

LETTER FROM: CAROL LUDWIG

From: Carol Ludwig [mailto:ropincl@verizon.net]
Sent: Thursday, June 25, 2009 1:52 PM
To: Niki Cutler
Subject: Chandler Redevelopment Project

To the City of Rolling Hills Estates

Dear Sirs and Madams,
I would like to express my concerns for the possible removal of the horse overlay from the Chandler Site, and request that the equestrian trails be part of the Chandler redevelopment project BEFORE it is approved. I would like to see horsekeeping and trails be preserved, according to the current zoning and the City's General Plan. Horses have always been a huge part of this community, I would hate to see nothing but wall to wall houses as been the case in so many areas. Please preserve the equestrian atmosphere.
I appreciate your time and consideration to this matter.
Sincerely,

CLu-1

Carol Ludwig
310 545-5739

RESPONSES

CLu-1: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails and horse keeping in the project are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: DONNA MADDEN

-----Original Message-----
From: donnmadd@gmail.com [<mailto:donnmadd@gmail.com>]
Sent: Tuesday, June 30, 2009 11:42 AM
To: Niki Cutler
Subject: Chandler development

Hopefully the new homes will not change the rural/horse trail
atmosphere of Rolling Hills Estates.
Donna Madden
1809 Ripley Ave
RB 90278
RHE stable pipe 20 and barn 3 stall 3
Sent via BlackBerry by AT&T

] DM-1

RESPONSES

DM-1: Concerns are duly noted.

LETTER FROM: FRANK MARGRAVE

-----Original Message-----
From: Lawrie Margrave [mailto:duckbar1@aol.com]
Sent: Thursday, June 25, 2009 5:09 PM
To: Niki Cutler
Subject: Spam: Chandler Redevelopment Project

I am a resident of Palos Verdes Peninsula. My horses were boarded at Rolling Hills Equestrian Center before the conditions there became such that it was unhealthy and/or unsafe to continue boarding and I had to move them.

I am a member of The Empty Saddle Club and the Palos Verdes Peninsula Horsemen's Association. The idea that horse keeping would be lessened in your plans when it is one of the reasons to live on our beautiful peninsula, is unthinkable!

Rolling Hills Estates prides itself on the fact that this is a rural community! Any change in zoning, loss of access to trails, or increasing the housing density in Rolling Hills Estates is in direct contradiction to your supposed philosophy!

Frank Margrave
27501 Rainbow Ridge Road
Palos Verdes Peninsula, CA
310-377-3574

FM-1

RESPONSES

FM-1: The commenter's opinions, opposition to deviating from the City's planning documents, and concern for the potential loss of trails and horse keeping in Rolling Hills Estates are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: PETER MCGUIRE

From: pjmxgman@aol.com [mailto:pjmxgman@aol.com]
Sent: Thursday, June 25, 2009 4:42 PM
To: Niki Cutler
Subject: Spam: Chandler plan to close the quarry, and build 114 homes

To the City of Rolling Hills Estates:

As a horse property owner in RHE I am vehemently opposed to revisions to the General Plan to accommodate the Chandler family's aggressive development plan to rezone any aspects or parts of the RHE's General Plan that would change or exclude horse keeping, eliminate trails, or not allow newly developed properties and/or trails (which must meet our current trail standards) that do not connect to existing trails. Those areas zoned for horse keeping must remain horse keeping along with logical and appropriate connections to the existing trail system. Equestrian zoning and trails are as much a part of RHE as our connecting streets. Trails provide important recreation for our residents, and represents a way of life unique to us and the area. This way of life represents and provides one of the many ways and reasons why we all chose to live here and should not be forever altered by a short term gain of a few extra dollars for developers by squeezing in a few more homes legally un permitted under our current General plan.

PM-1

Sincerely,
Peter J. McGuire

RESPONSES

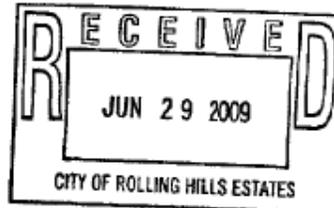
PM-1: The commenter's opinions, opposition to deviating from the City's planning documents, and opposition to development without trail connections and horse keeping are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: J. RICHARD MOODY

richard moody and associates

June 26, 2009

City of Rolling Hills Estates
4045 PV Drive North
Rolling Hills Estates, CA 90274



Attn: Niki Cutler

Dear Ms. Cutler:

It is my understanding that the City of RHE is planning to allow development of the Chandler site and to allow enough density to prevent the maintenance of the rural atmosphere as provided for in the general plan.

I add my voice to those who wish to preserve the rural atmosphere of the area, including real trails.

Please help us preserve the type of development that is the reason for us living in RHE.

