Corridor
WPE	Wetland Preservation Easement
GC	Golf Course
PF	Practice Facility
BRCH	Bickford Ranch Clubhouse
G-PS	Grill - Pro Shop
HRCH	Heritage Ridge Clubhouse
P	Park
*	Park and Ride

NOT TO SCALE

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

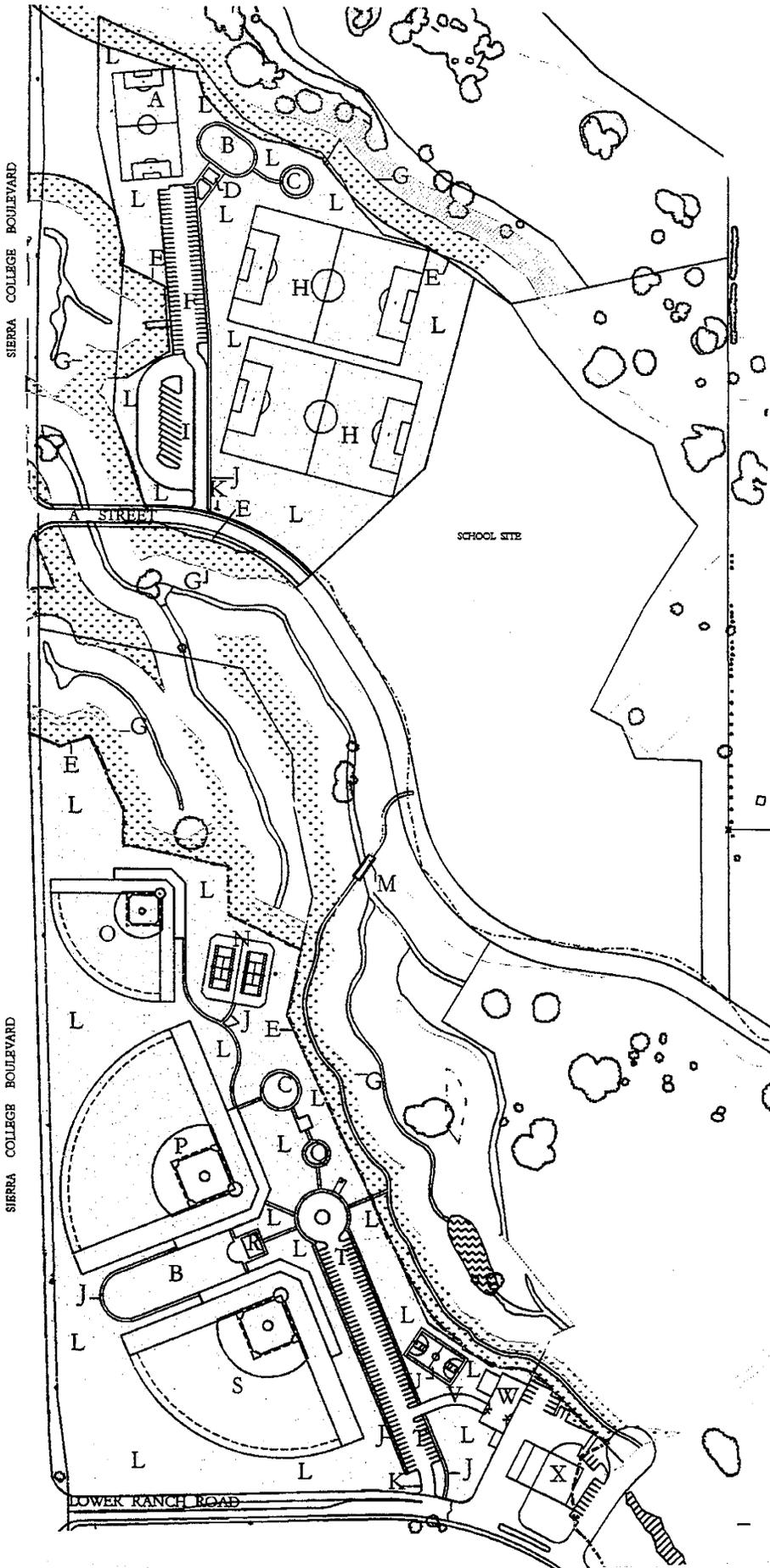
On the east side of the Plan Area, where Bickford Ranch Road loops to the south, a 3.76± acre public, neighborhood park is planned. The neighborhood park, known as Tower Park, is intended to provide visual open space, a neighborhood focal point and recreational facilities, which lend themselves to small-scale 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.

