

SECTION 6.1 INTRODUCTION

The Open Space and Recreation Element of the *Rolling Hills Estates General Plan* establishes a long-range program for the preservation of open space areas in the City and the provision of recreation areas and facilities to serve the needs of residents. The Element includes an inventory of both public and private open space and plans for the continued protection of these areas.

The Open Space and Recreation Element fulfills the requirements of *Section 65560 to 65570 of the California Government Code* regarding the preparation of an open space plan for the City. Open space and recreation issues are brought together with this element because of the interdependence between the two. Areas preserved as open space are valuable resources for both outdoor recreation and scenic enjoyment.

Open space refers to land or water which is unimproved and devoted for the preservation of natural resources, for outdoor recreation or for public health and safety concerns. Open space includes habitats of wildlife species, streams, agricultural land, groundwater recharge areas, areas with mineral deposits, trails, parks, outdoor recreation areas, utility easements, and scenic highway corridors. Open space lands may also include areas requiring the regulation of hazardous conditions such as earthquake fault zones, unstable soils, flood plains, and watersheds.

The preservation of open space is necessary for the enjoyment of outdoor recreation, the protection of public safety, and the preservation of important natural resources. As a limited and valuable resource in the City, open space areas must be preserved in spite of development pressures for urban land uses. Likewise, parks and other public recreation areas require protection from development pressures.

The Open Space and Recreation Element is closely related to the Conservation Element. Both elements deal with the preservation of natural resources. By designating an area as open space, its natural resources are protected from destruction.

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SECTION 6.2 GOALS AND POLICIES

The Open Space and Recreation Element establishes a long-range program for the preservation of open space areas in the City and provides for recreation areas and facilities to serve the needs of residents. The preservation of open space is tied to outdoor recreation, public safety and the use of natural resources. Open space areas must also be preserved to protect the rural character of the City. The following goals and policies aim for the continued availability of open space areas, parks and recreational facilities for residents of the City.

Issue: Maintain Existing Open Space

Open space areas in the City contribute to rural character of the area and provide recreational opportunities. Continued growth puts pressure on open space areas for their development to more urban uses.

Goal 1: Maintain existing natural open spaces, parks and recreational facilities

Policy 1.1 Preserve natural open space areas and design future recreational facilities to protect the local natural environment for present and future generations.

1.1.1 Implementation Measure: The City will implement the General Plan Land Use policy and the Park Facilities Plan contained in this element.

Timing: Immediate and ongoing

Agency: Planning Department and Community Services Department

Funding: General fund

Policy 1.2 Maintain the rural and lower density character of Rolling Hills Estates which is defined by the presence of wide open spaces and low density development.

1.2.1 Implementation Measure: The City will implement the General Plan Land Use policy.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General fund

Policy 1.3 Preserve and enhance the natural environmental and cultural heritage of the Peninsula and of the City of Rolling Hills Estates.

1.3.1 Implementation Measure: The City will adhere to the requirements and provisions of the Open Space Plan.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General fund

Policy 1.4 Cooperate with neighboring cities, the County and the State in the planning for recreational and open space programs to preserve and enhance the Peninsula's natural environment and cultural heritage.

1.4.1 Implementation Measure: The City will contact neighboring jurisdictions to identify programs where joint use and cooperative agreements are possible.

Timing: Immediate and ongoing
Agency: Community Services Department
Funding: General fund

Policy 1.5 All efforts should be made to preserve existing open space areas and other undeveloped land where appropriate.

1.5.1 Implementation Measure: The City will implement the General Plan Land Use policy and the Park Facilities Development Plan.

Timing: Immediate and ongoing
Agency: Planning Department
Funding General fund

Issue: Recreational Areas

The recreational needs and interests of a community are largely served by local parks and facilities. Rolling Hills Estates will continue to provide diverse recreational opportunities for local residents.

Goal 2: Provide for the recreational needs of residents of the City.

Policy 2.1 Promote a cooperative, neighborly and cultural community by encouraging recreational programs which stimulate, educate and enrich the lives of residents.

2.1.1 Implementation Measure: The Community Services Department will continue to work with arts organizations to establish and promote arts and cultural activities in the City. The City will implement the Park Facilities Development Plan.

Timing: Immediate and ongoing
Agency: Community Services Department
Funding: General fund

Policy 2.2 Cooperate in sharing a Peninsula-wide system of parks and recreational facilities.

2.2.1 Implementation Measure: The City will contact neighboring jurisdictions to share plans for a Peninsula-wide system of parks and recreation facilities.

Timing: Immediate and ongoing
Agency: Community Services Department
Funding: General fund

Policy 2.3 Many of the open space and park areas are currently designated for very low density residential uses. They should be redesignated to reflect their actual use and to ensure future open space, recreational, or park use.

23.1 Implementation Measure: The City will implement its General Plan Land Use policy and zoning ordinance which indicates areas that will be preserved from future development.

Timing: Immediate and ongoing
Agency: Planning Department
Funding: General fund

Policy 2.5 Encourage the use of vacant school sites for recreational use.

2.5.1 Implementation Measure: Staff review of future development proposals for school sites will examine potential reuse of school sites for recreation use. The City will implement the Open Space Plan and the Park Facilities Development Plan included in this Element.

Timing: Immediate and ongoing
Agency: Planning Department and Community Services Department
Funding: General fund

Policy 2.6 Encourage local citizens groups to participate in the planning, development and maintenance of recreational facilities.

2.6.1 Implementation Measure: The City will establish an "Adopt-a-Park" program as a means for residents to provide equipment for existing and future facilities.

Timing: 1993
Agency: Community Service Department
Funding: General fund

Policy 2.7 Preserve and promote the equestrian and hiking trail network within the City of Rolling Hills Estates.

2.7.1 Implementation Measure: The City will implement the Trails Plan included in the Open Space and Recreation Element.

Timing: Immediate and ongoing
Agency: Community Services Department
Funding: General fund

Policy 2.8 Provide a permanent site for an Equestrian Center, similar to what now exists and prepare a general design and operational plan for the facility.

2.8.1 Implementation Measure: The City will identify the future City Equestrian Center in the Capital Improvement Program. The General Plan Land Use Policy and the Parks Facilities Development Plan indicates a future equestrian center could be included in the future development of Palos Verdes Landfill.