RM-1

Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "J. Richard Moody".

J. Richard Moody

26 Hillcrest Meadows, Rolling Hills Estates, CA 90274 • Phone (310)512-7973 • Fax (310)634-0324
Email: jrighmoody@aol.com

RESPONSES

RM-1: The commenter's opinions and request to maintain the rural character of the area are duly noted. See also Topical Response 3.

LETTER FROM: MICHAEL MOORADIAN

From: Michael Mooradian [mailto:MICHAEL.MOORADIAN@COX.NET]
Sent: Thursday, June 25, 2009 2:56 PM
To: Niki Cutler
Subject: Chandler Development

I understand that the draft EIR is out and that the development of the Chandler property includes expanding current zoning to double the number of housing units to approximately 114. I also understand that this will prevent the new homes in the area from having sufficient space to house horses in our equestrian community. Furthermore I understand that there is no commitment to develop horse trails through the area and tie into our existing trail system. As a nearby resident, equestrian, golfer, and environmental consultant I am opposed to such a development if it infringes on the current rights and privileges of others. Equestrian activities, and most notably trail riding, are a cornerstone of our city as is shown in our literature including the City's Annual Report and Calendar. I am not opposed to the Clubhouse or the development of homes, but they should be developed as homes in the surrounding area which is inherently a horse community. We have seen in other areas of the city where minimal effort was made to include our equestrian lifestyle and as a result these areas are no longer passable for horseback riding. Please make sure our equestrian way of life is preserved by maintaining the current zoning requirements. Thank you for consider this email in your decision making process,

MM-1

Regards,

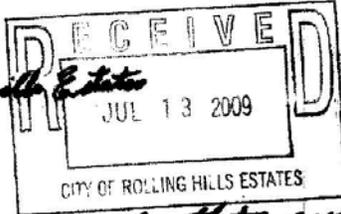
Michael Mooradian
michael.mooradian@cox.net

RESPONSES

MM-1: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails and horse keeping in the project are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: JANE OLNEY

City Council of Rolling Hills Estates



Dear Sirs:

I am very disappointed that our city is considering the abandonment of the horse overlay requirements in the plan for the enlargement of the R.H. golf course and the building of so many homes.

Why should we give up our rural rights as I understand them in the City's general plan so that developers can get rich while crowding our roads and eliminating our plan for an expanded trail system?

JO-1

Sincerely
Jane Olney
25 South Dr.
R.H.E.

RESPONSES

JO-1: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails and horse keeping in the project are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: CHARLENE O'NEIL

From: cmoneil@aol.com [mailto:cmoneil@aol.com]
Sent: Tuesday, June 30, 2009 2:18 PM
To: Niki Cutler
Subject: chandler redev

June 30, 2009

Dear City of Rolling Hills Estates,

I am writing to you regarding the Chandler Redevelopment Project. I am opposed to the elimination of the horse overlay zone and horse trails. This is such a unique City unlike most others! Why would you want to make it cookie-cutter to suit the golf course and the developers? I am grateful for your beautiful trails, I am grateful for your facilities and hope that my children and their children will have the same wonderful experiences as I have had aboard their equines.

CO-1

Sincerely,

Charlene O'Neil
Re/Max Palos Verdes

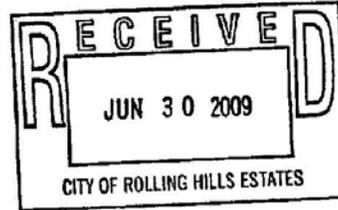
Charlene O'Neil
Re/Max Palos Verdes Realty
Direct: 310-548-3663
Cell: 310-422-1212
www.pvcountry.com

RESPONSES

CO-1: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails and horse keeping in the project are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: A.J. POULIN

A.J. Poulin
24 Buckskin Lane
RHE, CA 90274
(310) 891-2346



June 30, 2009

ATTN: Niki Cutler, AICP
Principal Planner
City of Rolling Hills Estates
Fax (310) 377-4468

Dear Ms. Cutler,

I am the current president of the DLPOA, but am writing this letter as a homeowner and neighborhood organizer.

AP-1

I read the Draft EIR for the Chandler Ranch / Rolling Hills Country Club Project.

The EIR indicates that golf courses and horses do not mix. This premise is inaccurate. Horses have lived in the residences that comprise the DLPOA, which is surrounded on 2 sides by the Rolling Hills Golf Course for 40 years.

AP-2

Because of the inaccuracy of this fundamental premise, the entire EIR is invalid. I hereby request that another EIR be commissioned; one that would be done by a group that understands the simple fact that RHE was founded as a horse area, and development in the city need to take this into account.

If one was to agree with the EIR, that golf courses and horses don't mix, then this project should not continue. Period.

