

7 FACILITIES



A. Background

Rossmoor provides a wide range of facilities, allowing residents to participate in social, recreational, and fitness activities; communicate inside and outside the community; and connect to regional utilities.

The GRF has three swimming pool facilities, generally open seven days a week, with family-swim open at Hillside Pool for at least two hours six days a week. The Del Valle pool, extensively renovated in 2006-2007, is enclosed and provides lap facilities as well as a warm-water area. The Dollar pool facilities were renovated in 2001 and 2012. The Hillside pool facilities were renovated in 2010.

The fitness center, under review for renovation, offers approximately 98 classes per week, cardiovascular equipment, weight machines, and fitness trainers working with individuals and groups.

Rossmoor's two golf courses, Creekside and Dollar Ranch, cover 150 acres and represent two different types of course. The Dollar Ranch course is 18 holes and spread out over a hilly area. The Creekside course is nine holes and more easily walkable than Dollar Ranch. Both courses are maintained regularly with satellite-controlled sprinklers re-using water on-site. There are four resident golf club organizations. The golf courses provide guest access, host tournaments, and make available golf carts and equipment.

There are six clubhouses: Gateway, Dollar, Del Valle, Hillside, Creekside and the Event Center. Venue reservations within clubhouses and other GRF locations are handled by the Recreation Department. In the case of all clubhouses, demand is high for rooms with kitchen space. Creekside facilities include a social building with meeting rooms, a pro shop, and a restaurant kitchen/bar, a building for Rossmoor News, the TV channel, Cart Barn, and a public safety and maintenance building.

Other recreation facilities include bocce courts, tennis courts, lawn bowling greens, a table tennis building, arts and crafts rooms, and a pool/billiard room. In addition to these facilities, Rossmoor has seven parks, several equipped with picnic areas. The dog park is adjacent to the Del Valle Clubhouse parking lot.

Rossmoor has over 200 clubs which make use of various facilities. Clubs include movies, athletics, games, arts and crafts, social, intellectual, political, religious and special interests. Facilities usage is steadily increasing.

Rossmoor's two libraries are located at Gateway Clubhouse and Dollar Clubhouse. The Gateway Clubhouse library has computerized files and the Dollar Clubhouse library uses an "honor system" for checking out books. GRF works with the Walnut Creek Library to provide residents with access to all its materials on a request and delivery basis.

Utility providers include East Bay Municipal Utility District (EBMUD) for water service, Pacific Gas & Electric (PG&E) for gas service, Marin Clean Energy (MCE) for

electric service, Central Contra Costa Sanitary District for sewer, AT&T and Comcast for land-line phone services, Republic Services for waste removal, and Comcast for cable and broadband. Storm drains flow to Tice Creek and are maintained by GRF and/or the Mutuels. Sidewalks and streets are owned and maintained by GRF and some Mutuels. Cable TV service and broadband are included in the monthly GRF Coupon and limited wireless network access is provided by GRF in all club-houses.

Note that information regarding facility needs submitted by the following Rossmoor committees, clubs, and organizations is included in Appendix G: Community Emergency Response Team, Drama Association, GRF Fitness Center Advisory Committee, Garden Club, GRF Golf Advisory Committee, Pickle Ball Club, Tennis Club, and Table Tennis Club. Long Range Planning Task Force suggestions for a Facilities Master Plan are included in Appendix H.

B. Goals, Policies, and Actions

Goal FAC-1	Modern facilities that meet the needs of Rossmoor residents.
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Policies

- Policy FAC-1.1 Maintain and enhance all GRF clubhouse facilities and grounds as appropriate to the social, intellectual, cultural, spiritual, and recreational needs and desires of residents.
- Policy FAC-1.2 Maintain and enhance the parks and golf courses for recreation and as open area focal points.
- Policy FAC-1.3 Continually refer to a Facilities Master Plan when considering usage, accessibility, storage, food service, etc. to meet the needs and desires of a) residents, b) clubs and organizations, c) committees, and d) GRF sponsored events. See Appendix H for suggestions.

- Policy FAC-1.4 Consider adopting additional maintenance practices for GRF facilities which include “green” concepts and energy and water conservation programs.
- Policy FAC-1.5 Provide access and usage of GRF facilities/properties to all residents, regardless of disabilities, whenever economically feasible or legally required.
- Policy FAC-1.6 Update interiors of GRF facilities on a routine basis to ensure high quality.
- Policy FAC-1.7 Provide on-site food service at appropriate GRF facilities.
- Policy FAC-1.8 Consider the use and/or purchase of the former Del Valle High School facilities.
- Policy FAC-1.9 Review the status and priority of proposed major capital facilities projects annually.

Actions

- Action FAC-1.1 Explore expanding commercial services consistent with Rossmoor’s core values as expressed in the Mission Statement using GRF land and buildings that can be made available to meet residents’ needs.
- Action FAC-1.2 Renovate the Del Valle Clubhouse to accommodate an expanded and enhanced Fitness Center, meeting spaces, and other facilities, as recommended by the Residents’ Task Force in 2014, and other studies.
- Action FAC-1.3 Consider ideas and suggestions offered by organized groups (see Appendix G) in a coordinated manner as usage, funding, and competing desires warrant.
- Action FAC-1.4 Explore additional parking at GRF facilities as needed.
- Action FAC-1.5 Continue to develop a Facilities Master Plan and update annually, and use it as a planning tool for budgeting and project development.

- Action FAC-1.6 Study the rehabilitation of the Hillside and Dollar Clubhouses.
- Action FAC-1.7 Consider upgrading the Gateway multi-purpose rooms, and arts and crafts rooms.

Goal FAC-2	A balance between the competing demands for facility use.
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Policies

- Policy FAC-2.1 Maintain and enforce rules and policies that allow for fair and orderly use of GRF facilities by Rossmoor residents and clubs.
- Policy FAC-2.2 Permit renters, guests and other non-residents to use GRF facilities when appropriate and feasible, charging guest fees for use, where feasible, to ensure that they generate revenue for the community and that non-resident use does not negatively impact the availability or quality of facilities for residents.
- Policy FAC-2.3 Where possible, specialized GRF facilities used by clubs should be managed by those clubs.
- Policy FAC-2.4 Use coordinated, efficient technology to obtain GRF facility access and usage data and to enable appointments and reservations for facilities and events.

Actions

- Action FAC-2.1 Continue to develop a means by which residents' needs and interests can be reviewed and considered. See 2010 Appendix I and 2015 comments.
- Action FAC-2.2 Continue to develop amenities and activities to keep pace with demands.
- Action FAC-2.3 Make available to residents a summary of the GRF Board's review of future facilities projects.

Goal FAC-3	Utilities that provide adequate capacity to meet Rossmoor's needs.
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Policies

Policy FAC-3.1 Ensure that water, gas, electric, communication, and sewer services are available and upgraded as needed.

Actions

Action FAC-3.1 Consider installing solar equipment to reduce utility costs.

Action FAC-3.2 Consider modernizing rest room facilities to meet water conservation recommendations.

Action FAC-3.3 Consider exploring the feasibility of a water reclamation facility.