TO: Members of the Los Angeles County Committee on School District Organization (County Committee)

FROM: Keith D. Crafton, Secretary

SUBJECT: Regular Meeting of the County Committee—Wednesday, September 3, 2014

The next regular meeting of the County Committee will be held at 9:30 a.m. on Wednesday, September 3, 2014, in the Conference Center, formerly known as Room 606 of the Los Angeles County Office of Education, located at 12830 Columbia Way in Downey. Please note the different building and address that this meeting will be at, due to the regular boardroom being under construction for the next several months.

Attached is the agenda for the meeting of September 3, 2014.

If you have any questions, please call me at (562) 922-6144.

EH:ah
Attachments
AGENDA

LOS ANGELES COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION
(COUNTY COMMITTEE)

Regular Meeting

Los Angeles County Office of Education
Education Center West, Room 606
September 3, 2014
9:30 a.m.

I, Information
D, Discussion
A, Action
* Sent to Committee

I. CALL TO ORDER – Chairperson Mr. Ben Allen

II. FLAG SALUTE – Mr. Allen

III. APPROVAL OF THE MINUTES

The minutes of the regular meeting of the County Committee, held on June 4, 2014, will be submitted for approval.

IV. COMMUNICATIONS – Secretary Mr. Keith D. Crafton

Informational Correspondence


V. PRESENTATIONS FROM THE PUBLIC

Any persons present desiring to address the County Committee on any proper matter may do so at this time. (Form must be completed and submitted to the Secretary.)
VI. UPDATE ON ABC USD PETITION TO IMPLEMENT I, D TRUSTEE AREAS AND TRUSTEE AREA VOTING

The Secretary will apprise the County Committee on the status of the petition received from the ABC USD.

VII. UPDATE ON PETITION STATUSES I, D, A

At the June meeting, County Committee member Joan Jakubowski requested an update as to which petitions over several years old were still actively being pursued.

VIII. PRESENTATION OF AN EASTSIDE UNION SCHOOL DISTRICT (SD) PETITION TO IMPLEMENT TRUSTEE AREAS AND TRUSTEE AREA VOTING

The Secretary will apprise the County Committee about a new petition received from an elementary school district in the Antelope Valley.

IX. UPDATE ON THE WISEBURN UNIFICATION I, D, A

The Secretary will update the County Committee on the Wiseburn unification and related issues impacting neighboring districts.

X. UPDATE ON THE CALIFORNIA VOTING RIGHTS ACT (CVRA) AND TRUSTEE AREA ISSUES I, D, A

The Secretary will discuss recent developments related to the CVRA and trustee area issues in Los Angeles County.

IX. UPDATE ON COUNTY COMMITTEE WEBSITE DEVELOPMENT I, D, A

The Secretary will give an update on the LACOE-hosted website for the County Committee.

XI. UPDATE ON REVIEW OF COUNTY COMMITTEE POLICIES I, D, A

At the Regular Meeting of the County Committee on November 6, 2013, a policy review subcommittee was appointed by former Chair AJ Willmer, consisting of Mr. Joel Peterson, Mr. Frank Bostrom, and Mr. Willmer. The subcommittee may provide an update on their preliminary review of the policies.
XII. REVIEW OF PROPOSED LEGISLATION

The Secretary will provide the County Committee with an overview of proposed legislation related to school district organization. The County Committee may take action to support or oppose the legislation or provide comments to the authors. (Attachment 2)

XIII. UPDATE ON LOS ANGELES COUNTY USD REORGANIZATION PROPOSALS

The Secretary will provide the County Committee with an update on school district reorganization proposals affecting the Los Angeles USD. (Attachment: "Summary of Los Angeles Unified School District Reorganization Proposals") (Attachment 3)

XIV. UPDATE ON LOS ANGELES COUNTY REORGANIZATION PROPOSALS EXCLUDING THOSE AFFECTING THE LOS ANGELES USD

The Secretary will provide the County Committee with an update on school district reorganization proposals affecting Los Angeles County school districts other than the Los Angeles USD. (Attachment: “Summary of Los Angeles County School District Reorganization Proposals [excluding those affecting the Los Angeles USD]”) (Attachment 4)

XV. ADDITIONAL COMMUNICATIONS, CONCERNS, OR ITEMS FOR NEXT AGENDA

XVI. ADJOURNMENT
The Los Angeles County Committee on School District Organization (County Committee) met on Wednesday, June 4, 2014, at the Los Angeles County Office of Education (LACOE) in Downey. The meeting was called to order at 10:02 a.m. by Chairperson Mr. Ben Allen.

**Members Present**

- Ben Allen
- Frank Bostrom
- Maria Calix
- Ted Edmiston
- Owen Griffith
- Joan Jakubowski
- Suzan T. Solomon

**Members Absent**

- John Nunez
- Frank Ogaz
- Joel Peterson
- AJ Willmer

**Staff Present**

- Keith D. Crafton, Secretary
- Allison Deegan, Staff
- Eric Hass, Staff
- Anna Heredia, Recording Secretary

Mr. Ben Allen led the flag salute.

It was **MOVED** by Mr. Frank Bostrom and **SECONDED** by Ms. Maria Calix that the minutes of the regular meeting held on January 8, 2014 be approved. Motion carried with two abstentions: Joan Jakubowski and Owen Griffith.

Mr. Keith Crafton reviewed and discussed correspondence contained in the County Committee agenda packets and member folders.

Mr. Warren Kinsler, Counsel for the ABC Unified School District (USD) addressed the Committee with reference to their petition to implement trustee areas and trustee area voting. He asked the Committee that the public hearing be held in September since the ABC USD Board feels that would be best.

