

## 5 OPEN SPACE AND LANDSCAPING



### *A. Background*

The GRF manages extensive open space and landscaping. The open space provides an invaluable rural ambience as well as wildlife habitat, forming an attractive backdrop to the Rossmoor community.

Rossmoor's open space covers over 700 acres within which the Trails Club maintains 4.5 miles of trails. Adjacent public open space includes Las Trampas Regional Wilderness with trail connections and East Bay Municipal Utility District (EBMUD) property. Ecosystem types within the open space include riparian woodland, oak

woodland, brushland, and grassland savanna. Wildlife includes 120 species of birds, deer, fox, mountain lion, coyotes, reptiles, amphibians, invertebrates, and insects.

Landscaping includes approximately 25,000 trees, on both Mutual and Trust properties. GRF landscaping crews maintain park areas around clubhouses, and other landscaped areas not part of Mutual properties. Landscaping focuses on deer-resistant plants, a broad palate of which is available. Irrigation is primarily controlled via satellite or other updated controls.

***B. Goals, Policies, and Actions***

**Goal OSL-1    Open space areas that buffer Rossmoor from surrounding development.**

**Policies**

- Policy OSL-1.1    Protect the hill slopes and ridgelines surrounding Rossmoor's developed area through efforts such as working with surrounding open space property owners, including the East Bay Regional Park District and East Bay Municipal Utility District, to support attractive and continued open space uses of these properties.
- Policy OSL-1.2    Look for opportunities to acquire adjacent property or excess Mutual land.

**Goal OSL-2    Open space areas that provide opportunities for active and passive enjoyment.**

**Policies**

- Policy OSL-2.1    Enhance views of Rossmoor's open space areas.
- Policy OSL-2.2    Support the Trails Club's efforts to provide mapping, appropriate expansion, and maintenance of trails within Rossmoor's open space areas.

Policy OSL-2.3 Ensure new uses of GRF's open space do not detract from the overall attractiveness of the open space area.

**Goal OSL-3 Well-maintained open space areas.**

**Policies**

Policy OSL-3.1 Maintain drainage within GRF's open space to reduce the risk of landslides and subsidence in hillside areas.

Policy OSL-3.2 Maintain fencing within GRF's open space to reduce the risk of unauthorized access.

Policy OSL-3.3 Work with the Contra Costa County Fire Department and the Mutuels to minimize fuel load, maintain fire breaks, and establish defensible space to comply with Contra Costa County requirements.

**Actions**

Action OSL-3.1 Study Tice Creek throughout Rossmoor to determine whether additional measures to reduce erosion are necessary.

Action OSL-3.2 Be open to the potential for conservation easements to be sold as mitigation.

Action OSL-3.3 Identify open space areas that could be developed if needed.<sup>1</sup>

**Goal OSL-4 Landscaping throughout Rossmoor that provides natural beauty, and is both durable and environmentally-friendly.**

**Policies**

Policy OSL-4.1 Provide attractive, sustainable, and colorful landscaping for Trust facilities and properties.

---

<sup>1</sup> See memorandum from Salmons dated June 22, 2010 in Appendix E.

**Actions**

Action OSL-4.1 Update GRF landscaping, including lawns, planting areas, trees, and irrigation systems, with consideration of transitioning landscaping to more drought-tolerant plants.