BICKFORD RANCH

**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

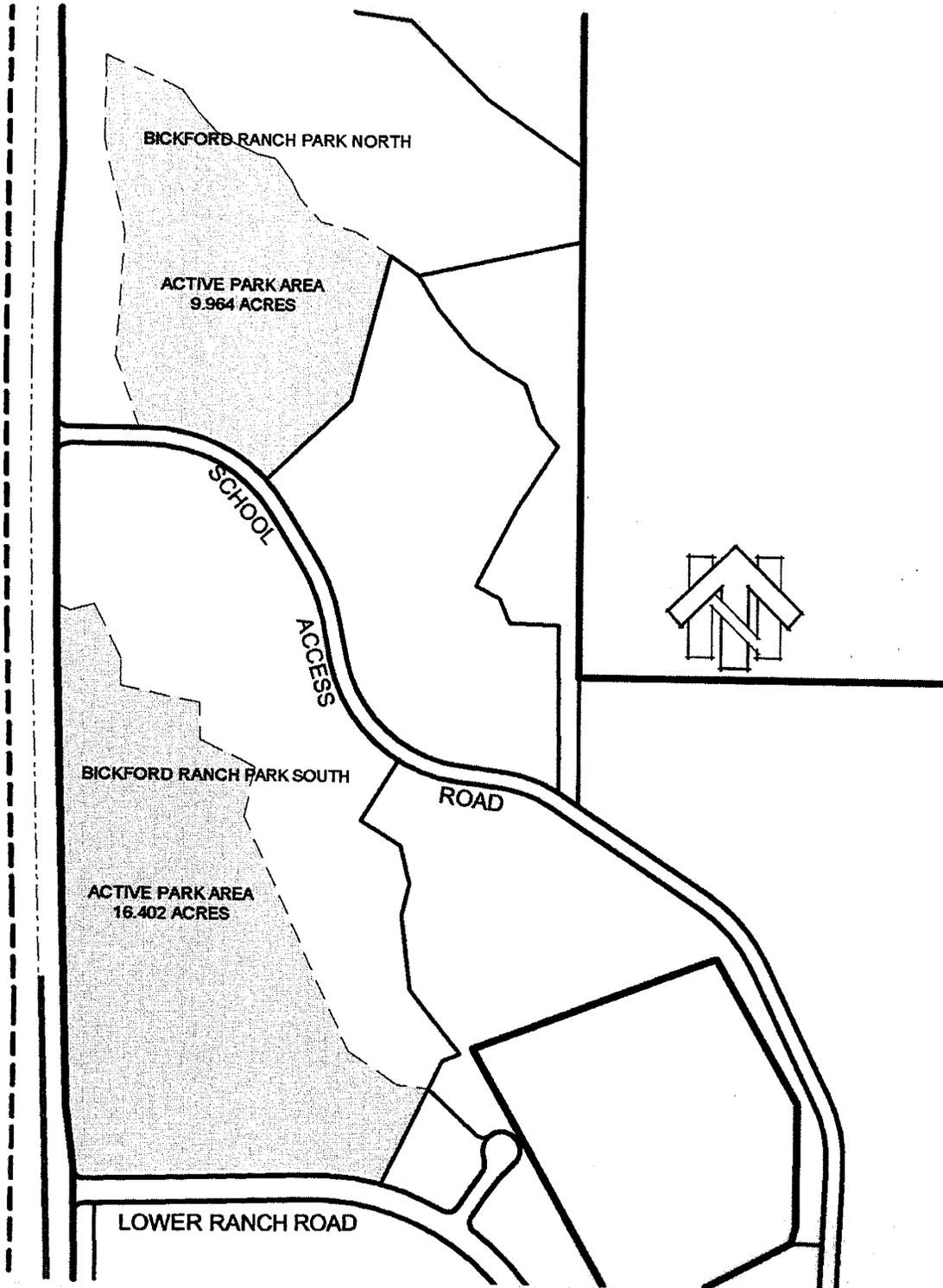