Dr. Tom Johnstone, the Superintendent of the Wiseburn Unified School District (USD) addressed the Committee. He requested that he be a part of the dialogue pertaining to anything happening in the Centinela Valley Union High School District (UHSD).
Mr. Crafton reported that Wiseburn will become a unified school district effective July 1, 2014.

Discussion occurred regarding a Lawndale School District (SD) petition for a territory transfer and a letter from Hawthorne School District (SD) to study a possible reorganization in their area.

Dr. Helen Morgan, Superintendent of Hawthorne SD addressed the Committee and informed the group that they are in the beginning stages of reviewing reorganization. They are in the process of looking at the possibility of doing a feasibility study in order to gain knowledge, so as to whether or not to continue moving forward.

Mr. Allen gave a report of his meeting with Dr. Arturo Delgado and Dr. Alex Cherniss with regards to the elementary districts requesting assistance from LACOE to look into reorganization. Mr. Allen stated that LACOE would be fully supportive and cooperative towards these districts and provide them with as much information and data as needed.

Dr. Allison Deegan added that Hawthorne SD and Lawndale SD are in the exploration phase and that they are setting in motion their own processes. At the present time, these districts have concerns regarding facilities and governance, there are many unknowns. LACOE and the County Committee staff are ready to assist them in any way possible.

Mr. Bostrom stated that the feasibility study for these districts should include the California Voting Rights Act (CVRA).

Dr. Deegan added that there is a unification protocol from the California Department of Education (CDE), in conjunction with LACOE. There are calendar and procedures to follow.

Mr. Crafton stated that included in the folders, are several articles with regards to CVRA. He informed them to pay close attention to an article regarding Palmdale School District.

Copies of the ABC USD petition were provided to the Committee.

Mr. Allen stated that he would like the Committee to receive the maps that are attached to the petition in color.

Dr. Deegan stated that ABC USD had done extensive outreach to the public and that we will try to schedule a public hearing in September. She has asked County Counsel, Danielle Drossel, to research whether or not ABC USD has to follow the 60 day requirement or if the 60 days can be delayed.
Mr. Crafton reported that the County Committee website has been upgraded to reflect CVRA related articles broken down by areas, such as Northern California, Southern California, Central California and out of state.

Mr. Bostrom informed the Committee that there are no developments at this time. He suggested that the Chairperson of the Committee on Policies set up a meeting to include Danielle Drossel.

Mr. Crafton stated that we have four bills that are being watched: AB2715, AB1365, SB1021, and AB2710.

No updates to report.

Discussion occurred regarding the state of Centinela Valley UHSD’s challenges.

11:06 a.m.
NOTICE OF FILING

City of Torrance
Los Angeles County Supervisor Don Knabe
Los Angeles County Chief Executive Office
Sanitation District No. 5 of Los Angeles County
West Basin Municipal Water District
Torrance Unified School District
Torrance Unified School District
Water Replenishment District of Southern California
Los Angeles County West Vector & Vector-Borne Control District

City of Rolling Hills Estates
Consolidated Fire Protection District
Beach Cities Health District
Palos Verdes Library District
Los Angeles County Office of Education
Los Angeles Unified School District

LAFCO File: Reorganization No. 2014-10 Cities of Torrance and Rolling Hills Estates

Pursuant to Government Code Section 56658, notice is hereby given that an application for the proposed reorganization listed above has been received by the Local Agency Formation Commission (LAFCO). The application proposes to annex and detach approximately 81.58± acres of uninhabited territory between the Cities of Torrance and Rolling Hills Estates. The affected territory is generally located south of Pacific Coast Highway just west of Palos Verdes Drive East at the south end of the City of Torrance.

The proposal application, map, and legal description are attached for your review. Please submit comments, if any, to the LAFCO office by August 25, 2014.

Pursuant to Government Code section 56662(a) the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearing if the affected territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing during the 10-days following this notice, and satisfactory proof has been provided to LAFCO that all the landowners within the affected territory have given their written consent to the proposed annexation.

If you have any questions about this proposal, please contact this office at (626)204-6500.

Date: July 23, 2014

Doug Dorado
Government Analyst
APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF
ORGANIZATION/REORGANIZATION
(Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000,
Division 3, Title 5 Commencing with Section 56000, of the Government Code)

1. LAFCO PROPOSAL DESIGNATION NO.: 2014-10

2. PROPOSAL INITIATED BY (please check one):
   Public Agency
   Name of Public Agency:  
   Name and title:  
   Resolution Date:  
   Landowner / Registered Voter Petition
   Name of Chief Petitioner:
   Chandler Ranch Properties, LLC, a Delaware limited liability company, by John D.
   Robertson, its Member and Manager  
   BR INVESTORS, LLC, a Delaware limited liability company, by John D. Robertson, its
   Managing Member  
   ROLLING HILLS COUNTRY CLUB, a California non-profit corporation, by Bruce
   Steckel, its President

3. DESIGNATED CONTACT PERSON:
   Name: Paul Loubet  
   Title: Director of Real Estate  
   Address: P.O. Box 295  
   City: Lomita  
   State: CA  
   Zip Code: 90717  
   Telephone: 310-784-2908  
   E-Mail: plchandlers@gmail.com

4. RELATED JURISDICTIONAL CHANGES "Affected Local Agencies" (Cities and/or Special Districts)
a. Parcel A: Rolling Hills Estates  
   Annexation Y  
   Detachment Y  
   SOI amendment Y
b. Parcel B: Torrance  
   Annexation Y  
   Detachment Y  
   SOI amendment Y

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Attach additional sheets if necessary.

Please see prezoning exhibits attached hereto.

