

**Chapter 10**  
**PUBLIC FACILITIES**

*The City of San Ramon is committed to maintaining the City’s current high standards for public facilities and services. The future development in the North Camino Ramon Specific Plan Area, along with implementation of the City Center project, will bring some different development patterns and building types that may require special service approaches.*

**PARKS AND RECREATION**

The City’s current standard for functional public parkland is 6.5 acres per 1,000 residents at General Plan buildout. Of that total, there is a goal of 4.5 acres per 1,000 residents for public plazas, neighborhood parks, and school parks, and 2.0 acres per 1,000 residents for community parks and specialized recreation areas.

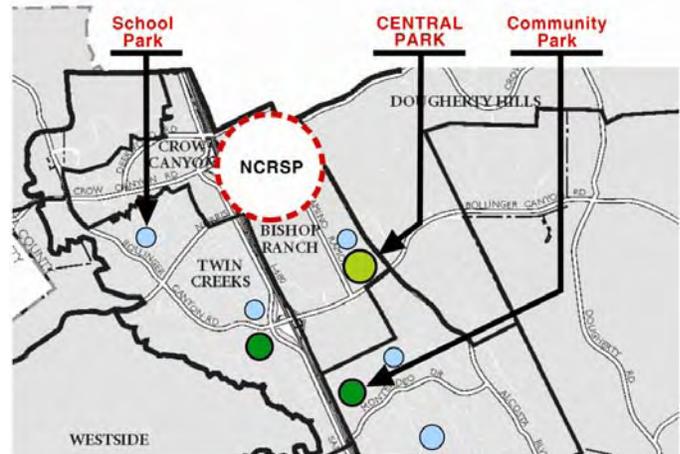
The maximum number of residential units within the specific plan area is set at 1,500 units. Given the higher density of the housing, anticipated smaller unit sizes, and experience gathered from other similar developments, the number of residents per household is expected to be lower than the average for other residential developments in San Ramon.

Also, while not traditional park and public spaces the mixed use and pedestrian-oriented environment will require and support some smaller public and semipublic open spaces such as pedestrian pockets, paseos, and enhanced sidewalks/flex zones as passive recreation options. While separate from the dedicated park spaces, these amenities will add to the public realm and sense of place. In addition, more traditional park and recreation needs can be met at nearby existing facilities such as Central Park which is approximately 1/2 mile from the Specific Plan Area, and there are a number of accessible community and school parks that serve the community as a whole.

The North Camino Ramon Specific Plan includes an integrated network of varied public spaces planned to serve residents, shoppers and employees. See Chapter 5: Public Spaces for additional details concerning the use and design intent of each of the following Public space elements:

- **The Commons**

A linear landscaped open space stretching from Crow Canyon Road to Norris Canyon Road. Planned for community events and passive recreation area for shoppers, employees and residents (1¼ acres).



**Park and Recreation Facilities.**

- **Village Green**

A communal activity space at the heart of the Specific Plan area's central block. Planned for a variety of community events and passive recreation activities (2 acres).

- **Iron Horse Trail**

A linear pedestrian and bicycle trail serving the specific plan area, and connecting the specific plan area to Danville, Alamo, Walnut Creek, Pleasant Hill, and Concord to the north and Dublin to the south (5½ acres).

- **Iron Horse Trail Link**

A 74 foot wide landscaped open space containing an 18 foot wide pedestrian and bicycle path to link The Commons and the Village Green to the Iron Horse Trail (2 acres).

- **Residential Park**

A large multi-use open space constructed as part of the high density residential development south of Norris Canyon Road to serve both residents and nearby office employees (2 acres).

- **Landscape and Street Activity Zones**

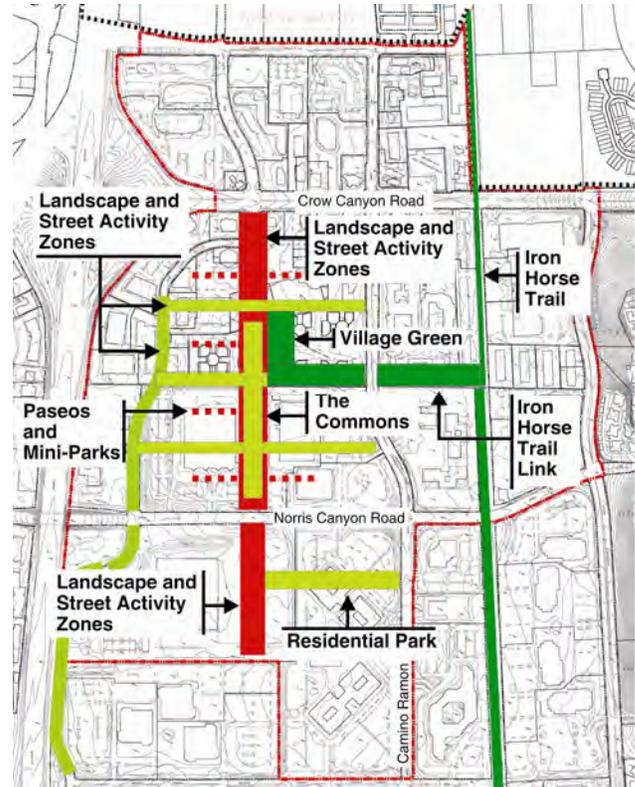
Wide sidewalks with landscaping, benches, sidewalk cafes, and other passive recreation uses.