Timing: 1994 for CIP programming
Agency: Community Services Department
Funding: General fund

Policy 2.9 Review and amend as appropriate ordinances relating to equestrian facilities within residential areas. The ordinances must take into consideration storage

facilities for feed, bedding, equipment, manure removal, emergency water storage, safe interior height and minimum stall and corral size per horse.

2.9.1 Implementation Measure: City staff will review the Zoning Ordinance and make appropriate revisions. Revisions regarding required minimum corral size will be made part of the proposed Hillside Development Guidelines.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General fund

Policy 2.10 Identify a location for a Community Center.

2.10.1 Implementation Measure: The City will implement the General Plan Land Use Policy and undertake the necessary zoning ordinance revision to accommodate a Community Center.

Timing: 1993

Agency: Planning Department

Funding: General fund

Issue: Development of Open Space, Parks and Recreational Facilities

Additional development of open space, parks and recreational facilities should accompany growth and development in the City. Preservation efforts will allow the City to maintain its rural character and the quality of the environment.

Goal 3: Develop additional parks and recreational facilities and preserve open space areas under private ownership.

Policy 3.1 Encourage property owners to contribute lands to the City for open space and recreational use. One such organization involved in preserving open space in the City is the Pepper Tree Foundation.

3.1.1 Implementation Measure: Any land set aside or dedicated for open space will have deed restrictions to ensure land is reserved for open space.

Timing: Immediate and ongoing

Agency: Planning Department

Funding: General fund

Policy 3.2 Seek County, State and/or Federal funds or the possibility of sharing funds with other agencies and organizations to acquire additional parkland or develop additional facilities.

3.2.1 Implementation Measure: The City will identify a staff person or consultant to evaluate the feasibility of obtaining grants for new park development where funds are available.

Timing: Immediate and ongoing
Agency: Community Services Department
Funding: General fund

Policy 3.3 Develop plans for financing the acquisition of open space areas should they be placed on the market by current property owners.

3.3.1 Implementation Measure: City staff will identify potential sources of funds for the acquisition of future parkland and facilities.

Timing: Immediate and ongoing
Agency: Community Services Department
Funding: General fund

Policy 3.4 Review and revise ordinances (such as the Quimby Ordinance) to require builders and developers to provide lands and/or funds for acquisition and development of land for recreational use.

3.4.1 Implementation Measure: City staff will review the current park development fee ordinance to determine whether or not the appropriate fees are being charged.

Timing: 1993
Agency: Planning Department and Community Services Department
Funding: General fund

Policy 3.5 Maintain or increase current ratio of parkland to population. The current ratio of parkland to City residents must be maintained or increased and not be less than the current ratio of 6.7 acres of parkland for every 1,000 residents.

3.5.1 Implementation Measure: City staff will ensure that the current parkland service ratio is maintained through the environmental review process.

Timing: Immediate and ongoing
Agency: Community Services Department
Funding: General fund

Policy 3.6 As stated in the Transportation Element (Policy 3.1), encourage the development of connections between existing trails where feasible.

3.6.1 Implementation Measure: The Community Services and Planning Departments will review future development proposals to identify potential connections to the trail system. Future trails must be consistent with the Multi-use Trail Plan.

Timing: Immediate and ongoing
Agency: Planning Department and Community Services Department
Funding: General fund

Policy 3.7 Proposed subdivision developments, new construction, and additions should be reviewed for compliance with the City's trail plan, and the improvement programs outlined in the Open Space and Recreation Element.

3.7.1 Implementation Measure: Expand the discretionary review process currently followed for the Neighborhood Compatibility Ordinance to include recreational open space, and trail needs.

Timing: Immediate and ongoing
Agency: Planning Department and Community Services Department
Funding: General fund

Policy 3.8 The City will work with property owners, community organizations and other agencies so that existing multi-use trails are maintained where appropriate.

3.8.1 Implementation. Measure: The City Planning and Community Services Departments will identify all easements that have been recorded and examine the status of the easements.

Timing: Begin in 1994
Agency: Community Services Department and Planning Department
Funding: General fund

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SECTION 6.3 OPEN SPACE AND RECREATION PLANS

INTRODUCTION

While the majority of the City is developed, there are large areas of the City which are presently undeveloped. These areas include Open Space set aside for parks, commercial recreation, and trails.

This section of the Open Space and Recreation Element establishes a hierarchy of park facilities, and corresponding standards that can be utilized for the development of new parks and recreation facilities and the improvement of existing ones. Finally, a detailed inventory of existing open space and recreational facilities is provided in the Background Report (Section 6.4).

This element indicates open space and park development standards for the City. The standards for recreational facilities apply to those that presently serve the City as well as those which will be developed over the life of the Plan.

In considering the application of the Open Space and Park Facilities Development Plan, the following issues need to be considered.

- # **Open Space Resources.** The City's lower density character, the character and nature of past development, the area's varied topography, and the community's concern with the preservation of environment has resulted in the preservation of a substantial amount of open space. A major focus of the General Plan and the Open Space and Recreation Element is the continued preservation of the remaining open space in the City.
- # **Park Facilities.** The City needs to continue to provide facilities for both passive and active recreation in the City. As a result, parks and facilities must continue to provide athletic facilities, picnic areas, and play areas for small children.
- # **Equestrian Facilities.** The majority of the City is located within an equestrian overlay zone and interest in preserving the equestrian character of portions of the community remains strong. As a result, many of the recreational facilities in the community are directed towards equestrian users.
- # **Multi-use Trail Facilities.** The entire City is linked by a system of trails that are used by equestrians, hikers, and bicyclists. These facilities will be maintained and new trails developed over the life of this General Plan.

- # **Environmental Resources.** The City is rich in natural and cultural resources which warrant preservation. A major objective of the Open Space and Recreational Facilities Plan will be to preserve these resources for the future enjoyment and education of the region's residents.

OPEN SPACE PLAN

The Land Use Element and map provides for a number of land use designations that will be effective in preserving and maintaining open space. These land use designations include the following:

Open Space: This land use designation applies to public lands reserved for open space, parks, equestrian facilities, and other public facilities containing large undeveloped areas. This category also includes privately owned land that has been reserved for open space through development agreements and/or dedications.

Commercial Recreation: This category of land use applies to golf courses (existing and future) and private clubs. Activities included in this category typically have large amounts of open space.

The Land Use Element and the Open Space and Recreation Element also include a number of Overlay Zones. These Overlay Zones include the following:

Horse or “H” Overlay: This overlay designation applies to those areas of the City where horses are permitted. Areas of the City within the "H" Overlay designations are connected with equestrian trails. The Horse Overlay Zone is indicated in Exhibit 6-1.