Is the affected territory within the Sphere of Influence (SOI) of the city or special district into which it is proposed to be annexed?  
Yes  No  X

5. LANDOWNERS:

List all landowners within the affected territory:

Name: Chandler Ranch Properties, LLC  
Assessor Parcel Numbers:  
7551-013-085  
7551-013-029, -030  
7551-013-038  
7551-013-007, -081  
7536-028-007, -010

Name: BRI Investors, LLC  
Assessor Parcel Numbers:  
7551-013-020, -021  
7551-013-024, -025

Name: Rolling Hills Country Club  
Assessor Parcel Numbers:  
7551-013-016, -022, -023

Attached additional sheets if necessary.

Do the boundaries of the proposal conform to existing lines of assessment?  
Yes  No  X

Does the proposal create any islands or corridors of unincorporated territory?  
Yes  No  X

Total Assessed Land Value:  
$2,179,196  
Tax Roll Year:  2013

6. REGISTERED VOTERS:

State Law defines a proposed change of organization or reorganization as either "Uninhabited," in which case there are 12 or fewer registered voters in the affected territory, or "Inhabited" in which case there are more than 12 registered voters.

There are 12 or fewer registered voters in the affected territory (Uninhabited)  
Number of registered voters: 0  As of: 2014

There are 13 or more registered voters in the affected territory (Inhabited)  
Number of registered voters:  As of:
7. **GENERAL INFORMATION:**

**Location of affected territory:**

The cities of Torrance & Rolling Hills Estates, or Unincorporated Territory known as

<table>
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<th>Address</th>
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<tr>
<td>Torrance USD</td>
<td>2335 Plaza Del Amo Torrance, CA 90509</td>
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<tr>
<td>Palos Verdes Peninsula USD</td>
<td>3801 Via La Selva Palos Verdes Estates, CA 90274</td>
</tr>
<tr>
<td>Los Angeles Unified</td>
<td>333 S Beaudry Ave. Los Angeles, CA 90017</td>
</tr>
</tbody>
</table>

Describe the location of the affected territory, including major thoroughfares (freeways, highways, streets, alleys) that border or traverse the territory, natural features (water bodies, mountain ranges, etc.), man-made features (existing development, utility corridors, flood/drainage channels or basins, railroad lines, etc.), and any other characteristics that help identify the affected territory.

The property is part of a Project commonly known as the “Chandler Ranch Project,” which consists of approximately 221 acres of land located in both the City of Torrance and the City of Rolling Hills Estates. The affected area is not bisected by any major thoroughfares or significant natural features. Portions of the affected area have been used historically as a cattle ranch, a sand and gravel operation, and, most recently, an inert landfill. Other portions of the affected area are used for golf course uses by the Rolling Hills Country Club. The property is bounded by Narbone/Palos Verdes Drive East, the Rolling Hills Country Club and residential uses to the north of the property.

**Size of affected territory:** 81.58 ± acres ± square feet 3,553,624

Provide a detailed description of the affected territory and existing land-uses development, such as industrial, including, but not limited to: commercial, institutional, multi-family or single-family residential, active recreational, and/or passive open space.

The property is part of a Project commonly known as the “Chandler Ranch Project,” which consists of approximately 221 acres of land located in both the City of Torrance and the City of Rolling Hills Estates. The Project proposes the following actions: (1) decommissioning of an existing inert landfill, (2) reconfiguration and redevelopment of new golf course and related facilities, including a new clubhouse, associated with the existing Rolling Hills Country Club, and (3) a subdivision consisting of approximately 114 residential lots located in the City of Rolling Hills Estates.
Provide a detailed description of the topography of the affected territory (flat, sloping, mountainous, etc.).

Gently rolling hillside with the landfill operation on relatively flat land, there is one larger pit on the site that will become part of the project's storm detention system.

Provide a detailed description of any natural boundaries within or adjacent to the affected territory (rivers, lakes, streambeds, mountain ranges, etc.).

None.

Provide a detailed description of any proposed change of use to the affected territory, including any planned development and/or on-going construction.

The property is part of a Project commonly known as the "Chandler Ranch Project," which consists of approximately 221 acres of land located in both the City of Torrance and the City of Rolling Hills Estates.

The affected area includes the following uses: an inert landfill and existing golf course uses. The overall Project, of which the affected area is part, proposes the following actions: (1) decommissioning of the existing inert landfill, (2) reconfiguration and redevelopment of new golf course and related facilities, including a new club-house, associated with the existing Rolling Hills Country Club, and (3) a subdivision consisting of approximately 114 residential lots located in the City of Rolling Hills Estates.

Provide a detailed description of any flood control facilities within or adjacent to the affected territory (dams, reservoirs, flood control channels, debris basins, catch basins, etc.).

The Project area in its current and future configuration retains 100% of all storm water for a 100 year storm event. The lakes and ponds designed within the future golf course will act as a natural filtration system. Upon entering the last pond, the water will naturally percolate into the water table below the site, regenerating the natural aquifer.

Explain why the proposal is necessary:

The proposal is necessary to accommodate the future uses proposed to be developed in conjunction with the Chandler Ranch Project. The proposal will ensure that all residential housing units will be located within the same jurisdiction – the City of Rolling Hills Estates. Placing all proposed residential housing units within the same jurisdiction – the City of Rolling Hills Estates – will encourage orderly growth and development within the boundaries of a single municipal provider of governmental services, resulting in efficiencies and clarity of service.

8. POPULATION AND HOUSING:

Current Population: 0 Source: Visual inspection Date: 7-02-14

Proposed Population (if development is proposed): approximately 340

Proximity to existing populated areas: adjacent
Likelihood of significant growth in the affected territory within next 10 years: Minimal.

Likelihood of significant growth in adjacent areas within the next 10 years: None.

9. GOVERNMENT SERVICES:

"Government services" refers to governmental services and whether or not those services would be provided by the local agencies subject to the proposal. It includes public facilities necessary to provide those services.

