



The Future of Sharon Heights G&CC Neighborhood Presentation

October 23 & 29, 2022

Overview



- Introduction
- Membership approved projects to enhance sustainability
- Project teams and Committees
- Recycled Water Plant facts and stats
- Solar project - Clubhouse
- Golf Course Renovation project
- Operations center project
- Q&A

Introduction



- In 2010, Sharon Heights Golf and Country Club embarked on a Long Range Master Planning process to improve our sustainability and long term health of the club
- Four Major projects have been approved and funded by the membership

Member Approved Sustainability Projects



- Recycled Water Plant (completed 2019)
 - Solar Project (Recycled Water Plant) 2023
- Solar Project (Club House) 2023
- Golf Course Renovation 2023-2024
- New Operations Center 2023-2024

Project Teams & Committees



- **Golf Course Project Committee**

- Curt Wozniak, Steve Smith, Andy Duncan, Chad Twaddle (GCS), David Smith (Project Manager), Thorsten Loth (GM)

- **Golf Course Renovation Advisory Committee**

- Marty Bitter, Maude Scott, Eric Sahn, Ellen Flamen, Michael Jensen, Loy Martin, Phil Mahoney, Gerry Beazley, Lauren Koenig, Jeff Morris, Andi Okamura, Rich Petit, Greg Vontz, Jim Diller, Mark Hoff (Golf Director)

SHGCC & West Bay Recycled Water Facility

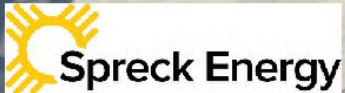


- \$23M state of the art facility - Title 22 disinfected tertiary recycled water
- Public-private partnership reducing up to 500,000 gal/day of municipal water - with planned 100k gal/day expansion in summer of 2023
- Since 2020 more than 150M gal of municipal water use has been offset – long term goal to offset 180M gal of municipal water annually
- UV sterilization vs chlorine for the least environmental impact possible on processed water that flows to the Bay or for recycled water entering the ground water reservoir
- Air quality - two large activated carbon scrubbing towers ensures no release of noxious odors at parts per million level
- Solar system is being added for 2023 to power the facility
- Facility produces extremely high-quality (low salt content) water -well suited for turf and trees

Sharon Heights Solar Project







Sharon Heights Golf & Country Club

Final Project Plan



Golf Course Renovation Project

- Legend
- New Cart Path Routing
 - Cart Path Removal
 - New Green
 - New Bunker
 - Existing Bunker Removed
 - New Tee
 - Landscape Area Proposed
 - New Trees

Vision for our Golf Course



Renovate the phenomenal Sharon Heights golf course asset we inherited to create a premier golf course; playable, enjoyable, sustainable, and beautiful for decades to come.

"No other sport can elevate the spirit, teach life's lessons and reward the soul as golf can."

- Todd Eckenrode, Origins Golf Design









Sustainability Improvements



- **New GPS controlled recycled water irrigation system** replacing a 30 year old system
- Expanded **recycled water storage** capacity by renovating, deepening, and lining the lake (1.7M gal to 2M gal)
- Significant **reduction of cart paths** (40%) to reduce cement use and non-permeable surface areas
- Fairways, rough and greens planted with modern and **disease resistant** strains of grass to achieve a much more sustainable course
 - Reduced use of water and chemicals
 - Greens and Tees re-planted with grass species to allow use of recycled water
 - Significant sand added to cap fairways and rough for better root zone and drainage
 - Significant drainage capability added to areas that need it
 - Total turf reduction with lower water use landscaping
- **Reforestation** to enhance remaining redwood health, reduce water consumption and adding more native tree species such as oaks and sycamores across the golf course



SHGCC 1965

Tree Reforestation



- In 1965 SHGCC Members over-planted approximately 1200 Redwood trees to address safety issues in a tight golf course layout
- Redwoods were not native to this land at the time: clay soil, lack of fog and water
 - Trees were planted too close together - now competing for resources
- 60 years later:
 - Trees are too dense to support strong growth of healthy trees
 - Recycled water use is creating additional stress
 - Many trees are failing
- Trees proposed to be removed: 383 of more than 1300+ population
 - 346 are in fair/poor/very poor/dead condition
- New trees to be planted: 209 (equivalent or better remediation value)
 - 160 oaks, 44 sycamores, 5 cypresses
 - Varying sizes from 48" to 72" boxes

Construction



- Targeted Start: April 2023
 - Use summer months to avoid rain impact on construction schedule and environment
 - Cool weather grasses grow starting in Fall
- Construction schedule: April through October
- Growing schedule: November through April
- Construction hours: 8:00 AM to 6:00 PM Weekdays only (in accordance with MP noise ordinance)
- Water truck to minimize dust
- Issue hotline will be available to neighbors



Club Operations Center Future Project

Club Operations Center



Developed Plan for “Operations Center” to meet multiple objectives:

- Provide new G&G maintenance facility and employee space
 - Old building to be re-skinned and used for large equipment storage only
- Utilize unused space by water treatment facility and bring operations closer to corporate yard (already existing)
- Locate near an entrance to minimize emergency road distance and minimize traffic
- Create offices for multiple other departments such as Accounting etc. to alleviate overcrowded conditions in Clubhouse and Pool Area
- Create 40-50 employee parking spots to cover future need (incl EV parking)
- Includes integrated solar capability as part of design/sustainability goals on roof tops and carports
- Provide for sufficient charging for battery powered equipment need as required by State of Calif 2024 (under 24HP)

SHGCC Operations Center





Questions?