

ROLLING HILLS COUNTRY CLUB
EXPANSION & COMMUNITY ENHANCEMENT PLAN

FREQUENTLY ASKED QUESTIONS



**What is the Rolling Hills Country Club
Expansion and Community Enhancement Plan (ECEP)?**

The ECEP proposes to terminate the Rolling Hills Country Club's existing ground lease with Chandler Company, and transfer title on approximately 131 new acres currently used as Chandler's Sand and Gravel Facility to Rolling Hills Country Club as part of a new Arnold Palmer Signature Golf Course and new clubhouse complex. The overall plan will also include 114 new, single-family, detached homes fronting the golf course and open space surrounding the golf course.

What will happen to Chandler's Sand and Gravel Facility?

Under the Expansion and Community Enhancement Plan, Chandler's Sand and Gravel Facility operations will be transformed into a planned residential and golf country club community.

What is the financial impact to the public?

The Expansion and Community Enhancement Plan is initially revenue-neutral to the City of Rolling Hills Estates, thus preserving one of the City's major income generators. Over time it could provide more income to the City than is now generated.

What are the benefits of the RHCC Expansion and Community Enhancement Plan ?

There are many. They include:

- Transforming the decades-old, heavy industrial use of Chandler's Sand and Gravel Facility (which generates 60,000 truck trips annually) into landscaped open space and a residential community, enhancing views and helping to preserve property values in the surrounding communities, while eliminating air and noise pollution.
- Securing the preservation of Rolling Hills Country Club and its charitable activism within the community.
- Preserving existing jobs for over 100 individuals in the local community while creating hundreds of new temporary high paying development and construction jobs.
- Achieving a balance of recreational options for the community including equestrian, golf, tennis & swimming.
- Creating an attractively landscaped new "gateway" to the City of Rolling Hills Estates and the entire Palos Verdes Peninsula.
- Preserving and enhancing the prestige of the City of Rolling Hills Estates and the Palos Verdes Peninsula as well nearby communities.
- Preserving one of the City's major income generators while over time providing more opportunities for income to the City than is now generated.



Will residents who currently enjoy living adjacent to the existing golf course continue to be adjacent to the new course?

Yes. Not only will existing residents keep their golf-course views, many views will be enhanced.

What is the density of the new residential component?

The residential component of the entire 224 acre project is proposed at the very low density of .5 residential units per acre and the density of the actual 58 acres of residential development is 1.84 units per acre. This compares with the following surrounding residential densities:

RHCC Proposed	1.84 Units/Acre
Clubview	2.12 Units/Acre
Dapplegray	1.68 Units/Acre
Strawberry Lane	.72 Units/Acre
Hillside	5 Units/Acre
Skyline	8.41 Units/Acre
Cypress	15.62 Units/Acre
Briddlewood	1.67 Units/Acre
Monticillo	1.99 Units/Acre

What will be the impact on existing equestrian homes and trails in the community?

None. The Expansion and Community Enhancement does not eliminate any existing equestrian trails or homes. It includes no new equestrian homes in the plan (removing the Horse Overlay Zone requirement that new homes be built to equestrian standards). The ECEP will build and maintain a new, approximately one-mile-long equestrian trail (a reduction of the approximately 2-mile-long trail in the City’s General Plan).

What will happen to Rolling Hills Country Club without the ECEP?

Its future would be in jeopardy, and it is unknown what type of development might replace it. Rolling Hills Country Club leases approximately two-thirds of its golf-course land from the Chandler Company, owner of Chandler’s Sand and Gravel Facility. The land lease expires in 2022. Without owning the land it occupies, Rolling Hills Country Club could be forced to close and the surrounding community would lose both a good neighbor and community asset as well as an opportunity to increase the prestige of the City of Rolling Hills Estates.

What are some of the community advantages Rolling Hills Country Club provides?

In addition to providing beautiful open space to its neighbors, and complementing the rural character of the community, Rolling Hills Country Club offers substantial benefits in the form of donations of use of the Club’s facilities to local and regional schools, police and fire services, hospitals and clergy. In the last seven years, for example, the Club has supported 20 public and private schools by donating 5,260 rounds of golf, valued at over \$500,000. The Club also donates several rounds of golf per year to local schools, hospitals and other organizations for fundraising purposes. And the Club often offers its clubhouse for charity and community events.



Who are the beneficiaries of RHCC's charitable and community support activities?

Among the 20 schools are Chadwick High School, Palos Verdes High School, West Torrance High School, South Torrance High School, Peninsula High School, Redondo Beach High School and many others. Other beneficiaries have included Little Company of Mary Hospital, Torrance Memorial Hospital, Scleroderma Foundation, Torrance Rotary, Kiwanis Club, Daughters of Mary and Joseph, Switzer Center, Young life, Vistas for Children, AYSO, Rolling Hills Little League, Redondo Beach Little League, Sandpipers, YWCA, YMCA, Asian American Symphony, and American Lung Association.

What are the environmental impacts of the plan?

All impacts are a net positive for the natural environment. Chandler's Sand and Gravel Facility currently generates approximately 60,000 truck trips annually. All of this, as well as noise and dust from the mining and landfill operations, will cease with the property's transformation into the landscaped golf course and open-space set-asides. The existing golf course's ongoing environmental mitigations – including water conservation and the use of drought-tolerant grasses – will continue with the new, proposed course. The new operations will allow for recycled water options. And irrigation for the planned course will come from Chandler's Sand and Gravel Facility groundwater well that currently provides a source of water for the existing course.

Are there archeological / cultural resources on the project site?

Extensive field testing – which included a chairperson of the Gabrieleno/Tongva tribe and noted archeological experts – have discovered no human remains or other significant cultural resources. The Expansion and Community Enhancement Plan supports the project Environmental Impact Report (EIR) that a certified archeologist and representative of the tribe be present at all times during construction, and that it will follow proper and highly sensitive grading processes.

Are there water-quality benefits of the Expansion and Community Enhancement Plan?

Yes. In 2009, a new law was passed which requires cities, including Rolling Hills Estates, to comply with new strict restrictions on storm water runoff. The project allows the City of Rolling Hills Estates to comply with these new restrictions and has incurred considerable expense incorporating a system which will detain and filter storm-water runoff for up to a 50-year storm, including filtering water from approximately 470 acres immediately south of the project.

Who has created the Expansion and Community Enhancement Plan?

Rolling Hills Country Club and the Chandler Company have drafted the ECEP in order to solve the long-term questions about how to plan for the highest and best re-use of the property.

More information : www.RHCCEnhancement.com

Sources: Environmental Impact Report prepared by the City of Rolling Hills Estates;
Rolling Hills Country Club Expansion and Community Enhancement Plan;
Chandler Company.

