

5. COMMUNITY FACILITIES

Introduction

The success of residential and commercial development will depend to a great extent upon the ability of public and private sector actions to change the identity and perception of the area through the implementation of well-designed and strategically located parks and community facilities. The purpose of the Community Facilities Element is to identify the needs for public facilities to support planned development and to establish how these will be met within the planning area. The following community facilities are called for by the Specific Plan:

Parks and Community Centers

OBJECTIVE 1: Create a neighborhood park and creekside trail system to visually enhance the planning area and provide a recreation and open space resource for residents and tenants.

San Ramon Creek and its tributary are the principal natural system and dominant visual feature in the Plan area. The Sleepy Hollow offices use the stream banks as a visual and passive recreation opportunity, but most other development in the area turns its back on the creeks. The intent of the Specific Plan is to take advantage of the open space and recreational opportunities of the creeks by relating new development to the creeks in a positive way and providing better pedestrian and bicycle access to and along the creeks.

Policy 1.1: In conjunction with development of the Twin Creeks Drive extension project, develop a small neighborhood park on Redevelopment Agency-owned land on the south side of Old Crow Canyon Road.

The San Ramon Redevelopment Agency currently owns 1.3 acres of land on the south side of Old Crow Canyon Road. The new Twin Creeks Drive extension will require acquisition of a 1.2-acre site, about 0.6-acre of which will be required for right-of-way. The remaining 1.7 acres should be laid out as a passive recreation park with benches, picnic tables and possibly a tot lot and should be provided with trails connecting to a future trail system on the north banks of San Ramon Creek and its tributary. Figure 5-1 illustrates a design concept for the park.

The site at the northwest corner of Crow Canyon Road and the Twin Creeks Drive extension may form an entrance plaza to the park if a pedestrian bridge to the trail on the north bank is developed. The remaining portions of the park site on the west side of the Twin Creeks Drive extension and on the south side of San Ramon Creek are either steep or isolated. It is recommended that they be planted with native plant materials to function as wildlife habitat and a visual amenity. Fencing may be required to secure the area and protect wildlife; it should be as transparent and unobtrusive as possible.

Policy 1.2: Require, as a condition of development, public access easements along San Ramon Creek and its tributary for the implementation of



FIGURE 5-1
SAN RAMON CREEK NEIGHBORHOOD PARK ILLUSTRATIVE PLAN

a continuous trail system connecting the community park with the Village Center.

Developments should provide a 30-foot-wide public access easement within the 100-foot creek setback area. A 10-foot-wide trail, sufficient for bicycles and maintenance vehicles, should generally follow the edge of the creek, and sections should be stubbed out where future development can logically continue the trail. The balance of the easement should be improved with landscaping of plant materials suitable for the creek setting. Benches and picnic tables should be provided, as appropriate. Until all sections are complete, development with isolated sections should provide access from the nearest public right-of-way. While the easement dedication would be a condition of approval for new development, the physical improvements are included in the Specific Plan's public improvement budget.

Policy 1.3: Design improvements to protect the natural resources and wildlife habitat of the riparian zone.

The Creek Riparian Zone (CRE) provides a natural riparian corridor with heavy planting and abundant wildlife. Structures are not permitted within 100 feet of the creek centerline. Parking lots, roads and driveways should have the minimum paved surface necessary, with the balance of the area landscaped to expand the natural corridor.

OBJECTIVE 2: Develop a community meeting space in the Village Center.

Policy 2.1: Incorporate a community meeting facility as part of any affordable housing project that is developed on Redevelopment Agency-owned property.

Such a meeting facility should have an occupancy of at least 50 people, typically 750 square feet plus service areas and restrooms.

Schools

Because of the lower student generation rate of higher density residential development, the Crow Canyon Specific Plan does not contemplate new schools in the planning area. Instead, new residential development will send students to schools elsewhere in the San Ramon Unified School District.

OBJECTIVE 3: Provide adequate public schools for residents of the Crow Canyon Specific Plan area.

The 735 units of housing planned for the Crow Canyon Specific Plan area will generate K-12 students, most of whom are expected to attend public schools in the San Ramon Unified School District. The numbers are not sufficient to require new schools, and the school district has no plans to construct schools in the Specific Plan area. Instead, students will need to be accommodated in existing schools outside the Plan area.

Policy 3.1: Contribute school impact mitigation fees.

Senate Bill 50 (1998) requires new residential development to contribute school impact mitigation fees.

Child Care

While the Crow Canyon Specific Plan does not mandate new day care facilities in the planning area, there may be the demand and opportunities in new residential development or large employment facilities.

OBJECTIVE 4: Make child care facilities and services available to residents and employees of the Crow Canyon Specific Plan area.

Policy 4.1: Explore the feasibility of incorporating child care facilities and services into any affordable housing project that is developed on Redevelopment Agency-owned property.

By code, child care facilities have specific indoor and outdoor space needs that can be difficult to incorporate into larger projects. When negotiating development agreements with affordable housing developers, the City should investigate the feasibility of incorporating child care facilities and services.

Policy 4.2: Explore the feasibility of incorporating child care facilities and services into any new or expanded large-scale office buildings and other employment centers.

Large employers have found it beneficial to support day care facilities and services on or near the place of employment. During the day, parents and children are nearby and employee tardiness and absenteeism are reduced. In reviewing new or expanded large-scale office buildings and other employment centers greater than 25,000 square feet, the City should support employers' efforts to provide day care.

Fire Protection

OBJECTIVE 5: Insure that the Specific Plan area is supplied with appropriate fire protection services, including adequate fire stations and maneuverable streets.

The San Ramon Valley Fire Protection District (SRVFPD) provides services to the Specific Plan area and would continue to do so under the plan conditions. Fire Station No. 38, located approximately 1.5 miles southwest of the Specific Plan area, has primary responsibility for fire and emergency medical services. Fire and emergency vehicles would access the site via Deerwood and Old Crow Canyon Roads. Station No. 31, located approximately two miles north of the project area, has secondary responsibility for fire and medical services. Fire and emergency medical vehicles from Station No. 31 would access the Plan area via San Ramon Valley Boulevard. The SRVFPD indicates that it is prepared to accommodate the Specific Plan, and would not need to construct new facilities, expand its existing facilities, or hire additional staff because of the new development or change in uses.

Policy 5.1: Design streets to provide adequate maneuvering space for emergency vehicles.

Current response times are under five minutes. The potential exists for emergency responses to be delayed because of traffic conditions and street layout. The SRVFPD requires streets to be at least 20 feet wide plus eight feet for each parking lane.