Estimate the present cost and describe the adequacy of government services and controls in the area:

Minimal. The property is served currently by LA County Sheriff, LA County Fire, and LA County Sanitation. Generally existing services are provided on the surrounding streets and not the vacant private property. Though a portion of the property is currently located within the jurisdictional boundary of the City of Torrance, the City of Torrance has not provided any services in these areas in the past.

Estimate the probable future need for government services (including public facilities) or controls in the area:

The proposal would not involve any unusual needs for public services or facilities. The project will require normal police, fire protection and sanitation services for a golf course and residential community. All facilities are adequate to handle the nominal increase in service requirements. The proposal will ensure that service areas are defined clearly and are oriented in a logical manner.

If the proposal includes incorporation, formation, or annexation, what will be the effect of this proposal or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the proposed area and adjacent areas?

The proposal contemplates an even exchange of land between the cities of Torrance and Rolling Hills Estates. The proposal will not result in any impacts to services in the proposed area or its vicinity. Any additional demand for services resulting from the development of the Project will be funded through the increased tax basis on the future residential development and reconfigured golf course. Currently these areas are used from an inert landfill or open space golf course areas. Without approval of the proposal, the Project cannot be developed. There is no alternative that would accommodate the proposed Project as the re-shaping of land areas mirrors the contemplated land uses.

If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services:

According to the Project’s certified Environmental Impact Report, the development of the Project will not result in any demands on services that exceed existing capacities. All Project development will pay all applicable connection and similar fees related to such development.

List any assessments, fees, or other charges to be levied as part of this proposal and/or that may be levied in the near future:

None.
10. EFFECTS OF THE PROPOSED ACTION:

What will be the effect of the proposed action on adjacent areas?

The proposal is not expected to result in any impacts on adjacent areas.

What will be the effect of the proposed action on mutual social and economic interests?

Minimal. The proposal will facilitate the development of the Chandler Ranch Project, which will have positive impacts to the local economy and significantly enhance the local tax base for all local jurisdictions.

What will be the effect of the proposed action on the local governmental structure of the County of Los Angeles?

None.

What will be the effect of the alternative action on adjacent areas, on mutual social and economic interests, and the local governmental structure of the County of Los Angeles?

There is no alternative action available for this project.

What will be the effect or impact if the proposed action is denied by LAFCO?

If LAFCO denies the proposal, then the Chandler Ranch Project could not be developed. This would result in the continuation of the existing land fill and related uses.

11. OPEN SPACE LAND CONVERSION:

Will the proposed result in the conversion of any open-space lands to other uses?

Yes  No  X

The Project contemplates that current industrial uses will be converted to open space uses associated with the contemplated golf course uses.

12. AGRICULTURAL LANDS:

Will the proposal have any effect on maintaining the physical and economic integrity of agricultural lands?

Yes  No:  X

Is there any Prime Agricultural Land within the affected territory?

Yes  No:  X
Is any of the land within the affected territory currently utilized for agricultural purposes?
   Yes      No: X

Was any of the land within the affected territory utilized for agricultural purposes within the last ten years?
   Yes      No: X

13. GENERAL PLAN AND ZONING:

Existing General Plan land use designation(s):

   City of Torrance:  Public/Quasi-Public/Open Space
   City of Rolling Hills Estates:  Low Density Residential and Commercial Recreation

Is the proposal consistent with the existing General Plan land use designation?
   Yes: X      No

Proposed General Plan designation (if a change is proposed):

   In conjunction with prezoning, areas entering City of Torrance will have a Public/Quasi-Public/Open Space General Plan designation and areas entering the City of Rolling Hills Estates will have either a Low Density Residential or Commercial Recreation General Plan designation.

Existing Zoning designation(s):

   City of Torrance:  Light Agricultural (A-1) and Single Family Residential (R1)
   City of Rolling Hills Estates:  Residential Planned Development (RPD) and Commercial Recreational (C-R)

Is the proposal consistent with the existing zoning designation?
   Yes      No: X

Proposed Zoning designation (if a change is proposed):

   The City of Rolling Hills Estates has pre-zoned the majority of the property proposed to be annexed into the City to Residential Planned Development (RPD) or Commercial Recreational (C-R), which would be consistent with the proposal.  An application is pending before the City of Rolling Hills Estates to pre-zone approximately 8 additional acres to Commercial Recreational (C-R).  Such pre-zoning is anticipated to be completed in July 2014.

   There is an application pending before the City of Torrance to pre-zone the property to be annexed into the City to Open Area, Planting-Parking (P1).  Such pre-zoning is anticipated to be completed in August 2014.
Is proposal within a Specific Plan?
   Yes       No (go to question 11): X

Existing Specific Plan Designation(s):

Is the proposal consistent with the existing Specific Plan designation?
   Yes       No

14. DISTRICT PLAN TO PROVIDE SERVICES:

   Typical services required for a residential subdivision and golf course development will be provided in conjunction with the development, including sewer, water, gas and electric.

Describe the level and range of those services to be provided:

   Typical services required for a residential subdivision and golf course development.

Describe any improvements or upgrades of structures, roads, sewer, water facilities, or other public facilities associated with this change of organization/reorganization:

   There is sufficient capacity in existing public facilities to accommodate the proposed Project. The Project will include private street and utility systems to serve the contemplated uses within the Project area. No utility upgrades are necessary or contemplated. There will be a limited number of upgrades associated with the Project involving roadway and intersection improvements on adjacent and other nearby affected roads, all as outlined in the Project’s certified Environmental Impact Report. Any required improvements will be privately financed and constructed in conjunction with the Project.

How will services be financed?

   All improvement will be privately funded.

15. TIMELY AVAILABILITY OF WATER SUPPLIES:

How will the proposal impact the timely availability of water supplies adequate for projected needs?