Parks Development Overlay: The General Plan policy provides for new park facilities in certain areas of the City. The purpose of the designation is to indicate, in a generalized way, the location of future facilities that are envisioned under the Open Space and Recreational Facilities Plan.

Multi-use Trails: The Open Space and Recreation Element includes a plan for trails development. This Trails Plan identifies both existing and future trails in the City. The Multi-use Trails Plan is shown in Exhibit 6-1.

The Open Space and Recreation Element establishes a classification system that applies to all existing and future park and recreation facilities in the City. Specific standards have been developed for each category of park and facility that address their spatial requirements, function, and improvements.

City of
Rolling Hills Estates



GENERAL PLAN

- EXISTING TRAILS
- CITY MAINTAINED
 - PRIVATE MAINTAINED
- PROPOSED TRAILS
- CITY BOUNDARY
 - HORSE OVERLAY ZONE



A specific policy included in this element calls for the City to maintain or increase the current ratio of 6.7 acres of open space for every 1,000 persons living in the City. This objective reflects the community's desire to maintain or increase the ratio of parkland to residents which existed at the time of the preparation of the General Plan.

The community understands that while the population may fluctuate, the City does not want to lose the open space resources which were in the public domain at the time the policy was written

PARK FACILITIES DEVELOPMENT PLAN

Parks Classification and Standards

Parks that provide picnic areas, athletic fields, game courts, or even areas for passive activities will continue to play an important role in meeting the recreational needs of the community. Parks in the City of Rolling Hills Estates have been placed into four categories. Specific criteria and standards for each park classification are listed below and summarized in Table 6-1.

- # **Mini Parks.** Mini-parks are specialized facilities designed to serve a concentrated population and/or a specific target group such as preschool-aged children or the elderly. Facilities of this type should be located near higher density residential development such as apartments, condominium developments, and senior housing, in urbanized areas where acquisition of larger park units is unlikely.
- # **Neighborhood Parks.** Parks in this category provide for both active and passive recreational activities and include a variety of facilities. In the City of Rolling Hills Estates, a number of neighborhood parks have equestrian facilities.
- # **Community Parks.** Community park facilities generally provide a diverse range of facilities and equipment. Park facilities in this category may include a variety of athletic fields, tennis and other game courts as well as equestrian facilities. This category of parks generally offers a wide range of recreational amenities to the surrounding community which may include athletic complexes, riding arenas, swimming pools, picnic areas, and playgrounds.
- # **Special Use Parks.** Special Use Parks are those which are developed for a specific type of use. The equestrian facilities, South Coast Botanical garden, the arts center, and golf courses fall into this category.

**Table 6 - 1
PARK LAND STANDARDS**

Type	Size	Area per 1000 Persons	Service Area	Location	Usual Facilities and Remarks
Neighborhood park	3 to 5 acres	0.25 to 0.5 acres per 1,000 persons depending on other available services (17-33 acres total)	Approximately 1/4 mile radius	In highly developed neighborhoods where neighborhood park land is unavailable and there are no other services.	Children's play area, landscaping, picnicking, open play area for pick up sports and riding rings.
		1.0 to 2.0 acres per 1,000 per persons (66-132 acres total)	Approximately 1/2 mile radius	Preferably adjoining an elementary school near the center of a neighborhood unit.	Play areas, multi-purpose courts, tennis courts, picnic areas, open turn area, on-site parking optional.
Community Park	10 to 20 acres	5.0 to 8.0 acres per 1,000 persons (320 to 520 acres total)	Approximately 1 to 2 mile radius	At or near the intersection of major or secondary thoroughfares near center of service area.	Baseball, football, softball, soccer, tennis and other active athletic areas, community center, children's play area, on-site parking, restrooms, picnic areas and riding rungs.
Special Use Park	No size constraints	5.0 to 8.0 acres per 1,000 persons when it provides one or any combination of community park services. Otherwise, no spec standard.	Citywide	Wherever appropriate.	Botanical gardens, lagoons, sports complexes, open space, marine refuges, etc.

Park Dedication Standards

The State of California Planning and Zoning Laws and the Subdivision Map Act Code Section 66477 (The Quimby Act), indicates that the City Council may, by ordinance, require the

dedication of land, the payment of fees, or a combination of both, for park and recreational purposes as a condition to the approval of a final map or parcel map. In cases where such dedication/fees have not been obtained for particular lots through a map, they may be imposed at the time that building permits are issued. Among other requirements, the following conditions must be met:

- # The ordinance must include definite standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof; and
- # The legislative body has adopted a General Plan containing a Recreation Element, and any proposed park and recreational facilities are in accordance with definite principles and standards contained therein.

In conformance with this statute, the City of Rolling Hills Estates Open Space and Recreation Element includes standards determining land requirements for future park sites. This element indicates standards that will be considered in selecting sites for parks and these standards should serve as guidelines governing the acceptance of land dedicated to the City for parks development. Future acquisition will focus on acquiring land for neighborhood parks as well as obtaining easements and property for trails. In addition, these same standards will apply to the development of a future equestrian facility proposed within the Palos Verdes Landfill. The following guidelines should be adhered to when acquiring land for future park development:

- # The site should have water, storm drains, sewer and electricity available.
- # The site should provide an adequate amount of land area required for the particular park being developed.
- # The site of a future park, when not attached to a school, should have street frontage. On-site parking should be required.

Parks Development Program

This section of the Parks Development Program responds to the community's desire to both maintain the existing facilities and to provide for additional facilities where this is feasible. The recommendations contained herein are based on recommendations drawn from the goals and policies developed by the General Plan Advisory Committee and by City staff.

The General Plan and the Open Space and Recreation Element promote the development of a number of new parks and the upgrading of facilities in the City.

- # ***George F. Canyon Neighborhood Park/Ecology Center.*** A number of policies call for the creation of a new parkland area and the development of a nature/ecological center on a parcel southwest of the intersection of Palos Verdes Drive North and Palos Verdes Drive East. A nature center will describe the local ecology and cultural resources found in the area. This area is to be maintained as "natural parkland" with native landscaping.
- # ***Dapplegray School Site - Neighborhood Park.*** The entire site has been designated as Institutional in the land use plan.
- # ***Ernie Howlett Park.*** Encourage use of the park by renovating the athletic fields including baseball and soccer fields, continue with improvements to the picnic shelters, volleyball courts, basketball courts, handicapped access and an expansion of the existing grandstands for the tennis courts.
- # ***Pepperwood Park.*** The City is considering the development of Pepperwood Park as a mini-park and/or greenbelt.

