CHAPTER 4

COMMUNITY & OPEN SPACE DESIGN

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Establishing a Sense of Place. The following Community Design Guidelines are included in this Specific Plan to ensure that the creative vision for Rio d’ Oro is successfully conveyed through the design of streets, parks, and other public spaces. These guidelines provide future builders and designers with clear direction regarding the site planning and landscaping of these places to establish a consistent, high quality design character that will convey a common theme, establish a strong sense of unity, and achieve the guiding principles of the Specific Plan.

4.1 Purpose and Intent

The overall intent of the Community Design Guidelines is to create a unifying theme for the Rio d’ Oro Specific Plan Area by integrating common design elements in parks, streets, and other public spaces. These elements will establish the overall “look” and “feel” of the community.

These guidelines are not intended to be strict requirements, but allow flexibility for architects, landscape architects, developers, builders, and others involved in the design process. Although variation and customizing within the context of the guideline are encouraged, once established by the first phases of improvements, the same or similar designs should be repeated throughout the community to maintain a consistent look throughout. Through collaboration between the master developer, the builder(s), and the County, Rio d’ Oro is destined to set the bar for community themeing in Butte County. These Community Design Guidelines are intended to work in concert with the Development Standards contained in Chapter 6.
4.2 Hierarchy of Planning

As described in the Land Use Chapter, the Rio d’ Oro Community has been organized into a hierarchy of planning levels:

“Community” represents the broadest planning level and encompasses the entire planning area. The Land Use Plan establishes the physical form of the Community. The focus of this community is the Commercial Village, which serves as the activity and social center for all members of the community. The Community should be designed to achieve an overall theme that unites the community by creating a sense of cohesiveness.

The Community is then broken down into “Villages.” These villages are predominantly residential in nature and are centered around a focal use. This focal use consists of a common recreational or educational element available for the use and enjoyment of the entire village. This focal use not only establishes an identity of the village but serves as a social center for the village. To further establish a unique identity, each village should employ its own unique architecture and landscape character within the context of the overall community theme.

Villages are further divided into “neighborhoods.” Neighborhoods are the building blocks of the community since members of the neighborhood tend to associate more readily with one another due to their physical proximity. Neighborhoods provide the diversity needed to establish interesting and dynamic villages.

The final level of the planning hierarchy are the individual home sites and multi-family sites within each neighborhood. Each home site should also strive to achieve an individual identity in the larger context of the neighborhood. This individuality is paramount to the overall success and charm of neighborhoods by providing diversity, interest, and a strong sense of place.

This hierarchy should be expressed within the overall design of community features while still maintaining a consistent, unifying theme at each level. This hierarchy and unification will help people recognize their location within the large community, establishing a sense of place at every level.
4.3 Community Theme

The architectural and landscape theme for Rio d’ Oro began with analysis and review of the history of Butte County, the City of Oroville, and the Feather River to understand how the historic lifestyles, commerce, transportation methods, cultural values, architectural styles, and character of the past shaped the surrounding area and how these influences can apply to the new master planned community. Incorporation of and respect for elements of the past, when combined with new community design concepts and guiding principles, can dramatize “placemaking” and new community character. Historic reference can lend richness and “roots” to the plan. Therefore, these unique elements were used as the basis for establishing the Small Town Early Americana design theme that is to be reflected in the architectural and human-made landscapes within Rio d’ Oro.

The charm and timeless beauty and elegance of Early California lands has been recorded for hundreds of years in art and writing. Inherent to the early California landscape are the oak studded grasslands, the gently rolling hills, and the backdrop of majestic mountains. It is these landscapes that have attracted people to this place and inspired the historical essence of California’s past: a deep respect for the land, for plant and animal life, and a love of the ideal climate. The following Community Design Guidelines will achieve a memorable identity and ecological fit. These guidelines recognize the value of the existing heritage landscape of oak woodlands. Having been in existence for several hundred years, the arroyo and woodlands dominate the residential and open space experience. The Rio d’ Oro Project will preserve and expand these habitats as residential lots are developed. These Guidelines encourage native plantings within the public common areas as well as on residential lots. Ornamental landscape character will be kept to a minimum so that when viewed from streets, trails, or surrounding neighborhoods, the native landscape remains dominant.
Embedded in the Butte County's architectural heritage and throughout all of California is the timeless character and style of early American architecture. This early Americana "theme" reflects the climate, topography, and cultural heritage of nearby Oroville and Butte County in its early years, and has been repeated over and over in the design of public and private buildings, shopping and retail development, recreation and park facilities, and private homes. Early American architectural styles with its simple forms and relatively steep roof pitches also make contemporary interpretations of these styles best suited for sustainable building techniques. If executed with a high level of design awareness and skill, this recollection of early Americana is most suitable as the overarching design for the built environment in Rio d’ Oro.

The “Sustainable Small Town Americana” theme for Rio d’ Oro and “re-creation” of the recent past will be reflected as follows:

- Utilization of the arroyos and other natural features as community amenities, primary pedestrian corridors, and an educational tool, thereby reminding residents of their connection to the environment and reinforcing the concept of environmental stewardship.
- The Commercial Village as a “new reinvention” of a traditional main street.
- Rio d’ Oro as a new, 21st Century destination point in Butte County; a new community and opportunity for growth, jobs, businesses, and homes.
- An environmentaleducationcenter, interpretivetrailsignage, andothercommunity amenities focused on sustainable living.
- Centralized Village and Neighborhood Greens that serve as social gathering places and establish a small town sense of community.
- Preserved views of the Butte’s, Table Mountains, and surrounding rolling foothills as a way of orienting oneself within the larger community and establishing a sense of place.
- Droughttolerantlandscapetalessthatreinforcethedry, native, rustic character of the surrounding area, past and present.
- The use of native materials in the design of walls, monuments, and other community features.
- An early Americana architectural character for public and private buildings, park and recreation structures, and new homes that reflect the architectural heritage of nearby Oroville and Butte County.
- Design features that respond to the warm climate by reflecting a strong indoor/outdoor relationship in the design of buildings and commercial centers.
- Shading by native and exotic tree species to provide cover and shade for residents as relief from the local warm climate.
- Community features that indicate the hierarchy of community structure and include the use of native materials.
4.4 Community Features and Monumentation

Community features are landscape design components that create and enhance the character and identity of Rio d’ Oro and establish the overall cohesiveness of the Rio d’ Oro Community. Rio d’ Oro is designed to be reminiscent of the farming, ranching, and small town heritage in the region during the early 1900’s. Design character for the project emerges from the agrarian and small town themes through interpretation of architectural styles and ranch settings typically found in the American West at the turn of the last century. The Arts and Crafts movement in architecture and the Garden City movement in city planning were dominant influences. The Craftsman style of architecture was the most notable at that time on the West Coast. This style also allows the use of natural materials found on the site to remind people of their connection to nature and promote the idea of a sustainable community.

