

CHAPTER 6: COMMUNITY FACILITIES



NORTHWEST SPECIFIC PLAN
CITY OF SAN RAMON

CHAPTER 6: COMMUNITY FACILITIES AND SERVICES

The Northwest Specific Plan incorporates community facilities of a character and scale sufficient to serve both the neighborhoods located within the Plan Area and the surrounding community. The Plan Area will be served by the City of San Ramon's existing public facilities and public safety services, consistent with the provisions of the City's General Plan. This chapter describes at a conceptual level how and where services will be extended, improved, and provided to the Plan Area. Figure 6-1 illustrates the locations of the proposed community facilities.



Illustration of community facilities in the Plan Area (Source: David Gates and Associates)

COMMUNITY FACILITIES GOAL, OBJECTIVES, AND POLICIES

The following goal, objectives, and policies have been established to guide the implementation of the Plan Area's community facilities and services.

GOAL 1. The provision of necessary community services and facilities to adequately serve the Plan Area.

Community Facilities

Objective A. Provide new community facilities, consistent with the San Ramon General Plan, that meet the needs of neighborhood residents and the greater community of San Ramon.

Policies:

1. Reserve a site for the purpose of accommodating an educational museum, educational outreach use and/or similar function.

An approximately 1.6-acre site is proposed for an educational site, located in the southeast corner of the Plan Area. The proposed educational site shall accommodate a future educational museum, educational outreach use, or similar facility intended to serve the residents of the neighborhoods in the Plan Area and in the surrounding community. The facility on this site shall be developed at a maximum FAR of .35.

2. Reserve a site west of the community park to accommodate a house of worship.

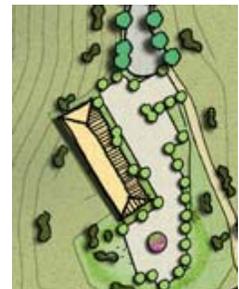


Illustration of Educational Site

An approximately up to 6.1-acre site is proposed for a house of worship, near the Bollinger Canyon entrance, in the eastern portion of the Plan Area. The proposed house of worship includes a religious assembly facility and related activities, such as a day care. The house of worship site is also envisioned to include neighborhood recreational facilities, such as a pool and indoor recreation areas. These facilities shall be developed based on a maximum FAR of .35, and must include adequate parking through the combination of surface, below-grade and/or structured parking.

3. Provide a neighborhood park (approximately 2-acres) in the western portion of the Plan Area.

The exact location, design, and program for the park will be determined in the future. The neighborhood park is envisioned to have facilities such as a tot-lot and picnic areas, designed to serve residents of Neighborhood E.

4. Ensure that new community facilities are appropriately designed to be compatible with surrounding areas, and demonstrative of the character of the neighborhoods within the Plan Area.
5. Ensure that the community amenities and facilities within the Plan Area provide adequate on-site parking facilities.