EQUESTRIAN FACILITIES DEVELOPMENT PLAN

A significant number of recreational facilities in the City are devoted to equestrian uses. The General Plan and the Open Space and Recreation Element promotes the development of a new equestrian center and the upgrading of other equestrian facilities in the City. The major features of the Equestrian Facilities Development Plan involves the development of a new equestrian center as part of the redevelopment of the Palos Verdes Landfill for *Commercial Recreation*. The equestrian center proposed within the landfill site would be linked to the City-wide system of trails.

MULTI-USE TRAIL PLAN

A number of policies included in both this element and the Resource Management Element are concerned with the maintenance and continued development of a City-wide system of hiking, biking, and equestrian trails in the City. Precise development standards for the various types of trails are difficult to establish since trail width and gradient will depend on topography, surface features, and availability of an easement. For planning purposes, three categories of trails are considered in the City of Rolling Hills Estates General Plan:

- # ***Bridle and Hiking Trails*** - Should be well defined and maintained to a maximum of 20' and a minimum width of 8'. The graded width of the path should be 10' where possible. A grade of 0 to 15% is desirable though a maximum grade of 30% is permitted for distances up to 200 feet. The hiking trails should not be paved but left in their natural condition with a minimum of change to the existing topography.

- # **Multi-Use Trail** - This category of trail may be used by equestrians, bicyclists and hikers. The bikeway and hiking trail will be developed in a similar fashion to that found in the hiking/bike trail. The equestrian trail is separated from the hiking and bicycle trail by a planting and/or fence, space permitting. A sample cross-section of this type of facility is included in Exhibit 6-2.

- # **Way-Side Parks** - Park-like areas or open spaces adjacent to riding or hiking trails should be provided at intervals of the heavily used trails. These wayside parks will be developed to enhance the multiple-use character of the trails.

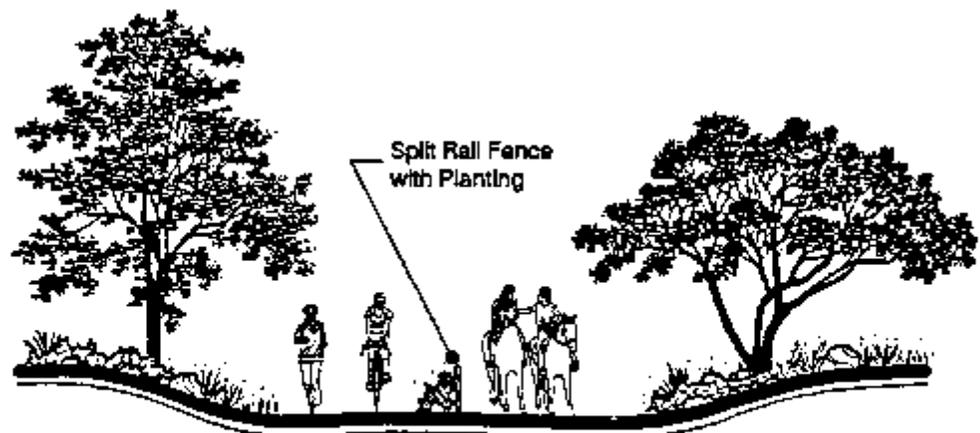
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Equestrian/Hiking Trail



Bike Trail



Multi-Use Trail

SECTION 6.4 BACKGROUND REPORT

INTRODUCTION

The Open Space and Recreation Element Background Report provides an inventory of open space, vacant land, and parks and recreational facilities in the planning area. Also, a recreational needs assessment helps to identify the adequacy and the accessibility of existing parks.

Vacant land in the City includes undeveloped private land or public areas retained for open space. Open space areas include those areas unsuitable for development due to steep slopes or unstable ground conditions. Other open space areas remain undeveloped in order to comply with existing land use controls. These include parks, building setback areas, utility easements, school fields and equestrian trails.

Vacant Lands and Open Space

The Palos Verdes Peninsula rises from the floor of the Los Angeles Basin to a 1,200-foot elevation in the Palos Verdes Hills. The Peninsula spans an area of nine miles, from north to south, by four miles, from east to west, encompassing over 22,000 acres. The City of Rolling Hills Estates covers 4.18 square miles in the central and northeastern portions of the Peninsula. The Palos Verdes Hills, crossing through the southeastern portion of the City, provide elevations ranging from 300 feet, in the canyons and gullies located throughout the area, to 1,200 feet, the highest point on the Peninsula.

The City is relatively built out with fairly low density development in most areas. The land use analysis shows that while there are large undeveloped areas in the City, many of these areas are not suitable for development. They generally feature steep slopes or serve as water drainage courses. Although much of this land best serves as open space, only the George F. Canyon is designated as open space at the present time. Other areas, under private ownership, remain undeveloped at the property owner's discretion.