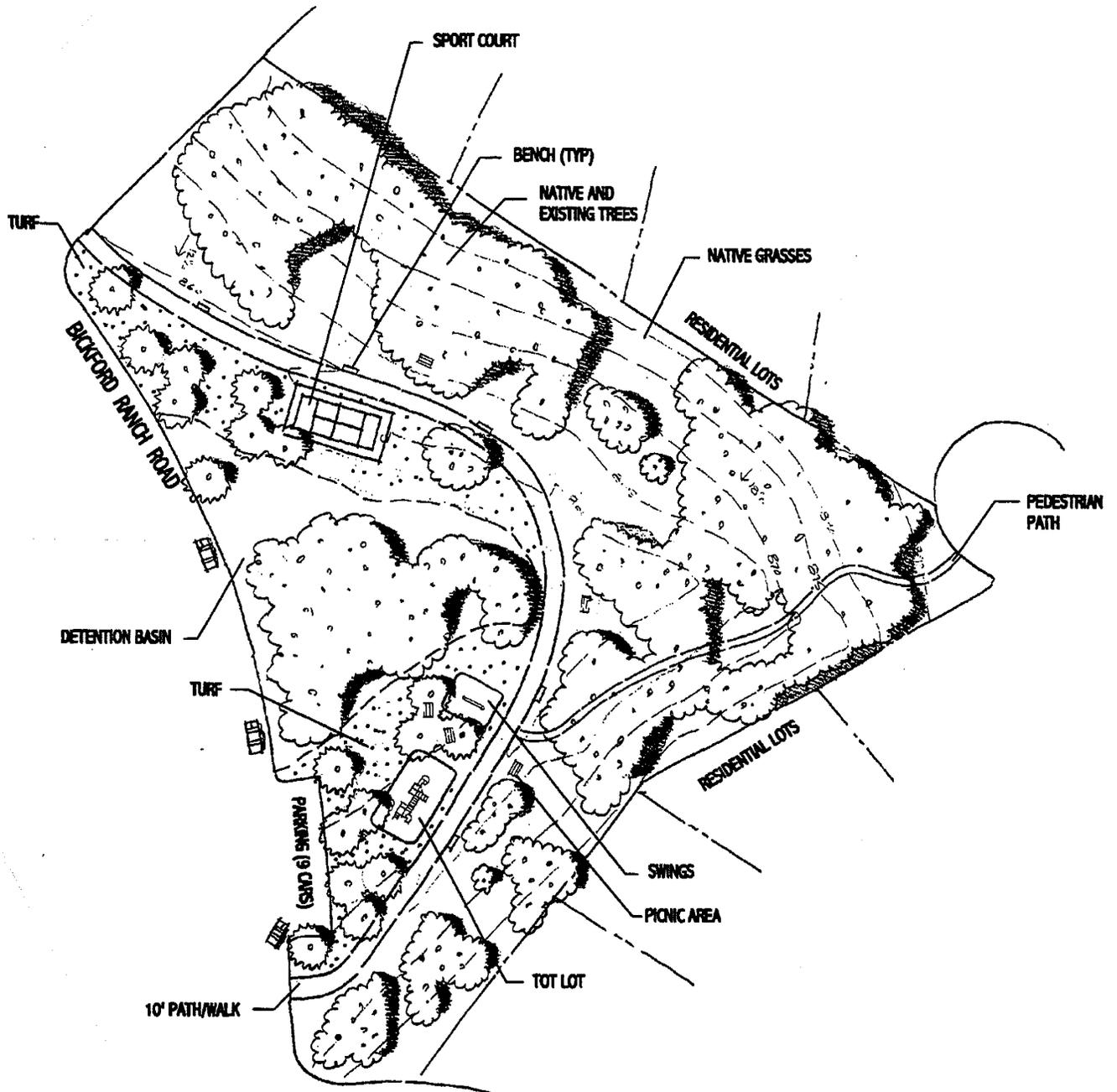
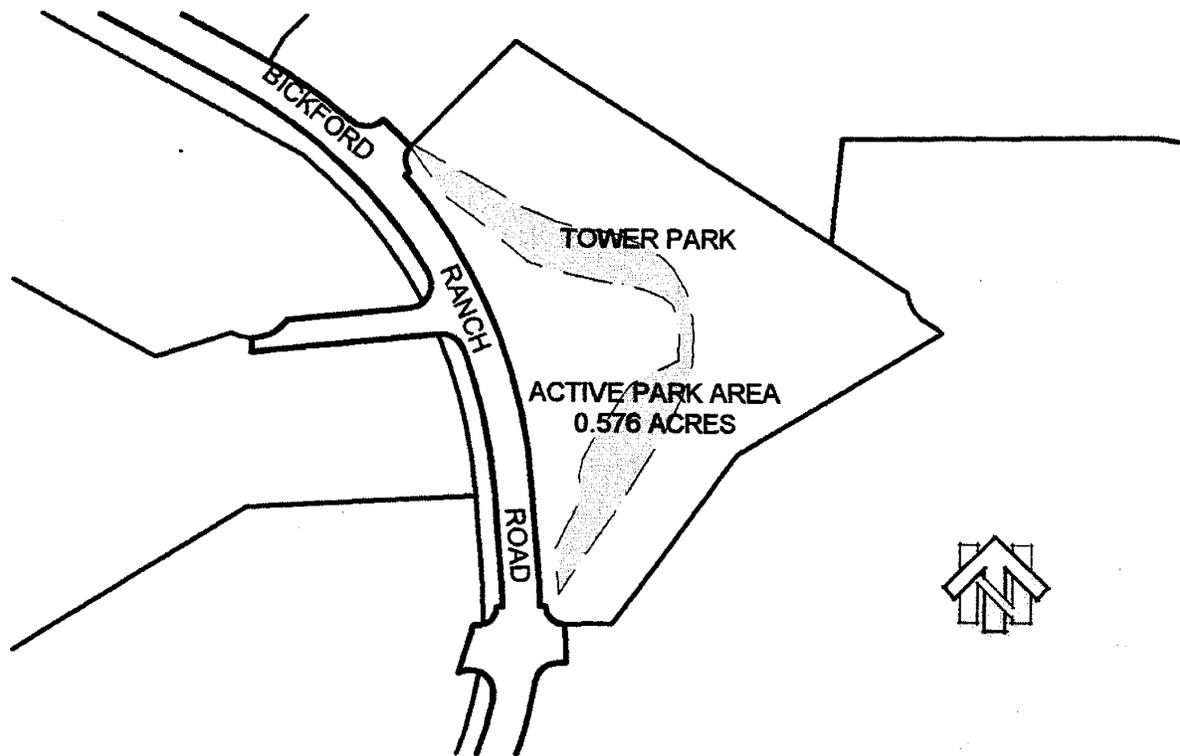