- **Paseos, Pedestrians Pockets and Mini-Parks**

Extensions of the public realm that add passive recreation opportunities for shoppers, residents and employees.

- **Residential Amenity Open Spaces**

Active and passive courtyards, linear open spaces, and other amenities (e.g., swimming pools and health clubs) to serve residents and their guests.



**Park and Public Space Network.**

**GOAL PF-1: Create an integrated public spaces network to visually enhance the Specific Plan area and provide recreation opportunities for residents, shoppers, and employees.**

**Policy PF-1.1:** Construct park and public space components consistent with the Specific Plan Vision and Chapter 5: Public Spaces.

**Policy PF-1.2:** Consider public/private partnerships to construct the public spaces network including landscaped pedestrian and bicycle links within the Plan Area.

**Policy PF-1.3:** Condition residential development in the planning area to provide public space amenities and/or on-site recreation facilities for their residents.

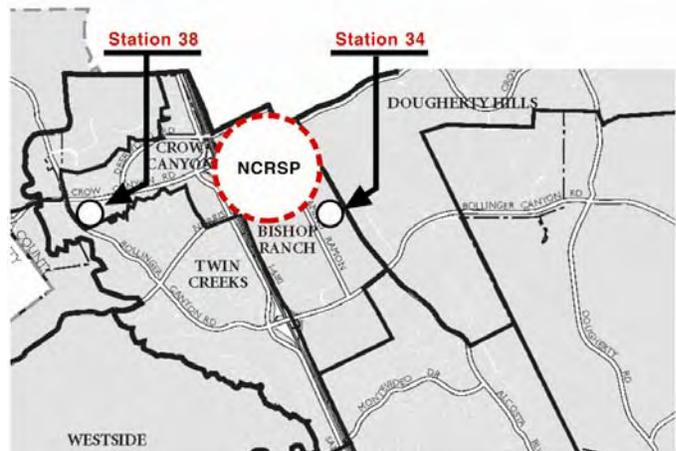
**Policy PF-1.4:** Require land dedication and/or park fees consistent with the City’s Parkland Dedication requirement for new residential development in the Planning Area for the implementation of the Park and Public Spaces component of the Plan or other identified and related Parks Master Plan improvements.

*The General Plan establishes the park and recreation goals, while the Subdivision Ordinance specifies the procedures for determining the number of people added by a proposed project and the corresponding Parkland Dedication requirement. In-lieu fees may be considered for Parkland Dedication based on the characteristics of the project and needs of the City. The Plan Area Public Space realm is envisioned as a combination of public and semipublic spaces and facilities; however, not all spaces will qualify to satisfy the Parkland Dedication requirements.*

*The City’s current emphasis to address all park dedication requirements by obtaining land or collection of fees for the park fund; however, there may be future opportunities for mutually beneficial joint use of Semipublic Park and Public Space amenities. It is anticipated that Semipublic Park and Public Space amenities will be privately maintained by the property owner(s), Homeowners’ Association or an established benefit or landscape district. Based on the merit of a Semipublic Park and Public Space proposal and potential benefit to the public at large, such proposals may be considered for a partial dedication fee credit solely at the discretion of the City. Any partial fee credit for Semipublic Park and Public Spaces shall be subject to an improvement agreement outlining the terms of use, ongoing maintenance responsibilities and assurance of public access. Semipublic Park and Public Space amenities shall not be used to satisfy street and right-of-way improvement and dedication requirements. See Parkland Dedication and Fee discussion in Chapter 11-Implementation.*

**FIRE PROTECTION**

The San Ramon Valley Fire Protection District provides fire protection and emergency medical services to the City of San Ramon as well as other nearby cities and unincorporated areas. Four of the District’s ten stations are located in the City of San Ramon. Two of those stations are in close proximity to the specific plan area. Station 34, which has heavy rescue equipment in addition to its two engines and ladder truck, is located just southeast of the specific plan area at 12599 Alcosta Blvd. (0.7 miles). Station 38 is northwest of the area at 1600 Bollinger Canyon Road (1.4 miles). Stations 31 and 35 in Danville also respond to calls for



**Fire Stations.**

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service in San Ramon. Equipment would be able to easily access the specific plan area via Crow Canyon Road, Norris Canyon Road, and Alcosta Boulevard.