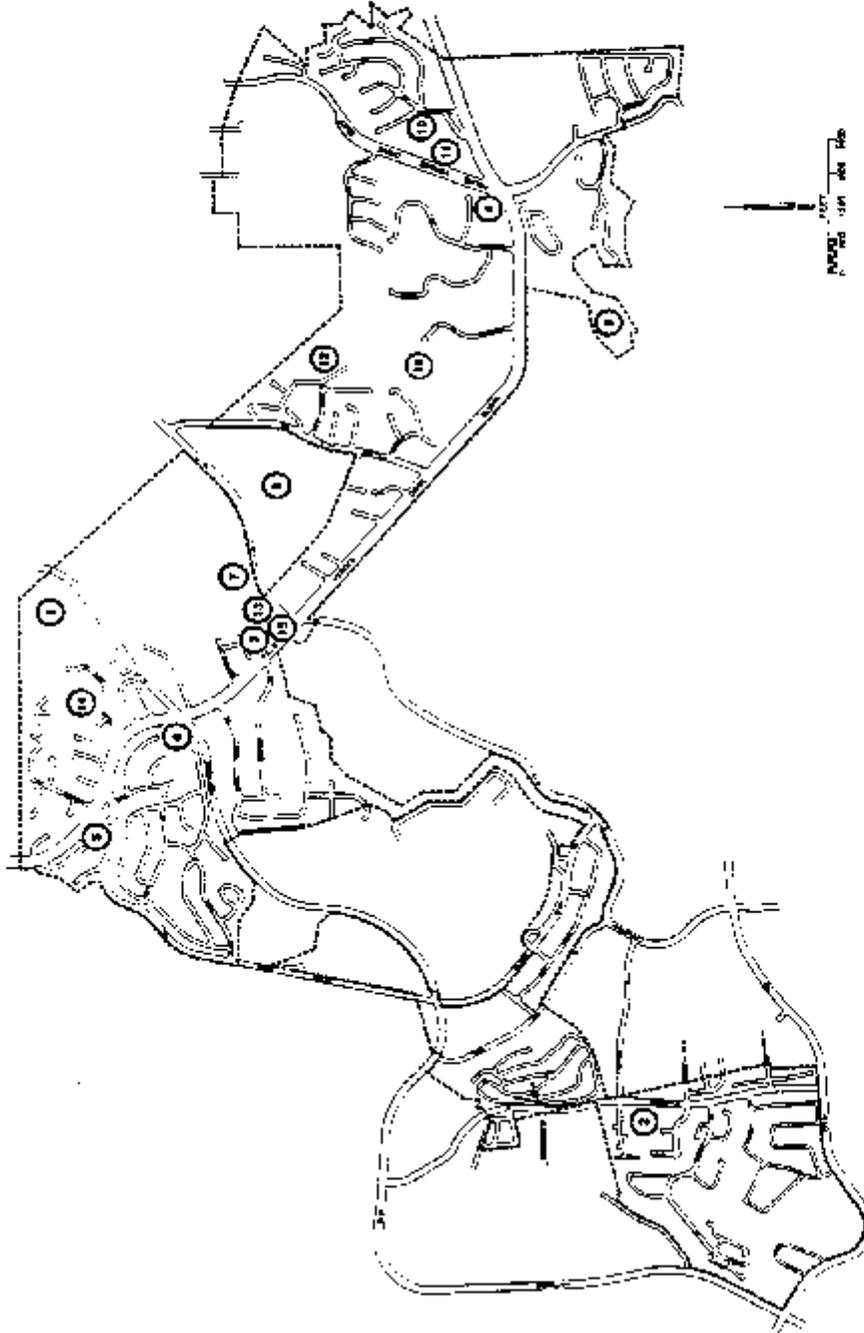
Field surveys were conducted in the summer and fall of 1990, as part of the General Plan program, to identify the location and distribution of development in the City. The information was mapped, using the ARC-INFO and AUTOCAD computer software to provide an accurate depiction of existing development and the distribution of land uses.

The City's open space includes *quarry land* (the Chandler quarry); *vacant land* (parcels where future development may occur); *parks*; *trails*; *private open space* (consisting of golf courses and other private recreational facilities) and other *open space* such as unimproved gullies, greenbelt, steep hillsides and canyons. Exhibit 6-3 shows the location and types of open space in the City. Open space areas, scattered throughout the City, are mostly undeveloped due to steep slopes. Table 6-2 summarizes the open space areas within the City.

City of
Rolling Hills Estates



GENERAL PLAN



LEGEND

- CITY BOUNDARY
- ① Ende Haven Park-City Park
- ② Midridge City Park
- ③ Chinden Park-City Park
- ④ Deephaven Park-City Park
- ⑤ Silver Spur Park-City Park
- ⑥ Redoubt Park-City Park
- ⑦ R. M. E. Equestrian Center
- ⑧ George F. Clayton Open Space
- ⑨ South Center Botanical Gardens
- ⑩ Jack Warner Tennis Club 5
- ⑪ Rolling Hills Country Club 4
- ⑫ Empty Soccer Club 4
- ⑬ Seaborn Riding Academy 4
- ⑭ Twilight Haven Field 5
- ⑮ Pepperwood Park-City Park
- ⑯ Deephaven School
- Private Facility

EXISTING PARKS AND
RECREATIONAL FACILITIES

TABLE 6-2 OPEN SPACE/VACANT LAND	
Land Use Acreage	Acreage
Quarry	127.0
Vacant	49.4
Open Space	32.6
Park	52.5
Trails	200.0
Source: City of Rolling Hills Draft Housing Element, 1990. David Evans and Associates, 1991.	

Existing Parks mid Recreation Facilities

The Rolling Hills Estates Community Services Department maintains and operates 7 public parks, parkways, equestrian trails, the Municipal Stables, a tennis club, and all recreation services in the City. The seven City parks, excluding the George F. Canyon and the Municipal Stables, have a total area of 52.5 acres. Table 6-3 identifies and describes the public recreational facilities that serve the City and Exhibit 6-3 shows their location. In addition to the parks and recreational facilities, the City offers a full range of recreational activities for its residents. These activities include:

- # Annual City Celebration - commemoration of the anniversary date of the City on the third Saturday of September.
- # Tracy Austin Tennis Tournament - tennis tournament for two consecutive weekends in July at Rolling Hills Estates Tennis Club.
- # Cross Country Run - 5K and 10k runs along horse trails and bike paths in the city.
- # Seasonal Recreation Programs - classes in aerobics, equestrian, tennis, volleyball, and sports camps (baseball, soccer, basketball, T-ball, and swimming).
- # Summer Swim Program - swimming, lessons and recreation swimming at Rolling Hills High School Swimming Pool during summer.

California Driving Classic event.

Cultural Activities - music, dance and theater programs (Peninsula Ballet, Peninsula Symphony, Norris Community Theater).

TABLE 6-3 PARKS AND RECREATIONAL FACILITIES		
Facility/Address	Size	Facilities
<u>Ernie Howlett Park</u> 25851 Hawthorne Blvd between Palos Verdes Drive North and Rolling Hills Road	35 acres	4 one-wall handball courts, basketball court, sand volleyball court, 3/4 mile running track with 9 exercise stations, bicycle path, and playground equipment, fire pit and picnic area, two Little League fields, and playfield, barn, 2 riding rings, a dressage arena, & show grandstand.
<u>Rolling Hilly Estates Tennis Club</u> Ernie Howlett Park	3.5 acres	8 tennis courts, a patio, refreshment center, and grandstand
<u>Highridge Park</u> Corner of Highridge Road and Crestridge Road	10.5 acres	Game fields, tot lot, multi-use equestrian trail, par-course, picnic area, and public parking.
<u>Chandler Park</u> Northwest of City Hall at corner of Crenshaw Blvd and Palos Verdes Drive North	2 acres	Equestrian riding ring, volleyball court, open grass field for kite-flying, Frisbee, baseball, and picnics.
<u>Pepperwood Park</u> Northwest corner of Crenshaw Boulevard and Palos Verdes Drive North; at City Hall	1.5 acres	Open landscaped area.
<u>Dapplegray Park</u> Northwest corner of Palos Verdes Drive North and Palos Verdes Drive East	0.5 acres	Bridle trails, riding rings, lunging ring, dressage arena, parking.
<u>Silver Spur Park</u> Southwest corner of Silver Spur Road and Palos Verdes Drive North	1.5 acres	Open grass field for picnics.