I am not opposed to expansion of the golf course, and I also think homes in the quarry area could be beneficial, but both cannot proceed as currently proposed. Our neighborhood and other HOAs will gladly unite to fight the current plan. If, however, the developer works with the HOAs to come up with a compromise that includes at minimum the long-planned trail loop, we could re-consider our position and work with the developers. You may have the developers contact me and I'd be happy to discuss these issues with them.

AP-3

Lastly, one key element that appears to be repeated throughout the EIR is this: City codes and zoning must be changed to allow for a project of this size. Again, this is a fundamental premise that is soundly inaccurate. I think the City needs to reconsider its position on this.

Sincerely,

A.J. Poulin

RESPONSES

AP-1: The commenter makes opening remarks. No response is required.

AP-2: See Topical Response 2.

AP-3: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails and horse keeping in the project are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: JULIE RAMSTEAD

From: rompnstomp2@yahoo.com [mailto:rompnstomp2@yahoo.com]
Sent: Thursday, June 25, 2009 1:52 PM
To: Niki Cutler
Subject: Chandler Ranch Subdivision/Rolling Hills Country Club

Dear Niki,

I am writing to about the Chandler Redevelopment Project. As I understand it, they want to re-zone the land to accommodate twice as many house and disallow horse keeping and any trails. Being a horse owner I would really like the equestrian trails to be part of the development BEFORE it is approved. I would hope that the City would want to maintain the current zoning laws and City plan by having horse-keeping and trails preserved in this project. Thank you for your consideration.
Julie

JR-1

Julie M Ramstead
310-798-6193 Home
310-962-1567 Cell

RESPONSES

JR-1: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails and horse keeping in the project are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: DEBORAH REGAN

From: Deborah Regan [mailto:DeborahRegan@roadrunner.com]
Sent: Saturday, June 27, 2009 8:56 AM
To: Niki Cutler
Subject: Chandler Ranch

Deborah S. Regan

619-8th Place, Hermosa Beach, CA 90254; (310) 376-0087; FAX (310) 376-3287;
DeborahRegan@roadrunner.com

June 27, 2009

Niki Cutler, AICP
Principal Planner
Rolling Hills Estates City Hall
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90254-2522

Re: Chandler Ranch Subdivision

First, seven years ago I began lessons at the Peter Weber Equestrian Center and soon bought a horse. At that time I learned about the golf course – land fill development and its impact on the stable. I attended the many meetings and was very impressed with the Rolling Hills Estates city council and staff who worked hard to resolve the problem equitably, to retain the open space environment of their community, and to preserve the equestrian option in the midst of greater Los Angeles (not an easy task or goal).

I am now distressed to learn of the high density plans for the area in the Chandler Ranch area of Rolling Hills Estates. It seems that the original plans continued the philosophy of a sports, space, horse, rural loving community, but evidently somewhere along the way that philosophy has been abandoned.

Please reconsider. Please retain your large equestrian zoned lots with trails for joggers, walkers, and riders. Even add another park to your beautiful city.

Second, I do not live in Rolling Hills Estates. Perhaps you have no idea how wonderful it is to leave crowded, noisy, car jammed Hermosa Beach to spend time in Rolling Hills Estates with my horse. The realtors and developers took over Hermosa Beach years ago, building individual overly tall enormous houses and condos, each of which takes up its entire lot. We have lost trees, small front and back yards, space between neighbors, any charm that a city beach community could have possessed. We have become concrete corridors where the noise echoes endlessly and cars are everywhere. "Open space" is a balcony or roof top patio. We have sold public school property to developers. I believe that any significant recurring financial gain the city thought it would achieve hasn't occurred because more people require more services.

Don't let this happen in Rolling Hills Estates.

DR-1

Sincerely,

Deborah Regan

RESPONSES

DR-1: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails, horse keeping, and parkland in the project are duly noted. The project includes neighborhood parks and overlook lots that total 1.39 acres. Impacts on public services are thoroughly analyzed in Section 3.12 of the DEIR. See also Topical Responses 1 and 3.

LETTER FROM: TERI RICHARDS

From: teri4grace@aol.com [mailto:teri4grace@aol.com]
Sent: Thursday, June 25, 2009 2:33 PM
To: Niki Cutler
Subject: Proposed Development of Chandler property - density and riding and hiking trails

PLEASE DISTRIBUTE TO EVERY INDIVIDUAL ADDRESSED BELOW:

WRITTEN NOTICE:

ATTN: CITY OF ROLLING HILLS ESTATES, COUNCIL MEMBERS, CITY ATTORNEY, AND CITY PLANNING AUTHORITY

Please be aware that the consideration being given to a higher density housing development within the above noted property is a major step toward the destruction of the traditional life style of the citizens of our City, and a potential threat to our safety and welfare, for the following reasons and others:

TR-1

1. The potential higher density housing will create even more vehicular traffic in our City's already severely impacted road system, thereby endangering lives.