Community features are situated primarily within the street rights-of-way and other public spaces throughout the Specific Plan Area. These elements include: entry graphics and monuments, project identity walls, stone veneer columns and walls, retaining walls, fences, accent paving, bridges, street furnishings such as transit shelters, mailboxes, benches, trash receptacles, street lights, and street signage. It is critical that these elements, when visible from the public realm, remain consistent in design and appearance to reinforce the community theme. The arrangement of Community elements shall convey spatial order, sequence, enclosure and focus that define the imagery of the open spaces and neighborhoods of Rio d’ Oro, in addition to reflecting the character of historic Oroville.

These public realm features help to create a livable and walkable community by enhancing the pedestrian environment, sensitively addressing site grading, preserving and tying into existing open space systems, and providing accessible and attractive streetscapes and residential neighborhoods. All community elements shall utilize materials and colors that relate to the natural environment and stylistic building design.
4.4.1 Entry Monuments

Entry Monuments are built structures located at the corners of major entrances into specific areas. Monuments are typically located at the corners of intersections, in central medians, or both. The intent of these monuments is to announce arrival into a particular area and assist people in recognizing this area; therefore, monuments often include signage or symbols to convey this information. Monuments in Rio d’Oro should incorporate local or recycled materials to reflect the sustainable theme of the community. There are three types of entry monuments in Rio d’Oro: Community Entries, Village Entries and Neighborhood Entries.

GREEN CONCEPT

Use recycled and/or local materials in the design and construction of community monuments.
Community Entries

There are two primary or community entries, one located at the northern edge at the commercial land use, and one at the south edge of Village I. See Exhibit 4-1: Community Entry Concept and Exhibit 4-2: Conceptual Community Entry Monument. The design of primary entries is intended to identify the project in the context of native vegetation and the arroyo landscape. This is achieved by adhering to the following guidelines:

- Create a series of walls and portals that enhance the entry experience.
- Minimize travel lanes and maximize landscape elements, including a generous median width.
- Use formal tree planting on the northern side of the entry street and within the median. Use informal tree planting of native oaks along the southern edge of the street to blend with the arroyo landscape.
- Use of stone veneer or natural stone for entry walls. The community name should be displayed in the median.
- Use terraced walls to transition up the slope to Village 1.
- Plantings should include a majority of low-water-demanding broadleaf evergreen native species. Minimize the use of turf.
- Project identification signs shall consist of a sandblasted stone tile placed on the community entry monument in the median. The panel shall display a community logo and be inset into the stone veneer. The project logo may consist of initials and/or sculptural relief images of animals or plants indigenous to the site and area. This sign shall be consistent for both entries.
- The Community Entry Concept shown in Exhibit 4-1 and is composed of a portal element with an engaged low planter on one side. Recesses in some of the wall faces are provided for down lights.
Exhibit 4-1: Community Entry Concept
Exhibit 4-2: Conceptual Community Entry Monument
Village Entries

Village entries occur in numerous locations throughout the Specific Plan to announce entry into each of the four Residential Villages and the Commercial Village. The design of village entries is intended to identify the village in the context of the larger Rio d’Oro Community. To this end, Village Entries should reflect the same design character as the Community Entries but at a smaller scale. See Exhibit 4-3: Village Entry. Monument Concept. The exact location of these entries will be determined as part of the site planning process. The following guidelines apply to the design of village entries:

- Create a series of walls and portals similar to the community entry that enhances the entry experience.
- Minimize travel lanes and maximize landscape elements. A short median may be provided that is less pronounced than those provided at the community entry.
- Use formal tree planting on each side of the entry street and within the median.
- Use of stone veneer or natural stone for entry monuments. The Village name should be displayed.
- Plantings should include a majority of low-water demanding broadleaf evergreen native species. Minimize the use of turf.
- Scale entry monuments in relation to the adjacent structure while still maintaining a pedestrian scale.
- Village identification signs shall consist of a similar design and material as the community entry but at a smaller scale. The Village sign may include the name and/or a logo consisting of initials and/or sculptural relief images of animals or plants indigenous to the site and area. Although the logo or name of each village shall be unique to that village, the design and materials of the sign and its mounting shall be consistent throughout the community.
- The Village Entry Concept shown in Exhibit 4-3 is 8-feet to 10-feet high with three sloping faces. A recess in the wall surface that faces the street can include an uplight and village identification tile. Four columns are used for each entry.
Exhibit 4-3: Village Entry Monument Concept
Neighborhood Entries

Neighborhood entries are not required for all neighborhoods but may be used to identify specific neighborhoods as desired by individual builders. These will likely occur most frequently in the multi-family neighborhoods of Village 4. The design of neighborhood entries is intended to identify the neighborhood in the context of the village and the larger Rio d’ Oro Community. To this end, Neighborhood Entries should reflect the same design character as the Community Entries and Village Entries. See Exhibit 4-4: Neighborhood Entry Monument Concept. The exact location of these entries will be determined as part of the Tentative Map and Final Map process for each neighborhood. The following guidelines apply to the design of Neighborhood Entries:

- Create a wall or series of walls that enhances the entry experience.
- Minimize travel lanes and maximize landscape elements. Bulb-outs are preferred to medians.
- Use formal tree planting on each side of the entry street.
- Use of stone veneer or natural stone for entry monuments. The Neighborhood name may be displayed or symbols may be used that are unique to that neighborhood.
- Plantings should include a majority of low-water demanding broadleaf evergreen native species. Minimize the use of turf.
- Neighborhood identification signs shall consist of a similar design and materials as the community and village entries but at an even smaller scale. The Neighborhood sign may include just the name or provide a logo consisting of initials and/or sculptural relief images of animals or plants indigenous to the site and area. Although the logo or name of each neighborhood shall be unique to that neighborhood, the design and materials of the sign and its mounting shall be consistent throughout the community.
- The Neighborhood Entry Concept shown in Exhibit 4-4 is 6-feet high with three sloping faces. A recess in the wall surface that faces the street can include an uplight and village identification tile. Four columns are used for each entry.
Exhibit 4-4: Neighborhood Entry Monument Concept
4.4.2 Walls and Fences

In addition to the use of walls and columns in primary community, village and neighborhood monuments, a variety of compatible walls, columns and fences should also be used throughout the Specific Plan Area to serve as visual anchors, define spaces, and establish a sense of arrival. Columns and walls should be used to announce entry into parks, trails, and other open space areas. Walls and fences should be used to define edges, provide privacy and security, attenuate sound as necessary, and retain dirt.