FIGURE 4.4
CONCEPTUAL SITE PLAN FOR TOWER PARK



**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

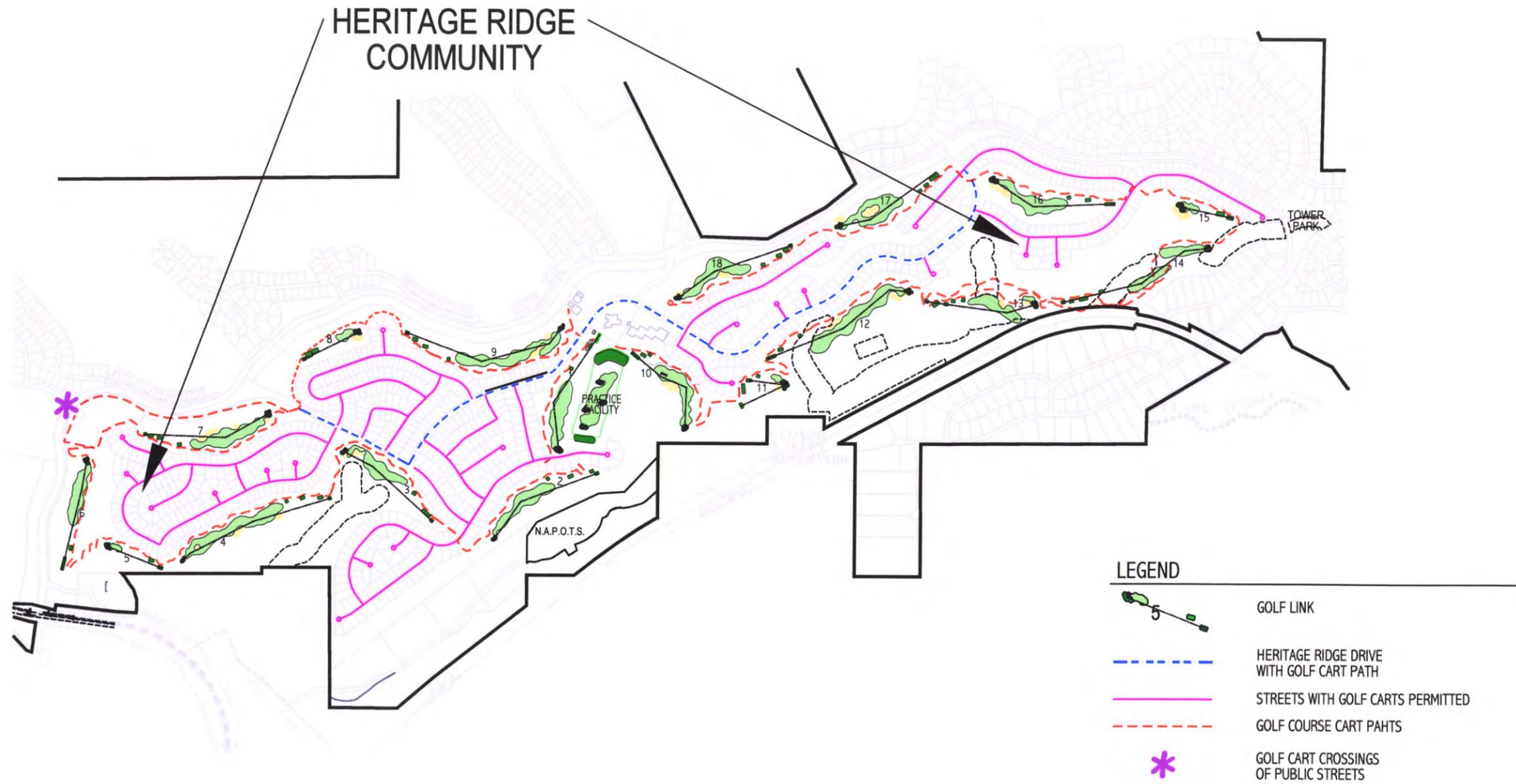
The Arthur Hill Championship 18-hole golf course encompasses approximately 311.8± acres, including practice facility, and winds along the south side of Bickford Ranch Road, along Boulder Ridge through the center of the Plan Area. The first nine holes of the course begin near the Clubhouses/Recreation 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