TR-2

2. The proposed higher density housing will impact the already over crowded and under funded classrooms of our local schools.

TR-3

3. The higher density housing being proposed will not allow for the addition of equestrian properties, which is the one unique aspect of our City that distinguishes us from nearly every other community in Southern California, and arguably the entire state.

TR-4

4. The proposed development dose not include the continuation of our local riding and hiking trail system. The potential further land locking of our riding and hiking trail system will severely impact the value of my individual property, as well as the properties of all our citizens, which property is unique. The equestrian aspect is rare, and holds a premium value because of that rarity, in that a riding and hiking system of trails is a measurable commodity related to the law of supply and demand, and directly impacts the value of our properties.

TR-5

Please seriously reconsider the potential dangers, the impact on our local schools, the potential devaluation of our properties, and the fact that your current course is generating a Tsunami of opposition among the residents of this unique and friendly City.

TR-6

Sincerely,

Mrs. Edwin J. (Teri) Richards
6 Dapplegrey Lane
Rolling Hills Estates.

RESPONSES

TR-1: The commenter's opinions and concerns are duly noted.

TR-2: The commenter's concerns for traffic and traffic safety are noted. See Section 3.14 *Transportation and Circulation* of the DEIR for an analysis of the project's potential traffic-related impacts.

TR-3: The commenter's concern for impacts on schools is noted. For an analysis of the project's potential impacts on schools, see the discussion of Impact PS-3 beginning on page 3.12-5 of the DEIR.

TR-4: The commenter's opinion. See Topical Response 3.

TR-5: The commenter's opinion. See Topical Response 1.

TR-6: The commenter makes closing remarks. No response is required.

LETTER FROM: MADELINE RYAN

From: Madeline Ryan [mailto:pvpasofino@yahoo.com]
Sent: Sunday, June 28, 2009 11:46 AM
To: Niki Cutler
Subject: Chandler Park Proposal

Gentlemen:

I live in the neighboring City of Rancho Palos Verdes. Over the last several years, many of us have advocated to our Planning Commission and City Council the need for RPV to emulate Rolling Hills Estates and adopt its "equestrian friendly" style and implement meaningful protections to the properties within our Equestrian Overlay Districts, similar to the restrictions that protect horse properties in RHE. We have yet to convince our CC the importance of maintaining continuity of horse-keeping properties within Q Zones, and, sadly, are seeing such properties succumb to lot splits and over-development.

Now, I understand RHE is considering a development without horsekeeping and without trails. This appears to be a double whammy to the equestrian lifestyle and a direct contradiction to the founding fathers vision of RHE.

Please do not change the General Plan to accommodate greedy developers. More residents today are looking for the semi-rural lifestyle on larger parcels where low density exists.

Madeline Ryan
28328 Palos Verdes Drive East
RPV

MR-1

RESPONSES

MR-1: The commenter's opinions, opposition to deviating from the City's planning documents, and requests to include trails and horse keeping in the project are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: JESSICA & ENRIQUE SANTIAGO

-----Original Message-----

From: Jessica Zaccaro-Santiago [<mailto:jessica.zaccaro@mac.com>]
Sent: Thursday, June 25, 2009 1:06 PM
To: Niki Cutler
Subject: Chandler Park Redevelopment

Please DO NOT ALLOW this congested redevelopment to take place!
Do not take Horse property out! Do not take Trails out! Let's be
prudent about this...the Palos Verdes Peninsula was and still is an
Equine area.
Sincerely
Jessica & Enrique Santiago
Rancho Palos Verdes

JES-1

RESPONSES

JES-1: The commenter's opinions and opposition to the project and the loss of trails and horse keeping are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: RANDY SAUNDERS

-----Original Message-----

From: rsaunders33@cox.net [mailto:rsaunders33@cox.net]
Sent: Friday, June 26, 2009 11:10 AM
To: Niki Cutler
Subject: Chandler Housing Project

To Whom It Concerns,

My name is Randy Saunders and I have lived in the wonderful city of Rolling Hills Estates for seven years. We have owned and maintained horses on my property since we moved in. I believe the idea of a equestrian community is what most people love about this city whether they own horses or just enjoy seeing them on the trails.

The proposed Chandler Project of building too many homes that do not allow lot sizes large enough to keep horses is very unwise. To ruin the atmosphere of this city by building a multi home project so some developer can put more money in his pocket is unacceptable. The removal of any existing horse trails should not be allowed. I know progress is necessary but it can be done without destroying the principals of what this city was founded on.