   WillServe letters have been provided for the residential lots by Cal Water; the golf course will be watered by an on-site well with adjudicated rights of 294.2 acre feet per year.
16. REGIONAL HOUSING NEEDS (for proposals involving annexation to a city):

Identify how the proposal will affect a city or cities and the County of Los Angeles in achieving their respective fair shares of the regional housing needs, as determined by the Southern California Association of Governments (SCAG):

There will be no transfer of units between the two Cities.

Date of most recent approval by the State Department of Housing and Community Development (HCD) of the City's Housing Element:

Rolling Hills Estates, April 29, 2014.

17. ENVIRONMENTAL JUSTICE:
State Law defines environmental justice as "the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provisions of public services."

Identify how the proposal will promote environmental justice:

The Project contemplates an even adjustment of land between the cities of Torrance and Rolling Hills Estates. The land is used currently for an inert land-fill and golf course uses associated with an existing private club. Following the completion of the Project, the current land-fill operations will be terminated, and the land will be developed with a reconfigured golf course and a new residential subdivision. Termination of the land-fill uses will improve air quality in the area due both to a reduction in operational emissions and a reduction in heavy trucks accessing the site as well as a reduction in other impacts associated with continued operations of this use. The eliminations of these impacts will improve the quality of life for persons of all races, cultures and incomes in the Project vicinity and surrounding areas. There will be no other effects on the "the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provisions of public services" associated with this proposal. Failure to approve the proposal would result in continued land-fill operations on the site.

18. DISADVANTAGED UNINCORPORATED COMMUNITIES (DUCs):
LAFCO maintains maps of all DUC's in Los Angeles County on the “Disadvantaged Unincorporated Communities” section of LAFCO’s website. Please consult these maps to determine if there are DUCs within or adjacent to the affected territory that is the subject of your proposal.

Is the affected territory WITHIN a DUC?
NO: X YES, give general location of DUC

Is the affected territory ADJACENT to a DUC?
NO: X YES, give general location of DUC
19. BONDED INDEBTNESS:

Do the agencies whose boundaries are being changed have any existing bonded debt?

YES \hspace{1cm} NO: X; the affected territory is not subject to any bonded debt.

Will the proposal area be liable for payment of its fair share of this existing debt?

YES \hspace{1cm} NO: X

All affected land is currently vacant and undeveloped with the exception of the existing land-fill and golf course uses and is not subject to any bonded debt. The proposal contemplates and even exchange of land between the cities of Torrance and Rolling Hills Estates. It is contemplated that the debt burden in each city will not be affected by the proposed reorganization and that all adjusted areas will be responsible for any existing debt in the City into which such lands will be annexed.

In the case of detachment requests, does the detaching agency propose that the subject territory continue to be liable for existing bonded debt?

YES \hspace{1cm} NO: X

It is contemplated that the debt burden in each city will not be affected by the proposed reorganization and that all adjusted areas will be responsible for any existing debt in the City into which such lands will be annexed.

20. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Compliance (please check one):

Categorical Exemption / Statutory Exemption

CEQA Guideline Section:

Negative Declaration (ND)
Mitigated Negative Declaration (MND)
Environmental Impact Report (EIR): X

Identify the Lead Agency which adopted a CEQA clearance for the proposal: City of Rolling Hills Estates

Date Lead Agency adopted the CEQA clearance for the proposal:

The City of Rolling Hills Estates certified the Project Environmental Impact Report (the “EIR”) on July 26, 2011. An addendum to the EIR pursuant to Public Resources Code Section 21166 and Section 15162 of the CEQA Guidelines is currently pending before the City of Rolling Hills, and is contemplated to be approved on July 22, 2014.
21. CITY PLAN FOR MUNICIPAL SERVICES:

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<th>Future</th>
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<td>Animal Control</td>
<td>Torrance Police Department</td>
<td>Department of Animal Care and control of L.A. County</td>
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<td>Fire Emergency</td>
<td>Torrance Fire Department</td>
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<td>Palos Verdes Library District (Miraleste Library)</td>
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<td>City of Torrance Parks &amp; Recreation</td>
<td>Rolling Hills Estates Park and Recreation</td>
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<td>L.A. County Sanitation District</td>
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Fire and Emergency Services
Describe services to be extended to the affected territory:

Fire and emergency services will be provided to the area by the Los Angeles County Fire Department through a contract with the City of Rolling Hills Estates. While a portion of the golf course fairways will be located in the City of Torrance, it is contemplated that fire and emergency services will be provided in those areas by the Los Angeles County Fire Department through a shared response agreement.

Describe the level and range of those services to be provided:

None.

Describe any improvements or upgrades or transfers of facilities:

None.

How will services be financed?

Not applicable. All applicable development fees will be paid in conjunction with development of the Project.

Flood Control
Describe services to be extended to the affected territory:

No services to be extended to site. Water for 100 year storm events will be retained fully on site through private storm water improvements.

Describe the level and range of those services to be provided:

Not applicable.

Describe any improvements or upgrades or transfers of facilities:

The Project contemplates installation of private storm water control facilities within the residential subdivision and golf course to maintain 100 year storm flows on-site and to add additional filtration systems.

How will services be financed?

Privately.
Library
Describe services to be extended to the affected territory:

No additional services contemplated.

Describe the level and range of those services to be provided:

Not applicable.

Describe any improvements or upgrades or transfers of facilities:

Not applicable.

How will services be financed?

Not applicable.

Parks and Recreation
Describe services to be extended to the affected territory:

No additional services contemplated.

Describe the level and range of those services to be provided:

Not applicable.

Describe any improvements or upgrades or transfers of facilities:

Not applicable.

How will services be financed?

Not applicable.

Law Enforcement
Describe services to be extended to the affected territory:

Police services will be provided to the area by the Los Angeles County Sheriff through a contract with the City of Rolling Hills Estates. While a portion of the golf course fairways will be located in the City of Torrance, it is contemplated that law enforcement services will be provided in those areas by the Los Angeles County Sheriff through a shared response agreement.
Describe the level and range of those services to be provided:

Typical for a residential subdivision.