**GOAL PF-2: Insure that the Specific Plan area is supplied with appropriate fire protection services, including adequate fire stations and maneuverable streets.**

**Policy PF-2.1:** Work with the San Ramon Valley Fire Protection District to ensure that proposed development comply with district standards for design and response

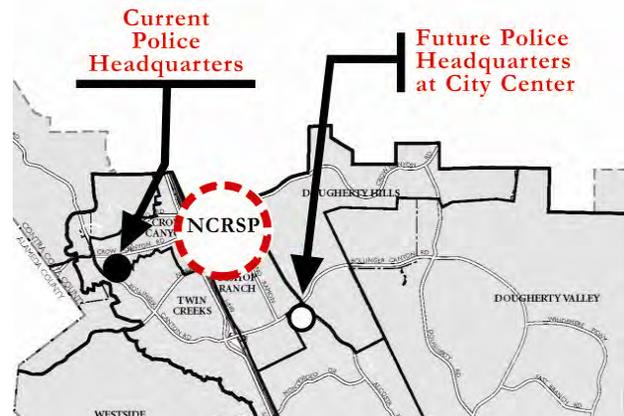
- Require all streets to provide a minimum circulation width of 20 feet plus a minimum 8 foot width for any adjacent parking lanes.
- Require building over 30 feet to comply with State Fire Code Aerial Fire Apparatus Access Standards or an alternative compliance standard as approved by the Fire District.

**Policy PF-2.2:** Work with the San Ramon Valley Fire Protection District to update emergency and disaster response plans to take into account the new types of mixed use development.

### POLICE PROTECTION

The San Ramon Police Department provides police protection within the San Ramon City Limits. The Department is currently headquartered at 2401 Crow Canyon Road and is anticipated to be relocated at a future date to the City Center at Camino Ramon and Bollinger Canyon Road when a new headquarters is constructed as a part of that project.

The need for an additional beat with 5 officers to serve the North Camino Ramon Specific Plan Area is anticipated. The mixed use nature of the area, and the creation of pedestrian-friendly internal streets will lend itself to the department's Community Policing policies which are designed to reduce crime and the fear of crime by encouraging a partnership between the police and the citizens of the community. As a part of that partnership, the provision of a modest space for police contact and public outreach will be programmed into the central core of the Specific Plan area.



**Police Facilities.**

**GOAL PF-3: Ensure that the Specific Plan area is supplied with appropriate police protection services.**

**Policy PF-3.1:** Provide police staff and equipment necessary to provide an adequate level of service.

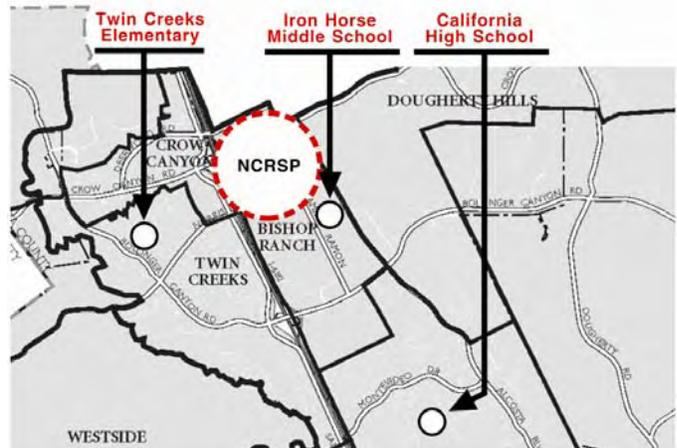
**Policy PF-3.2:** Provide a substation space within the planning area to support the City's community policing program.

**SCHOOL FACILITIES**

The higher density housing planned for the North Camino Ramon Specific Plan area is anticipated to have smaller dwelling units, and a larger proportion of singles and families without children of school age than the norm for San Ramon. While some of the residential units will generate K-12 students, their numbers will not be sufficient to require new schools.

The plan does not contemplate the need for any new schools in the planning area. Instead, students in any new residential development will attend already constructed schools in the San Ramon Valley Unified School District, most likely the nearby Twin Creeks Elementary School (approximately 1 mile), Iron Horse Middle School (approximately 0.7 mile), and California High School (approximately 2¼ miles). Developers of any new residential units will contribute school impact mitigation fees.

The San Ramon Valley Unified School District currently owns 4.61 acres of land on two adjacent land parcels within the specific plan area. The parcels are located in Development Block C, adjacent to Crow Canyon Road and the Iron Horse Trail. The site is currently utilized for parking for District buses, along with some office space. Given the District’s decreased utilization of buses, the size of these parcels is larger than currently needed. In the future, the District will likely explore opportunities to relocate and consolidate these uses with other District uses. Once the district identifies an alternative location for the current uses, the land could be made available for redevelopment consistent with the Specific Plan. The City will continue to assist, where possible, in identifying a suitable relocation site for these District facilities that meets their current and future needs.



**School Facilities.**

**GOAL PF-4: Ensure that public schools need of residents of the Specific Plan area can be met.**

**Policy PF-4.1:** Coordinate new development proposals with San Ramon Valley Unified School District to ensure adequate school facilities exist.

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