Thank You
Randy Saunders

RS-1

RESPONSES

RS-1: The commenter's opinions and opposition to the loss of trails and horse keeping are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: CINDY SAVITT

From: CLSavitt@aol.com [mailto:CLSavitt@aol.com]
Sent: Tuesday, June 30, 2009 2:10 PM
To: Niki Cutler
Subject: Change in Equestrian Overlay Zone

I am writing to express my opposition to the Draft EIR's recommendation to remove the Chandler property development from the Equestrian Overlay zone.

CS-1

As one of the last oases of the equestrian lifestyle in Los Angeles County, I cannot believe that the city is forfeiting precious acres zoned for horse keeping and riding for a mundane, high density golf community development.

CS-2

What makes Rolling Hills Estates unique is the semi-rural flavor which is provided and enhanced by the presence of equestrian properties. Once you begin chipping away at the essence of this community, it will be lost forever. What a shame for future generations.

Cindy Savitt
310-293-7484

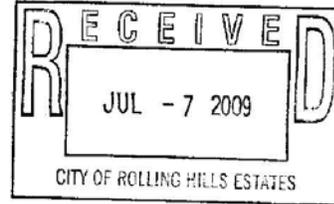
RESPONSES

CS-1: The commenter's opposition to removing the site from the Horse Overlay Zone is duly noted.

CS-2: The commenter's opinions and oppositions are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: JANET SAWYER

City of Rolling Hills Estates
California,



Dear Sirs.

I am greatly concerned about the proposed Chandler Redevelopment Project which apparently plans to tear down all the protections that this precious community has built up to protect it from becoming just another community of rows and rows of little houses crowded together just so someone can make an extra buck.

Haven't we learned yet what a wonderful community-- with precious trees, and wide trails, and walks, and parkland, we have--- because of far-sighted citizens who loved horses and birds and trees. Do we really not appreciate what the equestrian overlay zone has in the past meant to all of us on the hill, creating a breathing space for all of us and our children— Do we really want to give up what those before us have fought to protect --a unique community -- fewer houses, a lot more trees, and trails, and space for horses and birds above our heads.

JSa-1

SO WE WILL HAVE TO FIGHT AGAIN. THAT IS LIFE. WHAT DID YOU EXPECT?

JANET SAWYER
26641 Westfield Road
Palos Verdes Peninsula, CA 90274 310 (377-9881)

A handwritten signature in cursive script that reads "Janet Sawyer".

RESPONSES

JSa-1: The commenter's opinions, opposition to deviating from the City's planning documents, and concerns for the potential loss of equestrian trails and Horse Overlay Zone property are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: AUDREY SCOTT

From: AScott9477@aol.com [mailto:AScott9477@aol.com]
Sent: Saturday, June 27, 2009 8:52 AM
To: Niki Cutler
Subject: HORSE OVERLAY ZONE

Niki, I have been a resident of Rancho Palos Verdes for 16 years and have been a horse owner for 25 years riding the hills of the Palos Verdes Peninsula. The reason I live here and continue to keep my horse on the hill is due to the rural atmosphere and the ability to train in my own back yard. I have been a top endurance competitor for over 20 years.

The hill should be preserved for it's beauty and rural atmosphere. The constant building has brought people into our environment who are not horse friendly residents. We have already lost many trails to development. Developers do not care about anything other than how many homes they can squeeze into an area. Why don't they develop one acre lots with horse property, or at least develop a community that has a community boarding facility within. I would even consider buying a home under those circumstances.

In closing my point is:
I do not agree with cluster housing and an additional golf course
I do not agree with any further changes to the equestrian environment for the sake of tax
I do not agree with any more reduction of our trail system or any further street crossings to find the trail
I do not agree with any changes to the existing "General Plan"

I want to continue to live and support the hill. In this crazy world, this is my "own little Idaho" and I never go down beyond PV Drive all weekend long.

Audrey Scott
Resident Rancho Palos Verdes
310 377 7621

AS-1

RESPONSES

AS-1: The commenter's opinions, opposition to deviating from the City's planning documents, opposition to the potential loss of equestrian trails and Horse Overlay Zone property, and opposition to the project's layout are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: SANDY SIVERT

From: Sandy Sivert [mailto:Sandy.Sivert@MulvannyG2.com]
Sent: Tuesday, June 30, 2009 3:48 PM
To: Niki Cutler
Subject: Chandler Development Comments

City of Rolling Hills Estates,

I am opposed to the proposed Chandler development for a private country club and 114 "cluster homes" that will necessitate removing land from the Equestrian Overlay zone and forever preventing this land from becoming horse properties. The City's General plan was created to preserve rural and equestrian use. We need to uphold those values and not remove any land from that Equestrian Overlay zone.