Describe any improvements or upgrades or transfers of facilities:

None required; the Project can be supported through existing facilities.

How will services be financed?

Services will be financed through taxes paid by the associated development.

Road Maintenance
Describe services to be extended to the affected territory:

Existing public roads serve the area, and they require no extensions to reach the Project. A private street system will be constructed within the Project, all of which will be located in the City of Rolling Hills Estates. No streets are contemplated to be constructed in the City of Torrance.

Describe the level and range of those services to be provided:

No services to be required.

Describe any improvements or upgrades or transfers of facilities:

None required.

How will services be financed?

Any required improvements will be financed by the development contemplated by the Project.

Solid Waste Disposal
Describe services to be extended to the affected territory:

All solid waste disposal will be handled by Waste Management, which is the franchisee for the City of Rolling Hills Estates. Any solid waste generated by uses in the portion of the golf course fairways located in the City of Torrance will be collected internally and disposed of in conjunction with the Clubhouse to be located in the City of Rolling Hills and removed from the site under the Waste Management contract.

Describe the level and range of those services to be provided:

Services typical of a residential subdivision and golf course facility.
Describe any improvements or upgrades or transfers of facilities:

None required.

How will services be financed?

Any required services will be financed privately by the development contemplated by the Project.

**Street Lighting**
Describe services to be extended to the affected territory:

No street lights are within the project.

Describe the level and range of those services to be provided:

None.

Describe any improvements or upgrades or transfers of facilities:

None.

How will services be financed?

Any required services will be financed privately by the development contemplated by the Project.

**Water**
Describe services to be extended to the affected territory:

Private domestic water lines will be provided to the residential units.

Describe the level and range of those services to be provided:

Cal Water is the local water service provider, and it has service lines that extend currently to the area. Water service will be provided for the residential uses. Basic domestic private lines will be constructed to the residential units, all of which will be located in the City of Rolling Hills Estates. The portion of the golf course fairways located in the City of Torrance will be served by an on-site well with adjudicated water rights; no water services from the City of Torrance will be necessary.

Describe any improvements or upgrades or transfers of facilities:

None.
How will services be financed?

Any required services will be financed privately by the development contemplated by the Project.

Wastewater
Describe services to be extended to the affected territory:

Wastewater services will be provided to the area by the L.A. County Sanitation District. Wastewater collection will be through private sewer lines under the private streets, which will connect into the existing public system adjacent to the property, all of which will be located in the City of Rolling Hills Estates. No wastewater services are contemplated in the City of Torrance.

Describe the level and range of those services to be provided:

Services typical of a residential subdivision and golf course facility.

Describe any improvements or upgrades or transfers of facilities:

None required.

How will services be financed?

Any required services will be financed privately by the development contemplated by the Project.
INDEMNIFICATION / LEGAL DEFENSE

As a condition to LAFCO's evaluation of the applicant's proposal, the applicant hereby warrants, represents, and agrees that it shall defend, indemnify, and hold harmless LAFCO and its agents, officers, commissioners, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, commissioners, and employees, relating to or arising out of LAFCO's evaluation or processing of the proposal, including, but not limited to, any action to attack, set aside, void, annul, enjoin, or compel LAFCO's approval, disapproval, evaluation, or processing of the proposal, which indemnification obligation includes, but is not limited to, applicant being required to pay for any costs and reasonable attorneys' fees incurred or anticipated to be incurred by LAFCO in connection with any such action. At the discretion of the Executive Officer, a deposit or deposits of funds by the applicant may be required in an amount or amounts sufficient to cover any anticipated or incurred litigation costs.

SIGNATURES:

CHANDLER RANCH PROPERTIES, LLC,
a Delaware limited liability company

By:

Name: John D. Robertson
Its: Managing Member

DATE:

BR INVESTORS, LLC,
a Delaware limited liability company

By:

Name: John D. Robertson
Its: Managing Member

DATE:

(signatures continue on next page)
ROLLING HILLS COUNTRY CLUB,
a California non-profit corporation

By: **Bruce Steckel**
Name: Bruce Steckel
Its: President
DATE: July 18, 2014
Notice of Determination

To: Office of Planning and Research
   For U.S. Mail
   P.O. Box 3044
   Sacramento, CA 95812-0304

Street Address: 1400 Tenth Street
   Sacramento, CA 95814

From: City of Rolling Hills Estates
   4045 Palos Verdes Drive North
   Rolling Hills Estates, CA 90274

Subject: Filing of Notice of Determination in compliance with Section 21166 or 21162 of the Public Resources Code.

State Housing Finance Manager (if submitted to State Housing Finance) 2008611267

Project Title: Chandler Ranch/Rolling Hills Country Club Project

Project Location (Include county): The project site consists of the existing Rolling Hills Country Club, Chandler's Palos Verdes Sand and Gravel facility (Chandler's), and adjacent vacant land. The 226-acre site is irregularly shaped and is located along the east and west sides of Palos Verdes (PV) Drive East between Pacific Coast Highway and Palos Verdes Drive North in the City of Rolling Hills Estates and Torrance, Los Angeles County, California. The Country Club and Chandler's facility are approximately 12,000 feet and 1200 feet from PV Drive East. The site is located on the Torrance 7.5-minute United States Geological Survey (USGS) Topographic Quadrangle and may be found in the Los Angeles County Planning Atlas.

Project Description: In brief summary, the proposed project consists of readjusting/reusing the existing Chandler's facility and the adjacent Rolling Hills Country Club with the following:
1. 114 single-family homes (2,777 square feet of residential area, 116 of which would be within a new residential community;
2. A newly constructed 18-hole golf course (125.68 acres);
3. A new tennis complex (5.16 acres) that includes a 1,414-square-foot club house and;
4. A cafe and cafe on adjacent open space.