A variety of walls and fences are used for various purposes throughout the Rio d’ Oro community. Although large expanses of wall are discouraged to maintain the open and welcoming feeling of the Rio d’ Oro community, walls may be necessary to retain dirt, provide monumentation, define private spaces, and provide sound attenuation. Fences will also be required to provide security and privacy as necessary throughout the planning area.

Since these elements unify the community design aspects of Rio d’ Oro, all publicly visible walls and fences, regardless of their function, should be consistent in design, materials, and appearance to maintain a unified theme for the community. This includes all walls and fences visible from the street, public trails, parks, or other public spaces. Walls and fences in Rio d’ Oro should incorporate local or recycled materials to reflect the sustainable theme of the community. Use of local stone found on the site links this project to the past while minimizing the cost of importing materials.

Additional design guidelines that apply to all walls and fences are as follows:

- Pilasters and columns shall have a 12-degree batter on sides indicated until it connects with the finished grade.
- All columns are 2' - 0” square at the top. The height and shape of each column and pilaster vary. The flat sides of stones are used to top off these walls.
- Where walls are placed on a slope, pilasters and walls shall step at 6-inch minimum increments. Stone veneer pilasters shall be 6 inches above the higher adjacent wall or fence panel. All visible surfaces of walls, columns, and pilasters shall have stone veneer.
- The pattern of the stone veneer shall simulate dry-stacked cobblestone. The veneer may be placed on either concrete masonry units or cast concrete. Color and texture of the flagstone caps shall be compatible with on-site stone.
- Accent lighting may be included within recesses of freestanding columns at entries and bridge crossings.

**GREEN CONCEPT**

Use recycled and/or local materials in the design and construction of walls and fences.
High Stacked Stone (Dry) Walls

High Stacked Stone (Dry) Walls, as shown in Exhibit 4-5: Typical High Stacked Stone (Dry) Wall is constructed by stacking stones from either mine tailings or other on-site stones excavated during construction. These type of walls are often seen in agricultural areas and reflect the agricultural history of the area. High stacked stone walls are used to demarcate the edges of parks and open space areas where appropriate and identify points of interest such as trail heads and park entrances.

The following dimensions and materials shall apply to high stacked Stone (Dry) Walls:

- Height: 30 inches, measured from finish grade to the top of cap.
- Width: 30 inches at the base of wall tapering to a cap width of 18 inches.
- Materials: Stones from mine tailings and other on-site stones excavated during construction.

Exhibit 4-5: Typical High Stacked Stone (Dry) Wall
**Feature Walls**

Feature Walls refer to retaining walls, sound attenuation walls, or privacy wall elements along streets and within public spaces. Exhibit 4-6: Typical Feature Wall shows the typical design for feature walls within Rio d’ Oro. Although large expanses of wall are discouraged to maintain an open, interconnected community, they may be necessary in limited locations. Feature walls shall be placed outside of the public right-of-way and beyond the edge of any public facility easements (PFE). In some situations, the feature wall may abut an entry wall. Feature walls are also associated with step and ramp entries into buildings, and as such, will act as retaining walls. Feature walls may step to follow the slope of adjacent trails and roads. The following dimensions and materials shall apply to both freestanding and retaining conditions, unless engineering or acoustical conditions require otherwise:

- **Maximum Height:** 36 inches, measured from finish grade to the top of cap unless otherwise required for retaining or sound attenuation purposes.
- **Minimum Height:** 14 inches, measured to the top of wall cap, or 12 inches of exposed veneer. The wall shall step down a minimum of 12 inches when the wall height reaches 36 inches.
- **Minimum Width:** 10 inches, with the cap width of 12 inches.
- **Details:** Ends of the wall shall have a 9-degree batter.
- **Materials:** CMU core, although a poured-in-place concrete wall may be used if practical. Wherever a feature wall is visible from the public right-of-way, it shall be finished with the standard stone veneer, with culture stone cap. Only visible portions of the feature wall need to have a veneer finish.

Exhibit 4-6: Typical Feature Wall
Seat Walls or Plinths

Seat Walls or Plinths, as shown in Exhibit 4-7: Typical Seat Wall or Plinth, are 2’ to 4’ high and vary in length. These walls should be used within parkway strips and medians. The lower wall is suitable for sitting. The 4’ high wall is suitable for signage or configuring outdoor space. Walls used in medians or within sightline setbacks at intersections should not exceed 2’-6” in height. This wall has a flagstone cap. Each end of the wall should slope.

- Height: 24-48 inches, measured from finish grade to the top of cap.
- Width: 30 inches at the base of wall tapering to a cap width of 18 inches.
- Materials: Stones from mine tailings or other on-site stones excavated during construction.

Exhibit 4-7: Typical Seat Wall or Plinth
**Bollards**

Bollards, as shown in Exhibit 4-8: Typical Bollard, refer to dry stacked freestanding columns typically 1’ to 4’ in height. Bollards may be used as an entry statement for trail heads, park entries or other areas that require an entry statement. Bollards may also be used for traffic control.

![Exhibit 4-8: Typical Bollard](image)

**View Fences**

View Fences, as depicted in Exhibit 4-9: Typical View Fence, should be used adjacent to open space areas to maintain views while still providing some level of security. View fences within the Rio d’ Oro community shall consist of the same form, materials, color, and other aspects. Height and orientation of the fence and pilasters may vary in accordance with the level of security required.