SS-1

Sincerely,

Sandy Sivert
3 Saddlehorn Lane
Rolling Hills Est., CA 90274

RESPONSES

SS-1: The commenter's opinions, opposition to the project, opposition to deviating from the City's planning documents, and opposition to the potential loss of Horse Overlay Zone property, are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: JAN SPAK

-----Original Message-----

From: j.spak@att.net [mailto:j.spak@att.net]

Sent: Tuesday, June 30, 2009 12:06 PM

To: Niki Cutler

Subject: Horse trail overlay

I live in Santa Monica & board my horse at the Peter Weber Equestrian Center. I've been there for 7 years & ride my horse almost every day. I could easily be in Topanga or Malibu but I choose RHE because of one thing - the miles & miles of awesome trails. I have friends from Temecula that come to RHE to see how they can get their community to enforce the easements necessary to maintain their trails. Please do not allow this erosion of a gift from God to be destroyed for the sake of greed in building more homes! And by the way... I'm a realtor with Coldwell Banker! Jan Spak
Sent via BlackBerry by AT&T

JSp-1

RESPONSES

JSp-1: The commenter's opinions and opposition to the potential loss of equestrian trails are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: ED STROBEL

Niki Cutler, AICP
 Principal Planner
 City of Rolling Hills Estates
 4045 Palos Verdes Dr. North
 Rolling Hills Estates, CA 90274

June 30, 2009

Subject: Questions Concerning Chandler Ranch/Rolling Hills Country Club Project Draft Environmental Report

Dear Ms. Cutler,

I support the proposed project as outlined in the draft Environmental Impact Report (EIR) and as documented in the minutes of the cities of Rolling Hills Estates and Torrance city council meetings; it is the best use of the project site put forward to date.

ES-1

I consider the questions and comments below to be quite minor, and formal responses are not necessary:

1. I am curious as to why Lot 114 is being developed as VLDR (very low density residential)? Based upon Figure 2.32 (page 2.0-30), Lot 114 is not contiguous with the other residential lots and is rather isolated from the planned neighborhood. ES-2
2. This question refers to MM NOI-3 on page ES-37: Will the affected residents be able to comment on the golf course maintenance plan/schedule prior to issuance of a grading permit for the golf course? ES-3
3. This question refers to MM NOI-5 on page ES-37: Can there be exceptions to the policy of not permitting outdoor dining, music and activities at the clubhouse after 10:00 PM and before 7:00 AM? If so, what are these exceptions and how would they be permitted? How will the policy of not permitting outside activities be monitored and enforced? ES-4
4. I have the same questions as 3 above concerning MM NOI-6 on page ES-37.
5. This question refers to MM NOI-7 on page ES-37: What is meant by setting the outside public address system "at minimal level"? This is a qualitative assertion, and not a quantitative statement. ES-5
6. This question refers to MM TRAF-3 on page ES-48: What would be the length or span of the so-called "small refuge" before merging? I could not locate a map or diagram showing the relationship between "A" Street and Bridlewood Circle. ES-6
7. This question refers to MM TRAF-4 on page ES-49: What is the length or span of the acceleration/merge lane? ES-7
8. This comment and question concerns Impact TRAF-2 on page ES-50: I am surprised a traffic light is not planned for the intersection of "A" Street and Palos Verdes Drive East; this intersection is the only way to enter or exit the planned golf course, clubhouse and adjoining community residences. How far off from is this intersection from triggering a "signal warrant"? ES-8
9. This is a comment concerning Table 3.14.9 on page 3.14-41: I fail to see how the applicable mitigation measures would alleviate traffic hazards such as curves, limited roadway visibility and short merging lanes, or allay bicycle and equestrian safety concerns. ES-9

Ed Strobel
 310-325-5012
 edstrobel@aol.com

25^{ES-8} ICHVILLE DRIVE
 TORRANCE, CA 90505

RESPONSES

ES-1: The commenter makes opening remarks and expresses support for the proposed project. No response is required.

ES-2: The General Plan designation of the subject lot (proposed lot #114) is currently Commercial Recreation while the zoning designation is currently RA-20,000. The Low Density Residential General Plan designation is implemented by the RA-20,000 zoning designation. Given the existing RA-20,000 zoning designation of the property, the Low Density Residential General Plan designation is appropriate for the property. Figure 2.12 of the DEIR erroneously indicated lot #114 was proposed to be designated Very Low Density Residential. In the FEIR, Figure 2.12 is revised to indicate that the proposal would redesignate lot #114 to the Low Density Residential General Plan designation.

ES-3: The City will ensure compliance with MM NOI-3 by reviewing and approving a maintenance schedule that indicates the number and type of maintenance equipment to be used on site and the time and location of the use of such equipment. The City's review will be in conformance with the mitigation measure as stated, and public review of the maintenance schedule is not anticipated.

