

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 and Hillside pool facilities were renovated in 2001-2002 and 2009, respectively.

The fitness center, renovated in 2001, offers approximately 120 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 have been renovated per the 1997 Golf Course Master Plan with satellite-controlled sprinklers re-using water on-site. Some portions of the courses, including restroom facilities, remain unrenovated. There are four resident golf clubs. The golf courses provide guest access during specific hours, host tournaments, and rent out golf cars.

There are five clubhouses: Gateway, Dollar, Del Valle, Hillside and Creekside. Venue reservations within clubhouses and other GRF locations are handled by GRF. 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. In addition to these facilities, two more buildings are planned for the future: a new golf pro shop and an events center with a stage, and would include additional parking.

Other recreation facilities include bocce courts, tennis courts, lawn bowling greens, a temporary 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's two libraries are located at Gateway Clubhouse and Dollar Clubhouse. Neither library has computerized files and the Dollar Clubhouse library uses an "honor system" for checking out books. The Gateway library has space constraints.

Utility providers include East Bay Municipal Utility District (EBMUD) for water service, Pacific Gas & Electric (PG&E) for gas and electric service, Central Contra Costa Sanitary District for sewer, AT&T and Comcast for land line phone services, Allied Waste and Valley Waste Management for waste removal, and Comcast for cable. Storm drains flow to Tice Creek and are provided by GRF or the Mutuals, and side-

walks and streets are owned and maintained by the GRF while entries are owned and maintained by the Mutuels. Cable TV service is included in the monthly GRF Coupon and limited wireless network access is provided by GRF in all clubhouses, except Dollar. Cell phone service is not under GRF jurisdiction, however GRF collaborates with cell phone companies on placement of towers.

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 as landscaped open area focal points.
- Policy FAC-1.3 Create a Facilities Master Plan covering all major sites and considering usage, accessibility, storage, food service, etc. that meets 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 Design new GRF facilities with reduced maintenance costs in mind, including green building, infrastructure, and energy conserving aspects, while ensuring high quality design.

- Policy FAC-1.5 Provide access and usage of GRF facilities/properties for active residents as well as those with disabilities.
- 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 Work with the Acalanes Union High School District to explore use/purchase of the former Del Valle High School facilities.

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.
- Action FAC-1.2 Complete the Creekside Master Plan.
- Action FAC-1.3 Remodel Del Valle Clubhouse to accommodate an expanded and enhanced Fitness Center, meeting spaces, and other facilities as needed.
- Action FAC-1.4 Develop a permanent table tennis facility.
- Action FAC-1.5 Consider ideas and suggestions offered by organized groups (see Appendix G) in a coordinated manner as usage, funding, and competing desires warrant.
- Action FAC-1.6 Explore additional parking at existing GRF facilities, including converting some areas to parking for golf cars and other small types of vehicles.

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 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 current, efficient technology to obtain GRF facility access and usage data and to enable appointments and reservations for facilities and events.

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.

**GOLDEN RAIN FOUNDATION
GENERAL PLAN
APRIL 2011
FACILITIES**