View fences shall be incorporated where there is the necessity to maintain security and separation between the arroyo and adjacent residential lot owners, while maintaining views to open space. These locations may occur where there are residential units that side or back onto trails or open space. This fence will also serve as a barrier between private lots and open spaces. The View Fence shall be placed on private property at the edge of a public right-of-way and outside any public facility easements (PFE).
The View Fence is constructed of steel picket fence panels and stone veneer pilasters generally spaced at regular intervals. The stone veneer pilasters shall consist of the same material and a similar design as monument columns to create a sense of unity.

The View Fence shall maintain a height of 6 feet. The fence should begin and end with a stone veneer column. In addition, a stone veneer column shall be used wherever there is a change in wall direction and at a change in elevation of 2 feet or more. The distance between the stone veneer column may vary as required in sloping conditions, but columns should be equally spaced so as to be uniform in appearance. A special case condition is when this fence type is stepping down a 3:1 slope. The concrete portion shall be 2 feet and may serve as a retaining wall. The steel portion shall be 4 feet high in this case.

Split Wall View Fences

The Split Wall View Fence, depicted in Exhibit 4-10: Typical Split View Fence, introduces a thematic element that may be used adjacent to open space areas to maintain views while still providing some level of privacy and security. All split wall view fences within the Rio d’ Oro community shall consist of similar form, materials, color, and other aspects. Height and orientation of the wall, fence, and pilasters may vary in accordance with the level of privacy required. See Exhibit 4-6: Fencing Concepts.

The Split Wall View Fence shall be incorporated where there is the necessity to maintain privacy separation between Arroyo Trail and adjacent residential lot owners, while retaining views to parks or open space. These locations may occur where there are residential units that side or back onto trails or open space. This wall will also serve as a barrier between private lots and open spaces.
The Split Wall View Fence is constructed of precast concrete with stucco finish, with steel picket fence panels and stone veneer pilasters generally spaced at regular intervals. The stone veneer pilasters shall consist of the same material and a similar design as monument columns to create a sense of unity.

The Split Wall View Fence shall maintain a height of 6 feet. The lower solid portion shall be 3 feet high. The upper, steel portion shall be 3 feet high. The fence should begin and end with a stone veneer column. In addition, a stone veneer column shall be used at property lines wherever there is a change in wall direction and at a change in elevation of 2 feet or more. The distance between the stone column may vary as required in sloping conditions, but columns should be equally spaced so as to be uniform in appearance. A special case condition is when this fence type is stepping down a 3:1 slope. The concrete portion shall be 2 feet and may serve as a retaining wall. The steel portion shall be 4 feet high in this case.

The Split Wall View Fence shall be placed on private property at the edge of a public right-of-way and outside any public facility easements (PFE). When walls are placed at the top of a slope that exceeds 10% (10:1), provide a minimum of one foot of level ground at the base of the wall, before the slope begins. Slopes adjacent to sidewalks or streets should not exceed 3:1 horizontal to vertical slope.

The materials for the solid wall portion of this fence shall be precast concrete with stucco finish. The continuous precast concrete cap and secondary shadow relief shall extend the length of each wall panel and shall match the same finish and color of the stucco wall. The 12-inch high wall cap shall be articulated in the precast mold rather than applied separately.

Exhibit 4-10: Typical Split-View Fence
Rail Fences
Fencing along the arroyos, linear open spaces, and in parks shall be a rail type fence as shown in See Exhibit 4-11: Typical Rail Fence. Pursuant to the requirements of the regulatory agencies, these fences shall consist of sufficient material to dissuade vehicle and pedestrian traffic from entering into the preserved areas, while not being visually restrictive. The following guidelines apply to all rail fences:

- Fence height shall not exceed four feet unless otherwise required by the regulatory agency or the County of Butte.
- The column height shall not exceed five feet.
- Two rails or three rails are acceptable. Rails shall be split Cedar, certified as from sustainable sources by the FSC.
- All fencing along the arroyos shall be subject to Regulatory Agency Approval.

Exhibit 4-11: Typical Rail Fence

Cattle Fences
The final type of fencing permitted within the Specific Plan Area is limited to the environmental conservation area east of Highway 70. Fencing in this area shall consist of barbed wire or similar fencing to contain livestock. Livestock grazing will be a continued adaptive management tool used on the site as part of the agency approved management plan for the vernal pool preserve portion of the Specific Plan.
4.4.3 Lighting in Public Spaces

Street lighting and lighting within parks and other public spaces requires careful consideration to maintain a pedestrian scale, minimize disturbance of nighttime wildlife activity, and preserve views of the nighttime sky while still providing adequate light for public safety. Lighting designs should strike a balance between these competing goals. Exhibit 4-12: Conceptual Street Light provides an example of an appropriate streetlight for the Rio d’ Oro Community and Exhibit 4-13 provides examples of appropriate monument lighting.

One of the joys of small town living is the ability to see stars and constellations in the nighttime sky. Clear evening skies teaming with stars and other astronautical bodies creates a sense of peace, solitude, and detachment from the hustle and bustle of urban life. It also provides perspective of our connection to the earth and the universe. Excessive lighting also disrupts the activities of nocturnal wildlife such as crickets that add to the overall nighttime experience and are an important part of the natural ecosystem. Therefore, a primary objective of the Rio d’ Oro Specific Plan is to reduce sky glow.

**GREEN CONCEPT**

Reduce sky glow through the design and selection of lighting within streets and public spaces.

Maintaining a proper balance between sky glow reduction and safe illumination of public spaces is achieved as follows:

- Light only those areas required for safety and comfort.
- Restrict lighting within open space and environmental conservation areas.
- Design lighting within parks and along trails to produce no more than 0.01 horizontal and vertical foot candles contained within the boundaries of the site.
- Design street lighting to meet minimum county standards.
- Ensure fixture lumens are emitted straight down (90 degrees or higher from the lowest point) regardless of their location within the community.