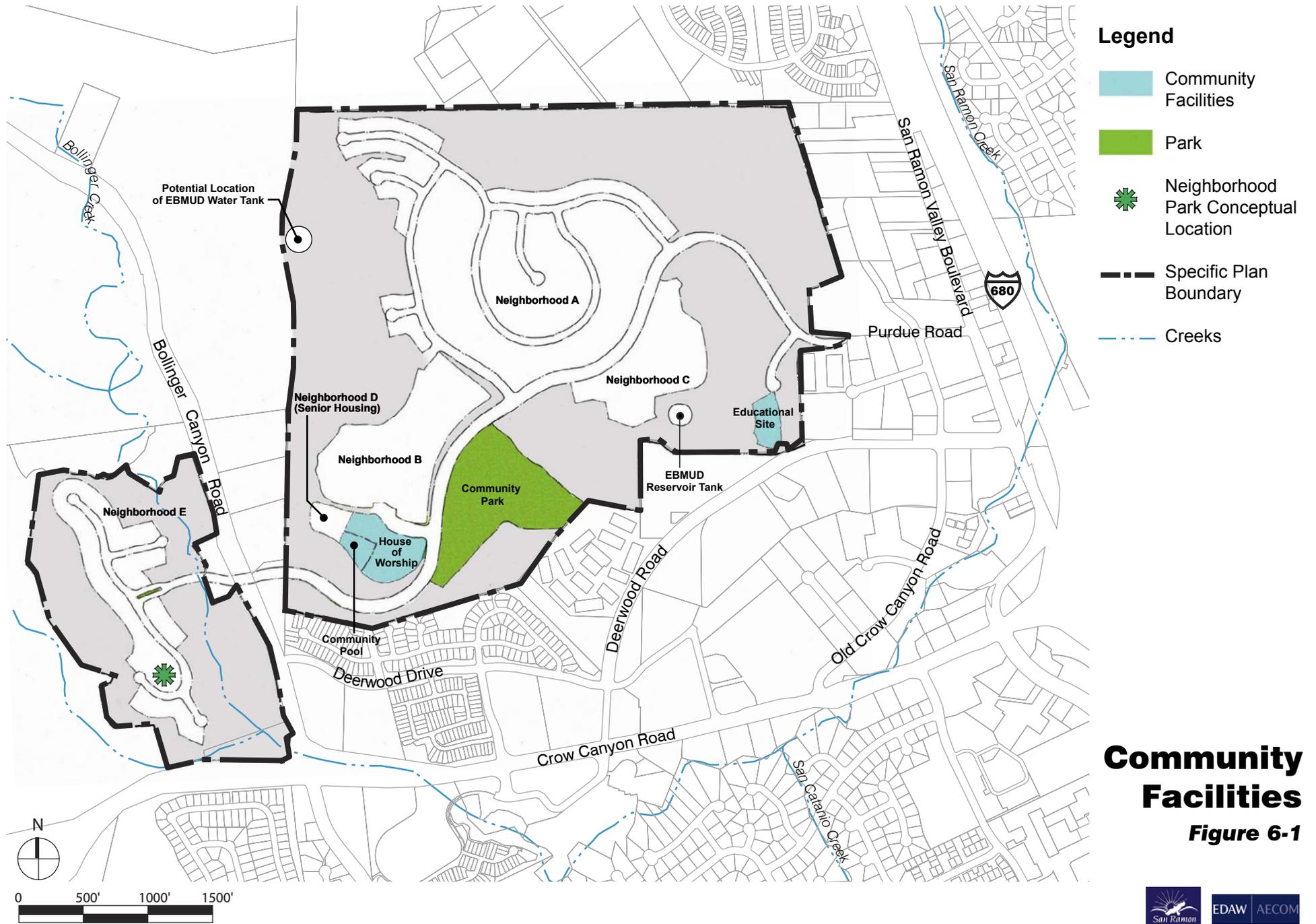
Public Trails and Connectors

Objective B. Ensure adequate public pedestrian connections to community facilities in the Plan Area.

Policies:

1. Provide pedestrian connections linking the existing neighborhoods and the proposed community park to both the educational site and the house of worship.

The public trail system within the Plan Area shall connect the community park to both the educational site and house of worship through a series of pedestrian paths connecting to the residential neighborhoods in the Plan Area, as well as to existing neighborhoods south of the Plan Area. Other proposed public trails linking to the house of worship and associated facilities include a regional trail along the west of the site, connecting to the parkway with a well-defined pedestrian crossing. There is also a trail and a trail leading from the community park to the adjacent Mill Creek Hollow Park.



The main spine road that connects through the eastern portion of the Plan Area also includes pedestrian connections to the community facilities, and helps to connect the facilities to the individual neighborhoods.

Schools

Objective C. Provide funding to support adequate public school facilities to serve the residents of the Plan Area.

The Plan Area is located within the boundaries of the San Ramon Valley Unified School District. The District has determined that its existing and already planned facilities located outside of the Plan Area will be adequate to serve the needs of future Plan Area residents.

Policies:

1. When development occurs in the Plan Area, the developer shall be required to contribute to school impact mitigation fees, pursuant to Senate Bill 50 (February 1999).

Fire

Objective D. Provide sufficient fire protection services for the Plan Area, including fire stations with locations to provide adequate response times and maneuverable streets for fire vehicles.

Fire protection services for the Plan Area will be provided by the San Ramon Fire Protection District. The San Ramon Valley Fire Station #38, located nearby at the intersection of Bollinger Canyon Road and Crow Canyon Road, can provide adequate response time and levels of service to the Plan Area. Emergency access to the Plan Area is provided via Bollinger Canyon Road and Purdue Road and four gated EVA points (see also Figure 3-2, Proposed Circulation Diagram). Two possible EVA points are located in the following locations: 1) from Claremont Crest Way, connecting to the spine collector near the west entry, and 2) from Deerwood Road connecting to the Senior Housing development at the east entry. In addition, two potential EVA connections for the portion of the Plan Area west of Bollinger Canyon Road are located at Bollinger Canyon and Crow Canyon Roads. These potential EVA connections will only be required if this portion of the Plan Area is developed with only a single public street entry.



Future Emergency Vehicle Access point located off Claremont Crest Way

Police

Objective E: Provide adequate police protection services for the Plan Area.

As the new development of the neighborhoods within the Plan Area does not require a new police station, no police facilities are provided as part of this Plan. The City of San Ramon Police Department will serve the Plan Area through the existing police station located on Camino Ramon near Crow Canyon Road, which can provide adequate response time and levels of service to the Plan Area.

Transit Services

Objective F: Provide public transit services to residents of the neighborhoods within the Plan Area.

Public transit services will be provided to the Plan Area by the bus service of the City of San Ramon, which is provided by the Central Contra Costa Transit Authority (CCCTA), the County Connection. Direct service to the Plan Area will include routes 121 running north-south along San Ramon Valley Boulevard, and 221 running east-west along Crow Canyon Road and Norris Canyon Road. Access to public transit services in surrounding areas shall include routes 259 and 920 running from the San Ramon Transit Center, and 960B&960C and 970B&970C running from Bishop Ranch.

Objective G: Implement transportation system improvements that will incorporate local improvements identified in the City's General Plan.



County Connection vehicle