In addition to these uses, the proposed project includes project parking and project access to the expanded community (1.36 acres) an internal network of pedestrian streets (52.66 square yards) and bicycle infrastructure improvements. The proposed parking lot would be located adjacent to the proposed golf course and the expanded pedestrian streets. The golf course would be maintained adjacent to the expanded Chandler's facility.

The proposed project would require a variety of environmental modifications, which generally include the following:
1. City of Rolling Hills Estates General Plan, Land Use Plan Amendments, Zoning Changes, Zoning Ordinance, Coastal Plan, Development Agreement, Conditional Use Permit, Neighborhood Compatibility, and Amendment/Certifications.
2. City of Torrance, Zoning Ordinance, Division of Land, Conditional Use Permit, and Amendment/Declarations.
3. Los Angeles County Local Agency Formation Commission Amendments/Certification.

Determination: This is to advise that the (City Local Agency/Responsible Agency) City of Rolling Hills Estates has approved the above described project on July 27, 2011 and has made the following determinations regarding the above described project:

1. The project (is) will (will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. CEQA's measures (are) were not made a condition of the approval of the project and no mitigation following Program was adopted for the project.
5. Findings (are) were (not) made pursuant to the provisions of CEQA.

This is to certify that the (City Final EIR/Negative Declaration) with comments and responses and record of project approval is available to the General Public at 4045 Palos Verdes Drive North, Rolling Hills Estates, CA 90274.

[Signature]
July 28, 2011

[Signature]
July 28, 2011
LOS ANGELES COUNTY COMMITTEE ON SCHOOL DISTRICT ORGANIZATION (COUNTY COMMITTEE)
LEGISLATIVE REVIEW – SEPTEMBER 2014

BILL NUMBER/AUTHOR: Senate Bill 1365 / Padilla
INTRODUCTION DATE: 02/21/14
LAST ACTIVITY/DATE: 08/18/14: Presented to Gov Brown for consideration to sign; passed both chambers.

DESCRIPTION OF BILL
This bill would require a court to implement specified remedies upon a finding that a district-based election was imposed or applied in a manner that impaired the ability of a protected class to elect candidates of its choice or otherwise influence the outcome of an election. The bill would also direct a court to implement a redistricting plan if it would provide redress, as well as allow the court to increase the size of the governing body, delay an election, or require elections to be held on the same day as a statewide election.

POTENTIAL IMPACT OF BILL ON LOS ANGELES COUNTY COMMITTEE, SCHOOL DISTRICT ORGANIZATION PROCESS AND/OR LOS ANGELES COUNTY SCHOOL DISTRICTS
This bill would likely result in increased activity related to the California Voting Rights Act, which has had significant impact on school districts statewide.

RECOMMENDED POSITION
Staff recommends the following position:

- **Watch**
  Bill should be monitored by County Committee staff, but no action taken at this time.
- **Approve**
  County Committee supports the bill’s concept, but will not actively work for passage.
- **Support**
  County Committee actively supports the bill.
- **Oppose**
  County Committee actively opposes the bill.
- **Disapprove**
  County Committee disapproves of the bill’s concept, but will not actively oppose passage.
AMENDMENTS REQUIRED

If staff’s recommended position is based on the need for amendments to the bill language, suggested alternative language is attached.

CORRESPONDENCE REQUIRED

If staff’s recommended position is based on the need for correspondence to the bill’s author, the Governor or other governmental officials, a draft of suggested language is attached.

Please direct all comments to Mr. Keith D. Crafton, Secretary to the County Committee at (562) 922-6144.
The following is a summary of school district reorganization proposals affecting the Los Angeles Unified School District (USD) that were at various stages in the school district organization process as of August 18, 2014.

RECENT INQUIRIES REGARDING REORGANIZATION (within the last two years)

Formation Proposals/Last Activity Date
- None

Transfer of Territory Proposals/Last Activity Date
- None
Summary of Los Angeles County School District Reorganization Proposals (Excluding those affecting the Los Angeles Unified School District)

September 2014

The following is a summary of school district reorganization proposals [exclusive of those affecting the Los Angeles Unified School District (USD) that are at various stages in the school district reorganization process as of August 18, 2014.]

FORMATION—WISEBURN USD

In May of 2001, the Citizens for a Wiseburn Unified School District organization petitioned to form a Wiseburn USD from within the boundaries of the Centinela Valley Union High SD (UHSD). After approval by the County Committee and a long review period by the CDE and SBE, the petition was moved forward via successful legislation, the formation of two related joint power agencies, and final approval by the SBE on May 9, 2013. The voter approval of the proposal and the election of the first governing board for the Wiseburn USD occurred on November 5, 2013. Staff is working on logistics related to the launch of the unified district.

*Status: Unification officially effective July 1, 2014
Status Date: August 11, 2014

PROPOSED ESTABLISHMENT OF TRUSTEE AREAS AND TRUSTEE AREA VOTING WITHIN THE ABC USD

This petition was presented to the County Committee at its June 4, 2014 meeting. The district passed a board resolution to implement its trustee area plan after having done significant community outreach, hired a demographer, examined five different trustee area plans and maps, and held numerous public hearings. The County Committee will be deciding on the petition after having commissioned a feasibility study later this year.
PROPOSED INCREASE IN THE NUMBER OF TRUSTEES FROM FIVE TO SEVEN, ESTABLISHMENT OF TRUSTEE AREAS, AND THE REQUIREMENT OF TRUSTEE AREA VOTING, WITHIN THE POMONA USD

On June 6, 2012, LACOE received a request for a petition pursuant to EC §5019 and §5020 to increase the number of trustees from five to seven, to establish trustee areas, and to require trustee area voting within the Pomona USD. The request was submitted by chief petitioner, Mr. John Mendoza. The petition was forwarded to County Counsel to determine the legal compliance of format and content. On June 19, 2012, County Counsel deemed the petition sufficient; staff returned the petition to the chief petitioner on June 20, 2012, for circulation.