**TABLE 6-3 - Cont'd
PARKS AND RECREATIONAL FACILITIES**

Facility/Address	Size	Facilities
<u>Rockbluff Park</u> End of Rockbluff Drive cul-de-sac	3 acres	Children's Playground
<u>Municipal Stables</u> 25401 Crenshaw Blvd	7 acres	112 corrals to stable horses, train in riding, care and feeding of horses, sponsors competitions, shows and lessons, 3 riding rings and 2 hotwalkers
<u>Dapplegray School Site</u>	12.9 acres	Baseball and soccer fields
<u>George F Canyon Open Space</u> Eastern section of City near Palos Verdes Drive North and Palos Verdes Drive East	36 acres	Preserved open space
<u>South Coast Botanic Gardens</u> Between Rolling Hills Road and Crenshaw Blvd.	87 acres	Botanic gardens over former landfill, plant and birds, gardening classes, bird walks, library, tours. This facility is owned by Los Angeles County and is located within an unincorporated county area. It is bounded on three sides by the City of Rolling Hills Estates.

Source: Rolling Hills Estates Resident Handbook, 1985; City of Rolling Hills Planning Department, 1990.

A number of private recreational facilities are also available in the area. They are listed in Table 6-4. Private parks and recreational facilities within residential developments in the City include tennis courts, riding rings and playgrounds designed to serve neighborhood residents.

**Table 6-4
PRIVATE RECREATIONAL FACILITIES**

Facility/Address	Description
Jack Kramer Tennis Club 11 Montecillo Drive	13 tennis courts, swimming pool, paddle tennis courts, etc.
Rolling Hills Country Club 2700 Palos Verdes Drive East	18-hole golf course, 4 tennis courts, clubhouse, dining area and bar.
Empty Saddle Club 39 Empty Saddle Road	Horse stables, equestrian and jumping ring, roping and cutting arena, and clubhouse.
Seahorse Riding Academy 26411 Crenshaw Blvd, north of Palos Verdes Drive North	Hunter/jumper training facility, stables, riding rings, lessons.
Dapplegray Lane Property Owners Association Community center	Riding arena, lunging arena, community center building.

Table 6 - 4 PRIVATE RECREATIONAL FACILITIES	
Facility/Address	Description
Rolling Hills Park Estates Stable and Peninsula Riding Club	Horse stables and training facilities.
(Fritdjof) Nansen Feld Hidden Valley Road	Park and playfield; This facility is owned by Norwegian Seamen's Home and maintained by the Norwegian government for the use of its Merchant Marines.
Source: Rolling Hills Estates Resident Handbook, 1995; City of Rolling Hills Planning Department, 1990.	

Trails

Recreational facilities in the City of Rolling Hills Estates and throughout the Palos Verdes peninsula are centered around equestrian activities. Fully developed trails in the City cover approximately 16 miles and 200 acres of land. Bridle trails range from eight to twenty feet wide with a minimum 10-foot right-of-way. White three-rail fences line the trails in most areas. (Over 50,000 linear feet of railing is found in the City.) Exhibit 6-1 shows developed equestrian trails, riding rings and related facilities in the City.

The Horse Overlay Zone ("H" Zone) covers the majority of the northern and eastern sections of the City, as shown in Exhibit 6-1. This zone allows horses to be stabled and ridden for personal recreation. Stables and riding rings are also found in a number of private developments. The City sponsors and actively encourages the presentation of rodeos, equestrian parades, horse and carriage shows and other equestrian activities.

There are 10 miles of designated bikeways along major roads in the City. They interconnect with bikeways of adjacent cities to form an integrated system throughout the peninsula. Exhibit 6-4 shows bikeways in the City. The Transportation Element includes a description of bicycle trail development standards.