ES-4: Enforcement of this measure would be addressed by the Los Angeles County Sheriff's Department on a complaint basis. The EIR does not contemplate that exceptions to this mitigation measure will be made.

ES-5: A quantitative mitigation measure was not considered necessary because of the large distances between the clubhouse and the nearest residences. Nonetheless, the Mitigation Measure NOI-7 has been revised as follows:

MM NOI-7: Outside public address systems shall have their volumes set at the minimum level necessary for acceptable communications and shall minimally comply with the noise level standards specified in Section 8.32.050 of the City of Rolling Hills Estates Municipal Code.

ES-6: The project site plan indicates that the two-way left turn lane would be approximately 250 feet long.

ES-7: The length of the acceleration/merge lane will be determined during the development of detailed street improvement plans, and will be based on City, State and Federal design standards, and subject to approval by the City Engineer.

ES-8: There would not be enough traffic on "A Street" to meet State and Federal requirements for installing a traffic signal. To meet the requirements, it would need to carry at least 1,200 vehicles per day (vpd) one-way, or approximately 2,400 vpd both ways. Since it is estimated that the project would generate approximately 801 vpd both ways or 400 vpd one way, the project would need to generate an additional 1600 vpd, or generate three times as much traffic, to meet the minimum traffic signal requirements. It should also be noted that the City discourages the installation of traffic signals where other improvements can be made to improve intersection access. Sufficient improvements are being proposed such that a traffic signal would not be needed.

ES-9: Where the study has identified potential project design deficiencies, appropriate mitigation measures for these impacts have been proposed. Existing conditions will be improved to meet appropriate design standards.

LETTER FROM: WENDY ULVE

From: Wendy Ulve [mailto:wulve@att.net]
Sent: Friday, June 26, 2009 11:44 AM
To: Niki Cutler
Subject: Chandler development

Dear Niki Cutler,

It has come to my attention that they are trying to build over in the Chandler area and that there is some speculation that it will not follow the general plan. That there will be no provision for horse keeping and that there would be a dead-end trail, which is never desirable. We are one of the few communities that allow horse keeping. Creating a development that does not support the general plan undermines the true focus of our community. We moved here because it was rural, not high density, because it was focused on horses with wonderful trail networks for riding and hiking.

When a project does not support the General plan, it is a slap in the face of all who live here and enjoy it as it is, as it was intended to be.

Please do not take this away from us.

Best regards,

Wendy Ulve

WU-1

RESPONSES

WU-1: The commenter's opinions, opposition to deviating from the City's planning documents, and concerns for to the potential loss of equestrian trails and Horse Overlay Zone property, are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: MELISSA WIELAND

From: wielandassoc@earthlink.net [mailto:wielandassoc@earthlink.net]
Sent: Tuesday, June 30, 2009 5:00 PM
To: Niki Cutler
Subject: Chandler Redevelopment Project

Ms. Cutler,

I would like to express my feelings about the changes the City of Rolling Hills Estates is contemplating to accommodate the proposed Chandler Development.

My family and I moved here when I was a child so we could enjoy the open space and equestrian amenities. I lived in the city for 16 years, then moved when I got married, but continued to enjoy the trails as I kept my horse.

My husband (who also grew up in the city) and I moved back to RHE 8 years ago as we had wonderful memories of growing up here and wanted our children to enjoy the same opportunities.

I personally have no problem with a property owner having the right to develop his property - I feel that he should conform to the existing city guidelines and not expect the city to change to accommodate him.

There are very few places in the South Bay that one can keep a horse in the back yard and have access to a place to ride. Although I do not currently own a horse, I do have plans to get another horse.

The peninsula has changed and developed so much since I was a child - I implore you, the City of RHE, to remember our rural equestrian roots and apply the current horse overlay zone to the new development.

Thanks for your consideration.

Melissa Wieland
2224 Carriage Drive
RHE
310.831.7720

wielandassoc@earthlink.net
EarthLink Revolves Around You.



MW-1

RESPONSES

MW-1: The commenter's opinions, opposition to deviating from the City's planning documents, and concerns for to the potential loss of equestrian trails and Horse Overlay Zone property are duly noted. See also Topical Responses 1 and 3.

LETTER FROM: SHARON YARBER

-----Original Message-----
From: momofyago@cox.net [mailto:momofyago@cox.net]
Sent: Thursday, June 25, 2009 1:14 PM
To: Niki Cutler
Subject: Chandler project

To the City Council of Rolling Hills Estates:

Please do NOT approve removing the Chandler property subject to this proposed development from the Horse Overlay Zone. Rolling Hills Estates is a City with a rich history of being a low density, rural area where horsekeeping is not only permitted but encouraged, as reflected in the City's stated goals. To remove this property from the Horse Overlay Zone is in contravention of the character and goals of the City and is not acceptable.