Lighting designs shall demonstrate compliance with these standards by providing a specifications for proposed fixture lumens, a lighting plan illustrating design features and techniques that reduce light pollution, or a photometric study. The design and scale of lights and mountings should also establish a pedestrian scale along the public streetscape while conveying the theme of the community. Scale should be modified according to the location within the community in order to provide adequate light levels. Poles and fixtures should reflect a traditional small town character and should not be overly modern or industrial looking. Cobra light fixtures are strictly prohibited.
Exhibit 4-12: Conceptual Street Light

LIGHTING OPTION 2
New Orleans (NOHT-1) by Visionaire Lighting
Approved by the International Dark Sky Association
Color: Black
Manufactured in California
Heights to be specified by Civil Engineer (10’ to 30’)
Optional Banners for Commercial Area Lights

Commercial Area Mounting Option

Decorative Arms

Pedestrian Light Mounting Option

Decorative Poles
DECORATIVE WALL LIGHTING

'160 WENTWORTH AVENUE' by Old California Lantern Company
Color: Bronze Patina Finish, Gold Iridescent Glass
Column Mount
Manufactured in California

Additional Mounting Options

- Chain Mount Option
- Wall Mount Option
- Wrought Iron Wall Mount Option

Exhibit 4-13: Conceptual Monument Light and Decorative Lights
4.4.4 Street Furniture

Street Furniture refers to miscellaneous design features that occur throughout the community such as benches, tables, trash receptacles, and other similar features as shown in Exhibit 4-14: Conceptual Street Furniture. These features should be of consistent design and materials throughout the Specific Plan Area including streets, parks, plazas, and other public spaces to serve as a unifying design element.

The builder of the first phase of development will be responsible for selecting the final designs for street furniture elements. These elements are subject to review and approval by the Director of the Butte County Department of Development Service or his/her designee. All future phases shall be required to use the same elements within their builder parcels in order to maintain a consistent appearance throughout the Rio d’ Oro community. Variations from these design elements may be required due to the availability of material and are therefore permitted on a limited basis with the approval of the Master Developer.

Street Furniture should be constructed of durable materials, preferably recycled materials. Street furniture should be selected from local manufacturers whenever possible to reduce energy and fuel consumption as well as pollution associated with transporting these design elements. Exhibit 4-14: Conceptual Street Furniture illustrates appropriate site furnishings for the Rio d’ Oro Specific Plan Area.

GREEN CONCEPT Select street furniture elements that are constructed of recycled and/or local materials and are manufactured locally.
**Exhibit 4-14: Conceptual Street Furniture**

**DRINKING FOUNTAIN**
CRM45-PE Square Concrete Fountain by Murdock-Super Secure
Bi-Level, Pedestal Mount with Optional Pet Fountain
ADA Compliant
Manufactured in California

**BOLLARD**
6" Annapolis Smart Bollard by Landscape Forms
Steel Body with Cast Aluminum Top
Solar Powered LED Light
Removable
Color: Black Powdercoated
Manufactured in Michigan

**PET WASTE STATION**
Gladiator Pet Waste Station by JJB Solutions, Inc.
Zero Waste Strap Technology Bag Dispenser
Bio-Degradable Dog Waste Bags
Powder Coated Galvanized Steel
Color: Green
Manufactured in Virginia

**SAFETY SURFACING OPTIONS**
Made of Recycled Tires
High Shock Absorbancy
Safe, Non-Toxic, Fire-Retardant
Good Color Retention, Durable (will not decompose)
ADA Compliant
Manufactured in California

**BICYCLE RACK**
TwisterT Bicycle Rack by Creative Pipe, Inc.
Steel Pipe Frame and Locking Loops
Legs can be pointed to the same or opposite directions
Surface Mounted. 4 Standard Sizes
Manufactured in California

**TRANSIT SHELTER**
18NALD-PMGL Non-Advertising Bus Shelter by Tolar Manufacturing Company, Inc.
Solar Safety Lighting, Integrated Map Case, Waste Receptacle
3' Perforated Metal Benches, Bicycle Loops
ADA Compliant
Manufactured in California
BENCH
6’ Vero Backed & Backless Bench by Creative Pipe, Inc.
Seat Pan: Recycled Plastic Slats
Surface Mounted
Color: Cedar
Manufactured in California

PICNIC TABLE TYPE 1
Encino Picnic Table by Creative Pipe, Inc.
Table Top & Seat Pan: Recycled Plastic Slats
Surface Mounted, ADA Compliant
Color: Cedar
Manufactured in California

PICNIC TABLE TYPE 2
48" F-4 Table by Fair Weather Site Furnishings & Accessories
Table Top & Seat Pan: Recycled Plastic Slats
Surface Mounted, ADA Compliant with 3 seats
Color: Cedar
Manufactured in Washington State

RECYCLING RECEPTACLE
Tandom Recycling Station by Creative Pipe, Inc.
Recycled Plastic Sidewalls, Stainless Steel Structure
Color: Cedar
Surface Flange Mount or Freestanding
Manufactured in California

Exhibit 4-14: Conceptual Street Furniture (Continued)
4.5 The Greenway System

The park system is envisioned as an interconnected network of parks that allows for a variety of recreational activities and the enjoyment of the arroyos and the area’s natural resources. Exhibit 4-15: Conceptual Greenway System illustrates the various greenway elements within the Specific Plan Area.

The Arroyo Trail forms the backbone of this system by providing access to the site’s most scenic amenity and trail connections through the planning area to various park elements along the trail, residential villages, the school, and the Commercial Village. Additional park spaces are intelligently established adjacent to the linear parks as points of interest and activity for users of the trail system. A pedestrian crossing in a key locations provide access across the arroyos to various parks elements and neighborhoods allowing full enjoyment of the greenway system. Trail connections also provide linkages to Pacific Heights Road and potential future connections the Feather River and the Oroville Wildlife Area. All parks would be connected to the arroyo as follows:

- The park, open space and trail system or network should be integrated throughout the villages, be recognizable and accessible.
- Sidewalks along public streets shall connect and also link to the Arroyo Trail.
- Planting in parks and open spaces should reflect a predominately natural form and palette of plant materials that are native to the arroyo.
- Parks should be designed to encourage gathering behavior. Specialty gardens, trail rest stops, event assembly, children’s play areas, and demonstration gardens invite neighbors to gather in various groups and interact.
- Parks should be designed to be productive and to demonstrate the living systems typical of native habitats.