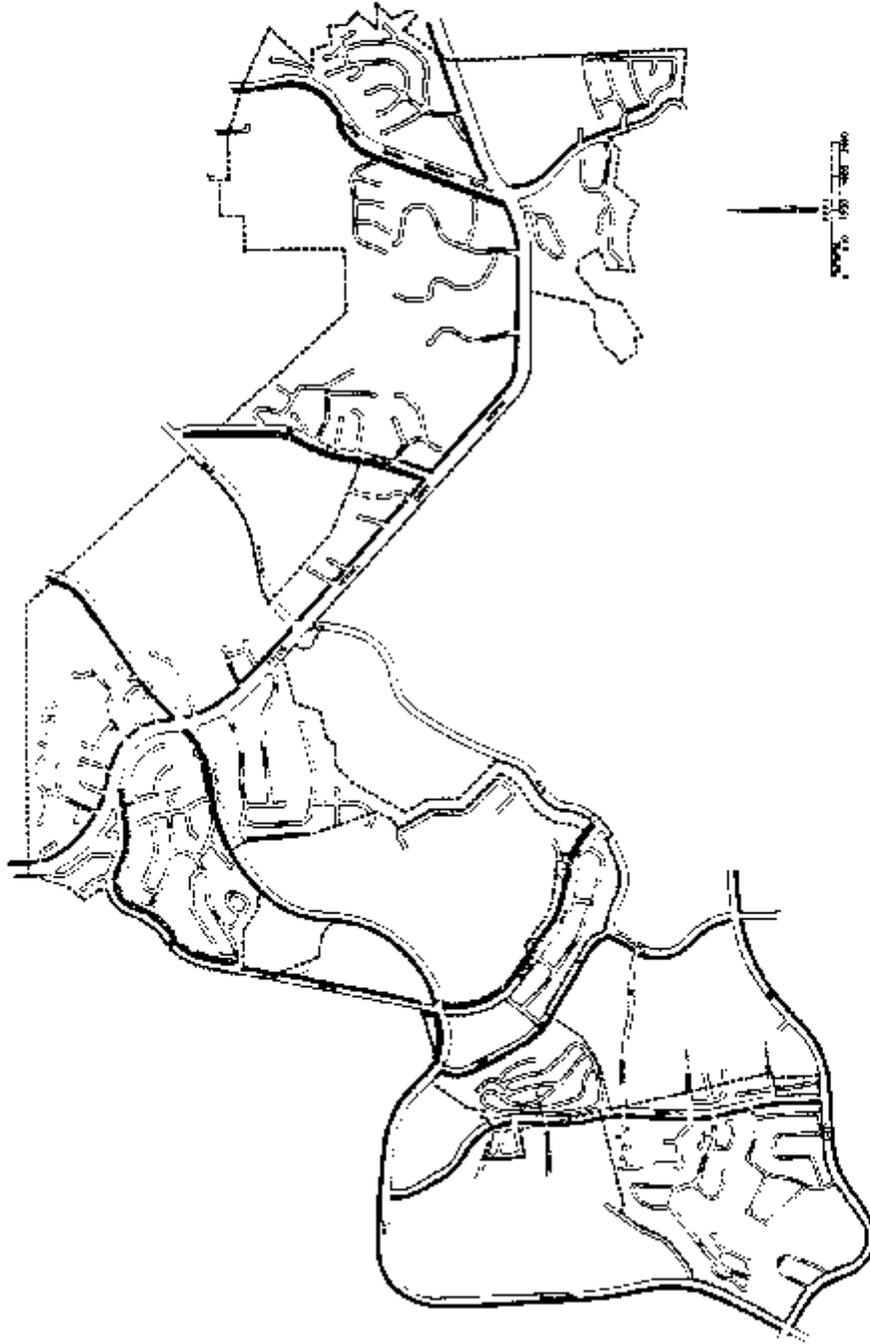
Golf Courses

The Rolling Hills Country Club, in the City of Rolling Hills Estates, is one of three golf courses on the Peninsula. It features an 18-hole course and is located in the northeast quadrant of the City, just south of the Chandler quarries. The two other golf courses on the Peninsula are the Los Verdes Country Club in Rancho Palos Verdes and the Palos Verdes Country Club in Palos Verdes Estates.

City of
Rolling Hills Estates



GENERAL PLAN



LEGEND

- EXISTING ROUTES
- - - PROPOSED ROUTES
- · · CITY BOUNDARY

School Facilities

Some schools in the Palos Verdes Unified School District feature tennis courts and playfields which are available for public use after school hours if prior arrangements are made with the schools. Schools in and near the City include Peninsula High School, Rancho Vista Elementary School, Ridgecrest Intermediate School (closed), Silver Spur Elementary School, and Dapplegray Intermediate School (closed).

During the summer, the Rolling Hills Estates Recreation Department opens the swimming pool at Peninsula High School for public use. A variety of swimming lessons are offered to members. The Little League Park at Dapplegray Intermediate High School is also available for public use.

Other Facilities

Points of interest in the Palos Verdes Peninsula include the Wayfarer's Chapel, Palos Verdes Country Club, Los Verdes Country Club, the Malaga Cove Plaza, and the Peninsula Shopping Center, and Shops at Palos Verdes. The many parks on the Peninsula include the Los Verdes County Park, Point Vincente Park and Interpretive Center, Point Fermin Park, Pacific beaches, and Cabrillo Marine Museum.

The South Coast Botanic Gardens, located between Rolling Hills Road and Crenshaw Boulevard, is bounded on three sides by the City of Rolling Hills Estates. The site was formerly a canyon and landfill which was filled with approximately 3.7 million tons of trash between 1957 to 1965. The Garden is owned and operated by Los Angeles County and has an exhibition hall and a gift shop, as well as several acres of plants and trees. Garden sales, concerts, and plant shows are held year-round.

PARKS NEEDS ASSESSMENT

The recreational needs of City residents vary widely and depend on the type of household, number of children, age and the avocational interests of the household. The City is well-known for the equestrian facilities (both public and private) that are available to residents. The extensive network of equestrian trails, the stables and riding rings, and the rural character of the eastern half of the City reflect this interest. Other specialized facilities of obvious interest to local residents include tennis courts, golf courses, and athletic fields for organized sports such as Little League baseball and soccer.

Some areas of the City are developed at higher densities ranging from the typical single-family subdivision to multiple-family housing, consisting of condominiums and apartments. Residents living in multiple-family housing units (which are of a limited number in the City) would be more likely to utilize picnic facilities and passive open space areas than residents living in homes situated on larger lots.

The National Parks and Recreation Association (NPRPA) has established area standards for parkland. These standards recommend a minimum of 2.5 acres of parkland for every 1,000 residents. The City of Rolling Hills Estates, with a 1990 population of 7,789 persons, would require approximately 19.3 acres of parkland to meet the minimum NRPA standards. As discussed earlier, there are a total of 52.5 acres of parks and recreational facilities in the City, providing a more than adequate share of parkland for its residents.

Another NPRPA criteria for park provision is accessibility. Small parks are generally accessible to the area within 1/4 mile from the park and neighborhood parks are accessible to areas within a 1/2 mile radius. Most residential neighborhoods are within easy access to a park. An abundance of parks and facilities are available to residents living north of Palos Verdes Drive North. As a result of the opening of Highridge Park, the lack of public parks in the southwestern section of the City in the higher elevations has been addressed. This service area analysis is constrained by other factors that determine accessibility, including manmade and natural barriers, distance to a major highway or freeway and available site facilities.

The City standard for parkland is currently 4 acres per 1,000 population. With a 1990 population of 7,789 and a total park acreage of 525 acres, the City is approximately 22 acres over its own standard. Exhibit 6-5 illustrates the park standard in comparison to existing facilities.