} SY-1

Furthermore, to the extent that development IS permitted, it is essential that a network of trails for use by equestrians and others be incorporated into the plan. To cut off access through this area of the City to the existing trails would deprive the residents of RHE and its neighboring cities of significant riding trails.

} SY-2

I have lived on the Peninsula for 46 years and have seen the entire character change dramatically, in part for the better, true; but the systematic elimination of the equestrian trails and unique rural character of the area has saddened me deeply. RHE has been the last bastion of hope for those of us wanting to retain the character of the Hill. Please do not allow RHE to become the next RPV!!!!!!!

} SY-3

Thank you for your consideration of these concerns from an equestrian and 46 year resident of the Palos Verdes Peninsula.

} SY-4

Sharon Yarber
6012 Sandbrook Drive
RPV, CA 90275

RESPONSES

SY-1: The commenter's opposition to removing the site from the Horse Overlay Zone is duly noted. See also Topical Responses 1 and 3.

SY-2: The commenter's request to include trails in the proposed project is duly noted.

SY-3: The commenter's opinions are duly noted. See also Topical Response 3.

SY-4: The commenter makes closing remarks. No response is required.

LETTER FROM: CINDY YULE

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-----Original Message-----
From: cyule@cox.net [mailto:cyule@cox.net]
Sent: Tuesday, June 30, 2009 8:35 PM
To: Niki Cutler
Subject: Fwd: Fwd: Rolling Hills Estates Subdivision

> Date: Tue, 30 Jun 2009 12:51:50 -0700
> From: <cyule@cox.net>
> To: niki@ci.rolling-hills-estates.ca.us
> Subject: Fwd: Rolling Hills Estates Subdivision
>
>
> > Date: Tue, 30 Jun 2009 12:44:39 -0700
> > From: <cyule@cox.net>
> > Subject: Rolling Hills Estates Subdivision
> >
> > I am contacting you in regard to the proposed subdivision in
Rolling
Hills Estates. I am a resident of RHE and own horse property. One of
the reasons we moved here was the equestrian environment of this
community. I ride the trails in RHE extensively and am concerned that
the property being considered for the subdivision apparently will not
allow for trails or horsekeeping now or in the future. Part of the
value and charm of this area is the semi-rural atmosphere and this
should not be sacrificed for more tax dollars! We do not need more
golf
courses in this world nor more mini mansions! However, if this area
MUST be developed, then a trail and horsekeeping should be incorporated
into the plans. Apparently the trail currently proposed, deadends at
the Sheriff's station instead of allowing for a loop trail to connect
to
the current trail system. PLEASE require the developer to include a
real trail system in the plans. The general plan originally was
created
to preserve the atmosphere that makes this city so special.
> >
> > Thank you! Cindy Yule

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CY-1

CY-2

RESPONSES

CY-1: The commenter's opinions and concerns for to the potential loss of equestrian trails and horse keeping are duly noted. See also Topical Response 3.

CY-2: The commenter's request to include trails and horse keeping in the proposed project is duly noted.

LETTER FROM: JOHN YULE

From: John Yule [mailto:jyuley@gmail.com]
Sent: Tuesday, June 30, 2009 1:05 PM
To: Niki Cutler
Subject: New Property Develop Limiting the Horse Community

I am contacting you in regard to the proposed subdivision in Rolling Hills Estates. I am a resident of RHE and own horse property with a coral on our property. One of the reasons we moved here was for the equestrian environment of the community. My family rides on the trails in RHE extensively and I am concerned that the property being considered for the subdivision apparently will not allow for trails or horse keeping now or in the future. Part of the value and charm of this area is the semi-rural atmosphere and this should not be sacrificed for more tax dollars by removing the recreation value for many residents! I realize that the improvement of property is a part of a community growth! But when you are removing some of the base environment and recreation that serves more then this property proposal will serve. However, if this area MUST be developed, then a trail and horse keeping should be incorporated into the plans. Apparently the trail currently proposed, dead ends at the Sheriff's station instead of allowing for a loop trail to connect to the current trail system. PLEASE require the developer to include a real trail system in the plans that has been a part of the surrounding community for years. The general plan originally was created to preserve the atmosphere that makes this city so special.

JY-1

Please consider all aspects of the community when this project is considered.

Thanks

John Yule
562-824-1101
jyuley@gmail.com

RESPONSES

JY-1: The commenter's opinions and requests to include trails and horse keeping in the proposed project are duly noted. See Section 3.13 of the DEIR for an analysis of the project's impact on recreational resources. See also Topical Response 3.

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