Please note that this is a separate petition, distinct from the other petitions requested by Mr. Mendoza, requesting some of the same changes within the Pomona USD (the addition of two governing board members and the creation of trustee areas). It was submitted under EC §5019 and §5020 and requires valid signatures from ten percent of the registered voters within the petition area (approximately 6,100 signatures in the case of the Pomona USD, based on the most recent count of registered voters). If valid and certified by the County Committee, this petition would trigger a ballot initiative (as opposed to a reference report and vote by the County Committee).

FORMATION—ALTADENA USD (CURRENTLY LIES WITHIN THE BOUNDARIES OF THE PASADENA USD)

On January 17, 2006, LACOE received a request for a petition from chief petitioners Ms. Maurice Morse, Ms. Shirlee Smith, and Mr. Bruce Wasson, three community members who are residents of the area known as Altadena. The chief petitioners want to form an Altadena USD from territory within the boundaries of the Pasadena USD. The petition request was returned to the chief petitioners on January 20, 2006, because it lacked an adequate description of the area pursuant to EC §35700.3.

On February 10, 2006, LACOE received a revised request for a petition. Staff reviewed the request and forwarded a draft petition to County Counsel on February 22, 2006, for a legal compliance review regarding format and content. We received notification on March 6, 2006, from County Counsel informing us that the draft petition was legally acceptable. On March 7, 2006, staff forwarded the draft petition to the Registrar-Recorder for verification that the description of the proposed boundaries of the Altadena USD was sufficiently clear (so that registered voters residing within the proposed petition area could be
identified with specificity). The Registrar-Recorder confirmed that the description was sufficient on March 10, 2006.

The petition was mailed to the chief petitioners on March 14, 2006, for circulation within the petition area. The Registrar-Recorder estimated the chief petitioners will need to collect approximately 7,000 valid signatures in order to meet the criteria set forth in EC §35700(a).

On September 23, 2010, chief petitioners delivered signed petitions to LACOE. Staff submitted the petitions to the Registrar-Recorder on September 27, 2010, for signature verification. On October 22, 2010, the Registrar-Recorder notified staff that there were insufficient valid signatures (less than the required 25 percent of the registered voters within the petition area). Staff notified the chief petitioners of the insufficiency, and at Mr. Wasson’s request, returned the petitions to the Registrar-Recorder for a signature audit. Staff also advised the chief petitioner regarding the collection of additional signatures. Upon notification by the Registrar-Recorder of a sufficient number of valid signatures, staff will present the petition to the County Committee at the next regular meeting.

On January 4, 2011, staff conferred with a representative from the Registrar-Recorder’s office, who informed us that no audit of petition signatures had been done yet, and they clarified the cost of signature verification. On February 15 and March 1, 2011, staff contacted the Registrar-Recorder and were informed that the signature audit had still not been done. On May 12, 2011, staff from the Registrar-Recorder’s office advised LACOE that an audit of the petition’s signatures was underway. On November 28, 2011, the chief petitioner Mr. Wasson notified LACOE of the death of one of the co-chief petitioners, Ms. Morse. Mr. Wasson stated that another chief petitioner would not be named.

Status: Petition insufficient; chief petitioners may gather additional signatures.
Status Date: August 11, 2014

**PROPOSED INCREASE IN THE NUMBER OF TRUSTEES FROM FIVE TO SEVEN AND THE ESTABLISHMENT OF TRUSTEE AREAS WITHIN THE POMONA USD**

On July 13, 2009, LACOE received a request for a petition pursuant to EC §5019 and §5020 to increase the number of trustees from five to seven and to establish trustee areas within the Pomona USD. The request was submitted by chief petitioner Mr. Mendoza. The petition was forwarded to County Counsel to determine its legal compliance regarding format and content. On August 7, 2009, County Counsel deemed the petition sufficient. Staff returned the petition to the chief petitioner on August 11, 2009, for circulation.

Please note that this is a separate petition, distinct from the other petitions requested by Mr. Mendoza, and requests some of the same changes within the Pomona USD (the addition of two governing board members and the creation of trustee areas). It was submitted under EC §5019 and §5020 and requires valid signatures from ten percent of the registered voters
within the petition area (approximately 7,000 signatures in the case of the Pomona USD). If valid and certified by the County Committee, this petition would trigger a ballot initiative (as opposed to a reference report and vote by the County Committee).

Status: Petition in circulation.
Status Date: August 11, 2014

FORMATION—MALIBU USD (CURRENTLY LIES WITHIN THE BOUNDARIES OF THE SANTA MONICA-MALIBU USD)

Status: Petition currently in circulation.
Status Date: February 21, 2008

FORMATION—LA MIRADA USD (CURRENTLY LIES WITHIN THE BOUNDARIES OF THE NORWALK – LA MIRADA USD)

Status: Petition in circulation.
Status Date: March 20, 2007

RECENT INQUIRIES REGARDING REORGANIZATION

Unification Proposals/Last Activity Date

• Malibu USD (Santa Monica-Malibu USD)/November 2011

Transfer of Territory Proposals/Last Activity Date

• Lawndale SD to Wiseburn USD/July 2014
  Glendale USD to La Canada USD/May 2013
• Pasadena USD to La Canada USD/April 2013
• Temple City USD to Arcadia USD/March 2012

Formation Proposals/Last Activity Date

• None

Trustee Areas and Governing Board Size/Last Activity Date

• None

This document was prepared by staff to the County Committee.