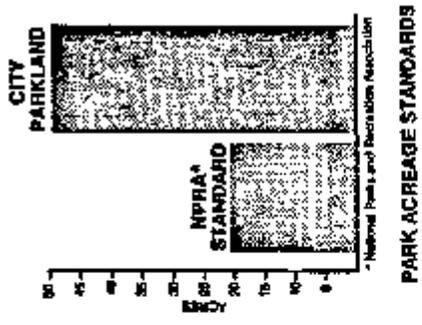
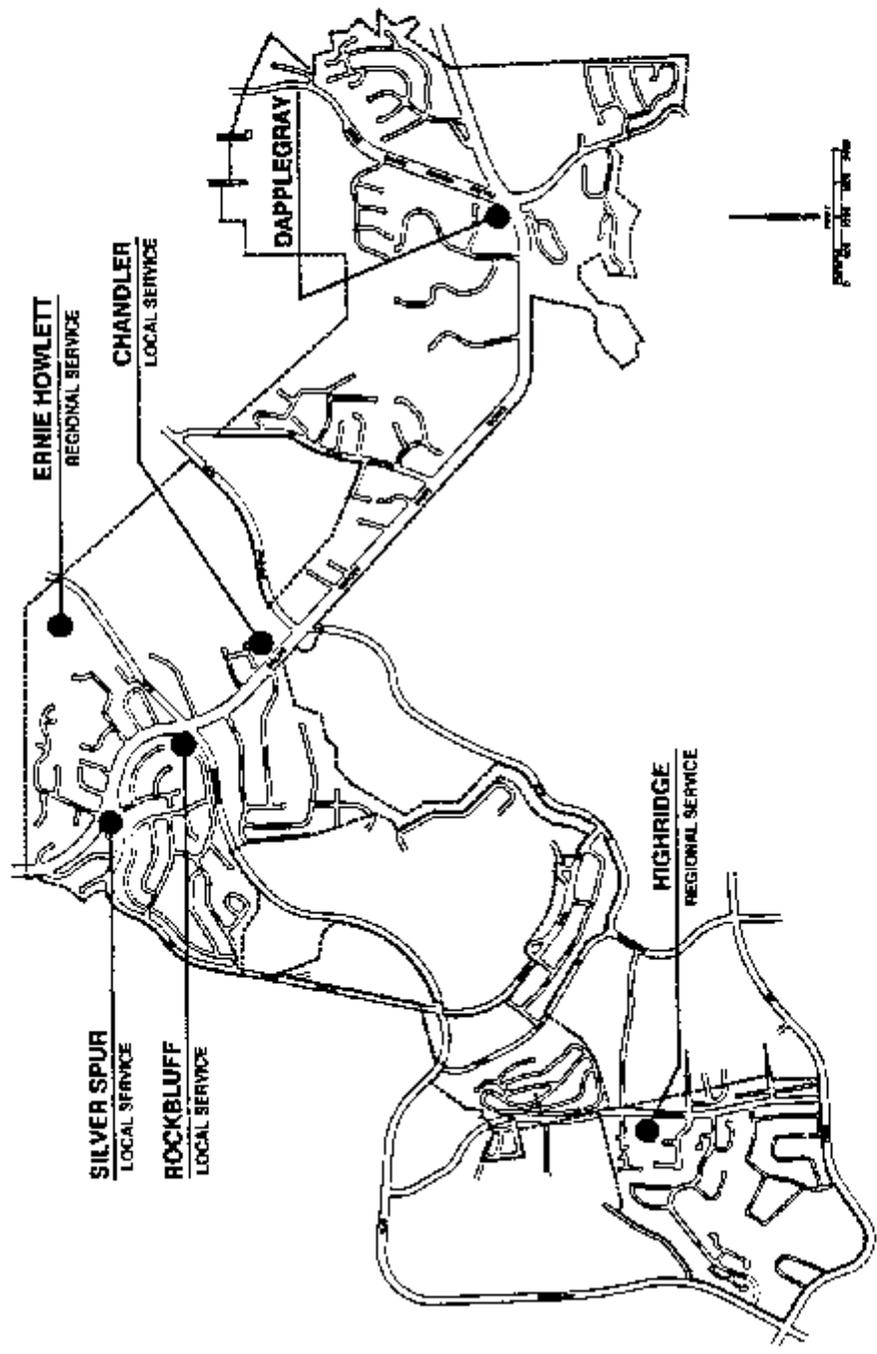
The project team (consisting of both consultants and City staff) surveyed existing recreational facilities and identified issues and/or needs for each facility that should be considered in future planning. These needs are summarized below:

- # **Chandler Park.** Future plans for this park are limited to providing more tables and picnic facilities, and possibly a tot lot. Residents living near the park are opposed to the construction of any additional equestrian arenas because of problems with dust.
- # **Pepperwood Park.** This park is actually a small landscaped area on the north corner of Crenshaw Boulevard and Palos Verdes Drive North, adjacent to City Hall. Possible improvements appropriate for the area include a small nature trail, a water conservation demonstration garden, a picnic area or a tot lot.
- # **Rock. bluff Park** This parcel was originally developed as residential until it experienced a landslide in 1960 (the site is on top of fill material). The City made efforts to stabilize the surface though the fill is still shifting.

**City of
Rolling Hills Estates**



GENERAL PLAN



ESG(m) Darrin Brown and Associates, Inc.

PARK NEEDS ASSESSMENT

- # ***Dapplegray Park.*** This park is used primarily for equestrian activity. Existing improvements include a dressage ring, lunging ring (bull pen) and a large oval ring. The major issues related to the continued operation of this facility include availability to the public and the need for continued maintenance of the footings. The City recently passed an ordinance restricting the park's use by commercial trainers during certain times of the day to ensure that the rings are available to the general public.

- # ***Silver Spur Park.*** There are presently no plans for further development or improvements to this park.

- # ***Ernie Howlett Park.*** . This park has extensive facilities ranging from an equestrian center to ball fields. Potential improvements planned for the area include shelters for picnic tables and tot lot equipment.

- # ***Highridge Park.*** A new neighborhood park has been developed and opened as part of the adjacent residential projects. This 103-acre facility includes athletic fields, a picnic area, tot-lot, par-course, hiking and riding trail and parking.

- # ***Municipal Stables.*** This facility is located on a former landfill and some areas are experiencing shifting. The site is an interim location for stables and long-term plans called for the site to be developed as a golf course by Los Angeles County, the owners. The Recycling Center has been relocated on the landfill site.

Other areas that have been examined for future park development include two properties in the City. One City-owned parcel is located at the southwest corner of Palos Verdes Drive North and Palos Verdes Drive East, adjacent to George F. Canyon and the adjoining equestrian trail.

The other site is the closed Dapplegray School, owned by the Palos Verdes Union School District. The City has negotiated with the School District in the past for the purchase of the site. A study by the District for the reuse of the site will determine future uses. The local little League currently utilizes ball fields located on the property.