

4 ENVIRONMENT AND SUSTAINABILITY



A. Background

Rossmoor currently employs a wide variety of sustainable practices. These practices are found throughout the community, including operations related to structures, infrastructure, waste management, and landscaping. Key practices are listed below:

- ◆ Homeowners and Mutuals are encouraged to retrofit homes to improve energy efficiency, including improvements to insulation, windows, plus heating and cooling systems.
- ◆ The GRF provides an extensive recycling program that includes items such as cardboard, green waste, and appliances.
- ◆ Prescription pill and “sharps” disposal service, batteries and hazardous waste collection are available to residents.
- ◆ Turf landscaping areas are being reduced where possible, deer- and drought-resistant plant materials are used whenever possible, outdated irrigation systems are updated. All irrigation controllers were replaced with Smart Controllers

through an East Bay Municipal Utilities District (EBMUD) Rebate program that resulted in 15 to 20 percent savings on water consumption by 2010.

- ◆ Mandated EBMUD water use reductions have been implemented on GRF land, golf course land and mutual-controlled land. Significant landscape use and appearance change are evident here, as in the entire Bay Area, and throughout California, reflecting the many years of extreme drought.
- ◆ Rossmoor has identified heritage trees, and some Mutuals are currently inventorying other important existing trees.

In addition to the efforts listed above, the Rossmoor News presents extensive coverage of environmental sustainability. Similarly, there are presentations on water conservation at Mutual Board and governance meetings, and a water conservation group within the “Sustainable Rossmoor” club organization.

B. Goals, Policies, and Actions

Goal ENV-1	Conservation of energy and resources within Rossmoor.
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Policies

- Policy ENV-1.1 Review programs and funding options on an on-going basis to find feasible approaches to energy and water conservation, plus renewable energy.
- Policy ENV-1.2 Meet State energy efficiency standards.
- Policy ENV-1.3 New construction, remodels, and landscaping projects should minimize heat island effects and runoff, plus maximize irrigation and rainwater infiltration.
- Policy ENV-1.4 Evaluate siting of new buildings to determine if active or passive solar heating and cooling opportunities exist, and, if so, whether to build them in initially or simply design new buildings to anticipate future potential alternative energy systems, such as solar panels.

- Policy ENV-1.5 Consider Leadership in Energy and Environmental Design (LEED® www.leed.usgbc.org) standards for new construction, and take costs for certification under consideration.
- Policy ENV-1.6 When purchasing fleet vehicles, consider the lowest-polluting and most energy-efficient vehicles under the funding programs.
- Policy ENV-1.7 Publicize energy-saving ideas, including the 'Hot Day Program', through all available community media, including the Rossmoor News, website, television and similar community-wide outreach.
- Policy ENV-1.8 Support Rossmoor-wide, mutual and individual-funded solar power and water heating, water conservation or re-use (such as grey water) programs. Support other such initiatives as a way to enhance Rossmoor's stewardship of our resources, Rossmoor's place as a leader in energy conservation and environmental sustainability, as well as cost effective, community management.

Actions

- Action ENV-1.1 Consider implementing the recommendations of energy alternative and sustainability organizations and committees on an on-going basis, as funds are available.
- Action ENV-1.2 Incorporate energy, water and resource conservation into administrative policy to ensure that conservation is part of every employee's job.
- Action ENV-1.3 Establish energy-saving policies for GRF fleet vehicles, including reducing idling times, reviewing routes for efficiency, and utilizing all cost-effective, fuel energy sources, when available.
- Action ENV-1.4 Study retrofitting lighting to LED.

Goal ENV-2 Minimal use of toxic materials throughout the community.

Policies

- Policy ENV-2.1 Use low or non-toxic building materials and integrated pest management when feasible.
- Policy ENV-2.2 Use organic or non-toxic housekeeping products at all GRF locations when feasible.
- Policy ENV-2.3 Consider conversion to air drying machines after handwashing in public bathrooms, instead of paper towels, reducing paper use and maintenance.

Goal ENV-3 Water conservation throughout the community.

Policies

- Policy ENV-3.1 Seek to reduce water demand for landscaping, including implementing landscaping and irrigation standards and restrictions developed by the state, City of Walnut Creek and East Bay Municipal Utility District.
- Policy ENV-3.2 Publicize and encourage water-saving ideas through all available Rossmoor media, including the Rossmoor News and similar community-wide outreach.

Actions

- Action ENV-3.1 Explore additional opportunities for use or re-use of non-potable water for landscape irrigation and groundwater recharging.
- Action ENV-3.2 Maintain and review efficient irrigation use and water use reduction, using technology as well as visual monitoring.
- Action ENV-3.3 Evaluate new advances in drip irrigation and other water saving practices and devices for retrofit and new landscape.
- Action ENV-3.4 Consider separation of potable and non-potable water lines in remodel and new construction.

Action ENV-3.5 Prioritize onsite water retention and water table recharging through bio-swales and other practices.

Goal ENV-4	Protection of biological resources in Rossmoor.
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Policies

Policy ENV-4.1 Educate residents and employees about landscaping that provides habitat for sensitive species found in Rossmoor. When possible, use that type of landscape material, while discouraging invasive and nuisance species.

Actions

Action ENV-4.1 Identify key habitat areas and ensure that hiking and other outdoor recreational activities are sensitive to species found in them.

Action ENV-4.2 Continue to identify heritage trees located in Rossmoor and protect them per the Walnut Creek Tree Preservation Ordinance.

Action ENV-4.3 Review landscape chemicals for negative impact.

Action ENV-4.4 Minimize light pollution where appropriate.

Goal ENV-5	Balance between the enjoyment, the practicality, and the health issues of living with wildlife.
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Policies

Policy ENV-5.1 Balance the enjoyment of living with wildlife with the practicality of dealing with the overpopulation of some species and the health issues that these species create.

Policy ENV-5.2 Educate residents about the impacts of feeding and watering wildlife, especially through outside pet feeders.

Policy ENV-5.3 Recognize the overpopulation of Canada geese, turkeys and deer in the community, and consider ways to reduce their presence.

Actions

Action ENV-5.1 Manage goose, turkey and deer populations to address safety, health and cleanliness issues related to their overpopulation.

Goal ENV-6	Reduced waste generation in Rossmoor through creative solutions to waste management.
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Policies

Policy ENV-6.1 Purchase and use recycled materials whenever feasible.

Policy ENV-6.2 Expand the range of materials recycled at Rossmoor as new recycling programs become available.

Policy ENV-6.3 Expand recycling programs in GRF buildings, with a focus on educating residents and employees on its benefits, and provide clear information about recycling options. Include the Activities Council in this effort, with a focus on reducing the use of non-renewable materials and resources associated with club and GRF events.

Policy ENV-6.4 Reduce green waste.

Actions

Action ENV-6.1 Expand hazardous waste collection options and disseminate collection information regularly through all available Rossmoor media.

Action ENV-6.2 Prioritize reusing or recycling green waste within Rossmoor, as feasible.

Action ENV-6.3 Evaluate opportunities to market green waste.

Action ENV-6.4 Develop a program with an outside agency to accept recycled appliances and household goods.

Action ENV-6.5 Review current landscape practices to minimize green waste and maximize use of beneficial landscape debris and mulch.