The Rio D’ Oro Specific Plan proposes that active park facilities be provided through a more, smaller parks rather than fewer, larger parks. A hierarchy of parks has also been established. Village Greens containing formal playfield and recreational amenities are located within one-half mile of all residents while smaller neighborhood parks are strategically located to be located within one-quarter mile of all residences. This distribution pattern provides recreation and access to nature for all neighborhoods, while providing immediate access to the arroyo. One-quarter of a mile or 1,320 feet is the equivalent of 4-5 city blocks. The average time to walk this distance is estimated at 7-10 minutes. This arrangement of small parks, more closely situated, will encourage walking to parks or on the trails, leading to an abundance of social interaction. Smaller parks located more closely together may influence the lifestyles of many families who will choose to walk rather than drive to a park or trail.
Exhibit 4-15: Conceptual Greenway System
The arrangement of small parks also benefits the community of Rio d’ Oro by allowing each park to be uniquely programmed. Park programming should emphasize natural habitats rather than large turf fields, which require intense irrigation and high levels of maintenance. Parks will include both passive and active elements depending upon their location within the community and the natural elements contained within each parcel of parkland. The role of parks in Rio d’ Oro is to provide opportunities for an active and healthy lifestyle, places where neighbors can come together and socialize, and areas for the enjoyment and appreciation of the Specific Plan Area’s natural beauty.

Parks are to be designed to emphasize regeneration. Storm drainage systems shall be designed to include infiltration and ground water recharge. Sustenance practices that recycle green waste materials through on-site composting should also be established within each park. Park elements should be installed that encourage exercise and promote physical health for all ages. Park design should be informative, utilizing a variety of geometries in forms and surfaces. Park designs should create experiences of discovery, surprise, delight through the demonstration of art and science. Some examples include:

- Community garden: residents can participate in a sustainable agriculture program and children can experiment in creating their own vegetable gardens.
- Court games: basketball courts, tennis courts, four-square, hopscotch.
- Bio-filtration garden, or constructed wetland: during storm events, water should be directed to this area from the roofs and paved areas in surrounding villages. The two water bodies together would create a larger habitat for aquatic species. Residents would learn about the benefits of the natural storm water cleansing process.
- Habitat garden: the plantings in this type of park would represent the local flora and associated fauna with labels and interpretive signage. Plant material would be attractive to birds and butterflies, observed on site and in the arroyo.
• History garden: residents could learn about the history of the town, the Gold Rush era, and how the pattern of the arroyo was created through demonstrations and interpretive signage. Various mine tailings found throughout the arroyo would be identified and explained.
• Produce market: residents could bring and sell their produce, interact, and exchange ideas and recommendations on growing flowers, fruits, and vegetables. A large group picnic area would be included.
• Dog park: a fenced play area for dog owners with a double-gated entry for safety reasons. Other facilities may include a pond for swimming, challenge courses, and water troughs. There could be a separate fenced area for small dogs. Rules to encourage respectful and safe behavior would be clearly posted. Site furnishings to pick up and dispose of animal waste would be necessary to keep the park clean. Larger trees should provide shade, and park benches should provide places for interaction among dog owners.
4.5.1 The Arroyos

The regional climate and watershed topography have created, over the centuries, the arroyo and vernal landscape that exists today. The existence of mature oaks on slopes within the arroyo proves that the upper elevations of the arroyo have existed for several hundred years. These arroyos are the premier feature of the community and will be designed for preservation and ongoing environmental health.

The 86.5 acres of arroyo area located on the west side of Highway 70 includes pre-jurisdictional waters of the U.S., vernal pools and vernal swales, seasonal swales, seasonal wetlands, and a few ponds. Acting as a biological filter, these features collect pollutants and nutrients from rain events and surface flow. In addition, they prevent erosion and sedimentation by reducing flow and creating ponded areas, which in turn provide habitat for waterfowl, song birds and small mammals within the wetlands. The large numbers of wetland features supported on the property drain to the Feather River in several locations.

Care should be taken to not disturb the natural systems of the arroyo through avoidance and through enhancing the seasonal water flows. New sources of water runoff associated with impervious surfaces from future streets and roofs will need to be stored and filtered so that there is no net increase in outflows to the Feather River.

Mitigation and revegetation planting in the arroyo and/or in adjacent linear open spaces shall emphasize the use of native vegetation according to naturally occurring patterns and proportions. Other compatible, native species may be introduced. Mitigation planting, required as replacement for trees removed for road construction and lot grading, will occur in the arroyos, paseos, parks and in linear open spaces adjacent to residence villages. This pattern of revegetation will expand existing groves and create new stands of trees within natural habitat areas.
Setbacks
The following guidelines provide guidance in the establishment of setbacks along both sides of the 100-year high water level within the arroyo landscape:

- The setback shall be a minimum of 75 feet from the 100-year high water level.
- The preservation zone will be secured by split rail fencing to deter people from entering while allowing for the free movement of wildlife.
- Trail access will not be allowed within this preserve.
- Enhancements to the flow channel may be allowed to eliminate eroded banks.
- Check dams within the flow channel may be allowed as a means to improve water quality and channel stability.
- No removal of mine tailings from within the preservation zone. Removal of mine tailings outside of this zone is acceptable. Tailings could to be used as stone accents throughout the Rio d’ Oro community.
- Sites within the arroyo, including within the preservation zone, may be used for mitigation planting in accordance with the Environmental Impact Report.

Slope Preservation
Significant slopes exist along the arroyo corridor in various locations. These slopes contain natural grasses, oak trees, wildflowers, and other natural vegetation. Preservation of these slopes and this vegetation is critical in maintaining the quality of habitat and preserving the natural hydrology of the intermittent streams. The following guidelines are intended to ensure the preservation of these slopes:

- Bridge crossings should have minimal impact to slopes and flow channel and will require approval of the regulatory agency.
- Walks within the arroyo shall not exceed 8 feet in width and should be ADA accessible. They shall be limited to those areas necessary to access bridge crossings and are subject to regulatory agency approval.
- Limits of grading, including cut and fill slopes established for development parcels, should reflect the natural contours as best as possible.
- Any planting on side slopes within the arroyo should be installed with a low precipitation rate irrigation system to allow for the proper conditions for optimum plant growth without causing erosion.
- An erosion control ground cover, trees and shrubs shall be installed on cut and fill slopes so as to enhance and stabilize the slope area.

GREEN CONCEPT
Preserve steep slopes in a vegetated state to minimize erosion and protect habitat by reducing sedimentation off natural water systems.