NOT TO SCALE

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

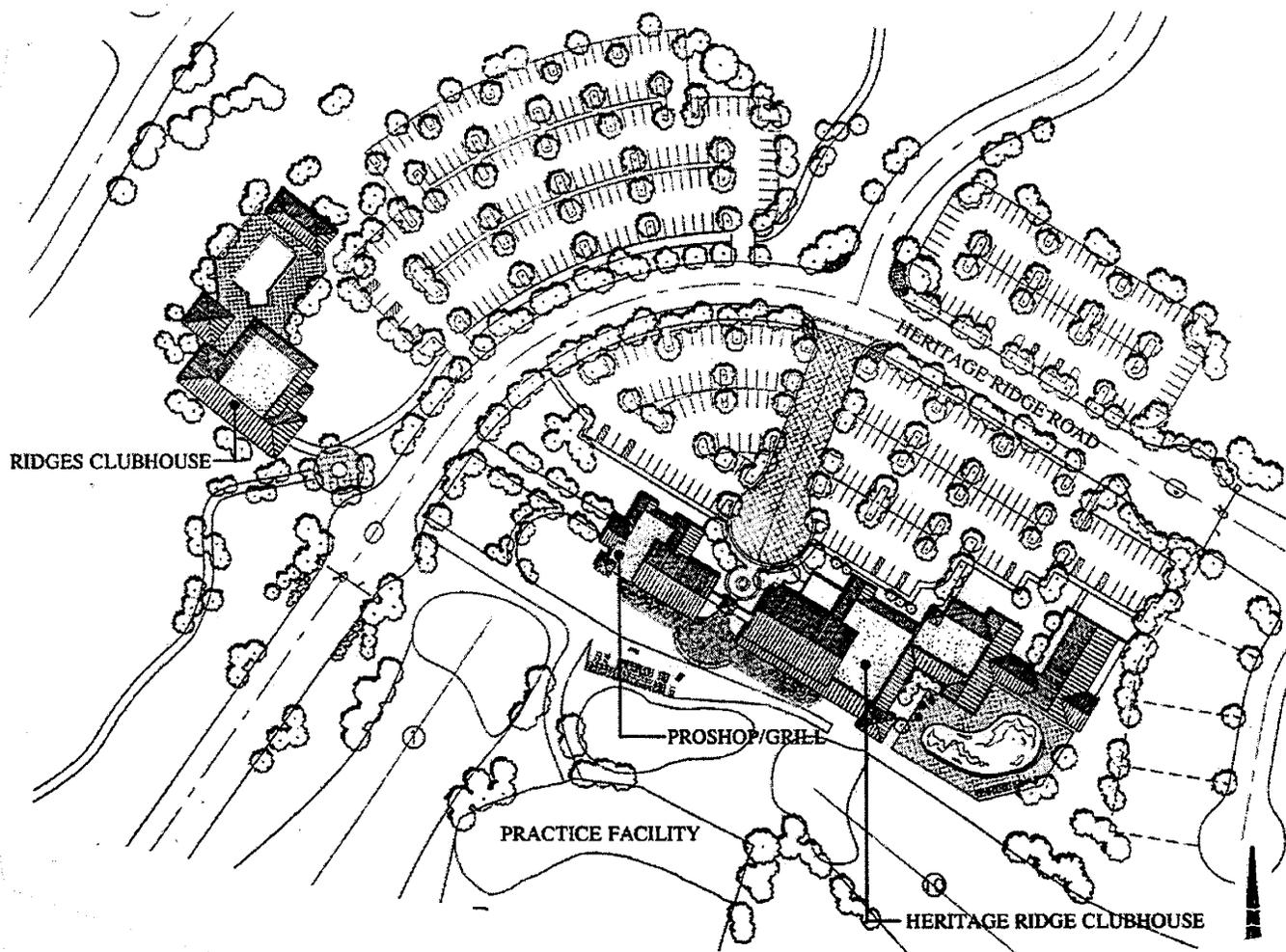
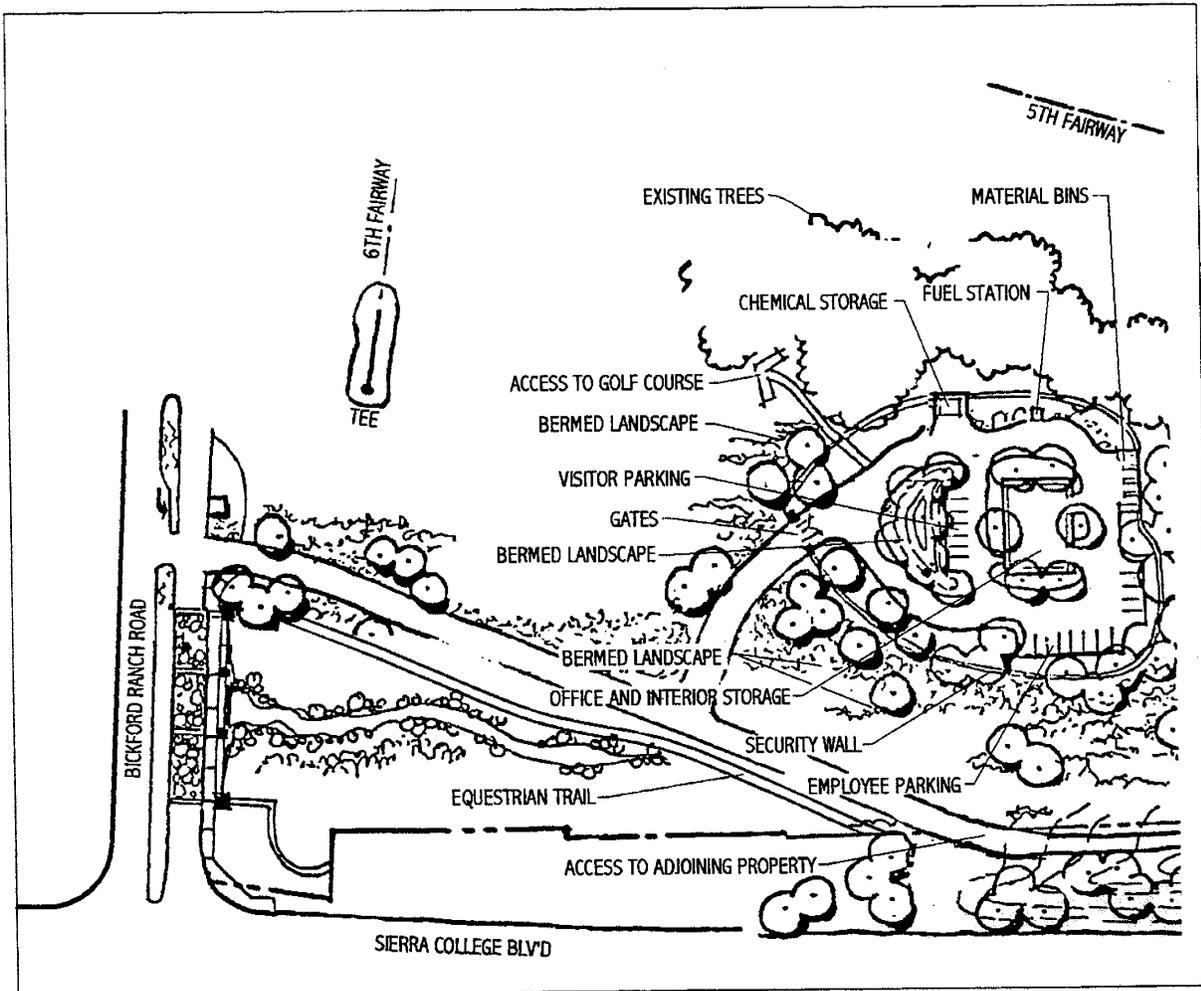


FIGURE 4.8
HERITAGE RIDGE
GOLF COURSE MAINTENANCE FACILITY



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