Access
Due to the importance of the arroyo in the overall identity and theme of the Rio d’ Oro community, it is critical that visual and physical access to the arroyo be maintained to the greatest extent feasible. Maintaining an open feel along the arroyo also promotes a safer and more aesthetic greenway corridor. To this end, neighborhoods and villages must be designed to minimize the number of lots that back onto the arroyo and other open spaces. The following guidelines are intended to maintain visual and physical access to the arroyos for the enjoyment of the entire community:

- No portion of the arroyo shall have homes backing up to it on both sides. Where one neighborhood backs up to the arroyo, the neighborhood across the arroyo must either side on or front onto the arroyo.
- Lots and streets are encouraged to be arranged so that a single-loaded street is immediately adjacent to the arroyo and other open spaces. This arrangement improves public and maintenance access and improves safety for homeowners whose front yards face the street and open space.
- An acceptable option is to have cul-de-sacs that terminate at the arroyo or open space edge with side yards facing the open space.
- Provide view fencing, split view fencing or rail fencing between private lots and the arroyo.

**Linear Parks**

Linear parks are located next to the main arroyo and include a 14-foot Class I trail (10-foot paved with 2-foot shoulders). The shapes of these public areas limit the types of recreational uses to exercise stations, jogging paths, and bicycling trails. These park-like settings will be suitable for public access as well as mitigation planting sites. Interpretive signage indicating native plant species and special habitat should be provided to educate residents about the natural surrounding environment.

The arroyo greenway will serve as a natural corridor with trail connections to surrounding villages. The trail will encourage each resident to walk, run, or bike to their required destination. While leisurely strolling along the arroyo greenway, residents can discover the Village Greens and Neighborhood Greens that occur along the way.
4.5.2 Gateway Park

Gateway Park is located along Highway 70 near the southeast corner of the Specific Plan Area. This park is intended to create an attractive introduction of the Specific Plan Area and the City of Oroville through the creation of a scenic park space and public art. Gateway Park will consist of two primary elements: A dog park and a public art monument.

Dog parks promote recreational benefits for the residents and is a place for social gathering as well. It is a wonderful opportunity for people who share a common interest to socialize while engaged in running their dogs. Dog parks offer opportunities for residents to improve physical health while exercising with their dogs. The dog park is a place where dogs can play off leash in a fenced and controlled environment. The design of the park and its amenities should make it clear that dogs are invited, not just permitted. Areas within this park can be designated for small dogs.

Amenities will include secure fencing with gated entries, recycling receptacles, drinking fountains, waste pickup tools and disposal, seating, and resilient planting and play surfaces. A restroom, bulletin board, and picnic tables may be provided near the main entrance, clearly separated from the dog play areas. Turf is not an ideal surface for the entire dog park. Tougher native grasses and plants are preferred to prevent deterioration from overuse. The dog park may have two or three smaller irrigated turf lawns along the edge of the park to be used for Frisbee or other games. Trails will link the dog park with nearby villages and other parks in order to maximize access.

A public art location shall be established within Gateway Park for the future construction of an artistic monument along Highway 70. This monument should be designed to be highly visible from the highway and to establish a sense of entry into the Specific Plan Area and the urban uses beyond. The design of the monument should be a public process and might include public workshops to gather public input and ideas or a community-wide design competition that encourages local artists to propose designs for the monument. Exhibit 4-16: Example of Gateway Park provides one possible site plan for the Gateway Park.
Exhibit 4-16: Example of Gateway Park (For Illustrative Purposes Only)
4.5.3 Village Greens

Village Greens represent the largest parks in Rio d’ Oro and provide the identity for each of the residential villages. Village Greens have been located to be within a 1/2 mile walking radius of most homes as shown in Exhibit 4-17: Village Green Walkability Diagram. Village Greens shall include amenities such as picnic areas, gathering spaces and relaxation areas, places for art or sculpture, and public restrooms. They may include a demonstration and/or an education center, a community building, an adventure and creative play area, or any other creative use. Amenities should be varied to provide a unique village identity and to create a diverse mix of recreational uses throughout the community. The land use plan identifies three Village Greens:

- Village 1’s Green is located immediately adjacent to the arroyo at the terminus of the main access into the village. This green serves as a focal point for the village’s primary entry and provides connections to the linear park and trail system. This small park is a valuable ecological resource in that it creates a habitat and is interconnected with the larger greenway ecosystem. One of the main purposes of this Village Green is to connect people to nature in their everyday lives. The public spaces contained within also serve as a place for gathering – reinforcing cultural and social links in the broader community.

- Village 2’s Green is also located along the arroyo, providing both visual and physical connections to nature. This green is larger than Village 1’s due to the large number of homes in this village and its centralized location. Located relatively near the geographical center of the arroyo corridor, this park may be recognizable and accessible for community-wide events. This village green should feature passive recreation and active gathering elements. Appropriate uses might include large group picnic pavilions and/or a community center. A portion of this park will become a “demonstration garden,” celebrating the meaning of sustainability, climate change, how households can help reduce energy and water use. An explanation of the design features and components that make Rio d’ Oro a “green” community will be included. This park can also accommodate local art and could include a sculpture garden.

- Village 3’s Green serves as supplemental open space for the school’s private yards and sport fields. The design will focus on play structures and activities for children of different ages, and a turf area for informal lawn play. This park will have limited shared opportunities for students to use the park during the week and full public access to the school play fields on the weekends.

The multi-family uses designated in Village 4 provide a unique building type and individual character. Furthermore, each multi-family community will include its own common recreational amenities that will serve as a Village Green; therefore, a Village Green is not designated for this area. Exhibit 4-18: Examples of Village Greens provides two examples of appropriate site plans for Village Greens.
Exhibit 4-18: Examples of Village Greens (For Illustration Purposes Only)

Village 3 Green located adjacent to a school:
- Gathering Spaces, Gardens, Picnic Area and Tot Lot to remain open to the public at all times.
- Play fields, court games, parking and other outdoor recreation space associated with the school are available to the public on weekends and after school hours.

Village 2 Green adjacent to the arroyo:
- The Village Green is designed to address both surrounding neighborhoods and the arroyo.
- Pedestrian Crossing to adjacent neighborhoods are enhanced and trail connections are clearly marked.
- Active uses are provided such as play fields, sport courts, and other typical park amenities.
- Clubhouses, community centers, amphitheaters, pools, and other similar community-wide facilities are optional.
- Landscape and amenities should focus on environmental education and stewardship as well as social interaction, active lifestyles, and community involvement.
- Additional parking provided.
4.5.4 Neighborhood Greens

Several Neighborhood Greens shall be established in each village to provide additional recreational activities within a 1/4-mile walking radius of all homes and to establish focal points for larger neighborhoods. Neighborhood Greens are typically one-half acre to two acres in size. Although the exact location of the greens will be determined during the site planning of each neighborhood, Neighborhood Greens should be located within a 1/4-mile walking distance to surrounding housing units. Exhibit 4-19: Neighborhood Green Walkability Diagram demonstrates a conceptual distribution of Neighborhood Greens that achieves the goal of a 1/4-mile walking distance to all homes. Small parks help to make a safer community by increasing pedestrian circulation. Their proximity to households will stimulate residents to spend time outdoors and exercising, improving their personal health and fitness.

Neighborhood Greens should be located on highly visible sites within each neighborhood. Appropriate locations might include at the terminus of the neighborhood entry road, near the center of the neighborhood, or adjacent to the arroyo. The park site should be on a separate block or surrounded on at least two sides by a public street. Given that neighborhood greens are neighborhood-centered, rather than active sports destinations, facilities such as park restrooms and storage buildings are not required.

Neighborhood Greens may offer an array of common features to serve all residents’ needs regardless of their ages. The most important role of these parks is socializing, playing, and interacting with nature, thus they will all provide places to satisfy these needs. Each Neighborhood Green will feature some form of children’s play experience, a picnic area, a quiet place for relaxation and nature appreciation, and/or an area for conversation and informal socializing. Neighborhood Greens are encouraged in areas with significant views to preserve view sheds for the enjoyment of the entire community. Exhibit 4-20: Example of Neighborhood Green provides one possible site plan for a Neighborhood Green.
Exhibit 4-19: Neighborhood Green Walkability Diagram
Exhibit 4-20: Example of Neighborhood Green (For Illustration Purposes Only)
4.6  Landscaping for Edge Conditions & Wildland Interfaces

These guidelines apply to the initial design of architecture and landscapes for homes on lots that are adjacent to open space. The objective is to create a “defensible space” around building structures. Defensible space is the landscaped areas between house and lot line where optimum fire-resistant design features and maintenance procedures are followed.

- The lot of each home shall consist of wildfire-safe or defensible landscape zones. Defensible landscape features may include irrigation zones, paved or cobble areas, and openings between masses of shrubs and trees.
- Non-irrigated native grasses may be used throughout the defensible space except within 6 feet of the home, garage, or garden structure.
- Each home shall have a six-foot wide non-combustible zone measured from the edge of the house that may be comprised of paving, cobblestones, or fireproof decking. A wet band of irrigated ground covers may also be used within the non-combustible zone.
- Tree canopies shall be planted and maintained with a minimum distance of 10 feet between canopies.
- The distance between trees or shrubs and roof vents or windows should be two times the plant height.

The following proposed set of maintenance standards will be used as criteria for certification of compliance and to direct maintenance activities in the zone within the single-family residential lot. These vegetation management actions comply with the California State PRC 4291 and the Uniform Fire Code.

- Non-Combustible Zone: 0 to 6 feet from all structures; this zone will be kept free of all dead plants and combustible materials.
- Keep the ground, decking, and balconies free of dead leaves, needles, or other plant debris.
- Dead material that drapes over ground cover will need to be removed yearly, before June 1. This includes leaves, bark, and branches.
- Survivable Space Zone: Minimum 6 feet from all structures and 100% of the owner’s lot. All dead plants and dry vegetation shall be removed to establish and maintain a defensible space. The following actions will provide the equivalent level of fire safety as removing all combustible material.
- Cut grass and weeds to less than 4 inches yearly when 30% of the grasses have cured. Inspection will begin April 15 on a weekly basis to determine the state of grass curing. The grass will be cut within the week when 30% of the grass cover is determined to be cured, and no later than June 1. This may require removal if late season rains promote grass growth after the first cutting. Cutting of native grass and wildflowers may be delayed until after seed set provided they do not form a means of rapidly transmitting fire to any structures.
- Keep the ground, roofs, decking, and balconies free of dead leaves or other plant
Leaves, bark, and humus will be cleared every year under trees and shrubs including vines and semi-woody species. At no time will a buildup of leaves and humus exceed one inch in depth anywhere in a landscaped area. However, bare earth will not be exposed in over 50% of the site.

Remove from mature trees all vines, loose papery bark, dead branches and live branches smaller than 3 inches in diameter to 8 feet above ground.

Remove all dead branches from within live ground covers, vines, shrubs including semi-woody species and immature and landscape trees.

Trees and large tree-form shrubs which are being retained shall be pruned to provide clearance of three times the height of the under-story plant material or 8 feet, whichever is higher. Limbs that are smaller than 3 inches in diameter are to be pruned up to 8 feet off the ground, and in young trees, the lower one-third of the height of the tree. Thus, if a tree is 10 feet tall, the lower 3 to 4 feet will be pruned up and under-story plant material will be kept to less than one foot in height. Then as it grows to 24 feet in height, the 8-foot distance from ground can be achieved, and the under-story plant material is allowed to reach 2.5 feet in height. The tree canopy will not be disturbed or thinned since this promotes growth of more flammable vegetation.

Remove all branches within 10 feet of any chimney, flue, or stovepipe.

Maintain 5 feet of vertical clearance between roof surfaces and overhanging portions of trees.

Chipped materials can remain on the site provided the mulch layer is no greater than 2 inches in depth.

Avoid planting trees and shrubs under existing trees. Shrubs, including vines, semi-woody species and all chaparral species, may be near but not under trees (not closer than 6 feet.) Plants under trees should generally be shorter than 18 inches in height.

Distance between plants/trees and roof vents/windows should be 2 times the plant height.

Individual plants or shrub masses will be managed to maintain adequate horizontal spacing. Distinct groupings of shrubs (including vines, semi-woody species, all types of brush, and all chaparral species) will be designed to dampen the spread of fire. The plant groupings will be small enough to provide adequate horizontal separation between groupings and to ensure proper maintenance; groupings will be no wider than two times the grouping height, or 120 square feet in area.

All landscaping and replacement plants will be fire resistant in nature. Plants that are highly ignitable and burn with intensity are prohibited.

Remove and safely dispose of all cut vegetation and hazardous refuse.

Use plant material that is fire-resistant such as plants with minimal volume and density, low and compact form, large and thick leaves, having little dead or dying debris, high-moisture content, low mineral content (non-resinous) and freeze-tolerant.