

CCT - CITY CLERK  
125 JAN 13 PM 1:02

### Comment on Item 10-F

I'm pleased to see that the City Council has finally decided to look at annexing El Camino College along with Alondra Park & Golf Course. Since the 1990's, I've been in favor of this annexation however, admittedly, I really hadn't considered including El Camino Village in an annexation. Looking at the size of El Camino Village, it's a reasonably small addition to make to the North High area, so I fully support this proposal.

Looking at my trusty Thomas Bros. Map book for Los Angeles & Orange County, I notice that within all of El Camino Village there's 2 Elementary Schools & a Library that are already built & so they need to be accounted for in the negotiations with the appropriate government entities. Had the City Council left the Board of Education in the City Charter on last November's ballot, it would far easier to roll this new residential zone into TUSD.

Looking at the fiscal analysis, I noticed that while it provides a good projection of General Revenues & Expenses, I noticed that there are some items not in the report. First off, is the absence of an estimate for the Business licenses that would be paid by the 208 businesses estimated to be within the annexation area. Admittedly, it's quite possible that would total less than \$100,000.00 but it should've at least been mentioned in the report, even if only with an estimated range being listed. Also, as far as property tax goes there was no mention of the fact that this area lies within the West Basin Municipal Water District. Some thought should be put into seeing how much work it's probably going to be to roll this area into Torrance's share for voting on the MWD Board & should that occur, where does the property tax collected by West Basin in this area go to in the long run? In the analysis, Torrance isn't credited with the entire SST Sales tax. Why are we only being credited with receiving 86% and NOT 100% of that sales tax revenue?

Another item on the revenue side that wasn't even mentioned in this study is the 2 Golf Courses in Alondra Park. Are they currently running at a surplus or deficit? What about the activities that regularly occur at the Park along with Alondra Lake. Are they self-sustaining? In view, of the amount of revenue being generated at the Golf Courses, Alondra Park & Lake, I would expect that 2 new Enterprise Funds would probably need to be established. One for the 2 Golf Courses & one for all other activities at Alondra Park & Lake. Has the County establishes a reserve somewhere for major long-term renovation or upgrades of the Park, Golf Courses, & Alondra Lake. We need to discover if one exists & what restrictions exist for using that money.

The study mentioned that 4 motels currently operate in the proposed annexation area, yet we can only collect Hotel Tax on one of them. Why is that? Whether it's a hotel or motel any lodging establishment should be required to collect & emit to the Torrance the appropriate Hotel Tax.

I'm glad to see in the analysis, that it's clear that Torrance would need to build a second Fire House in the North High area. Something that I noticed around 20 years ago, when I ran for City Council. Even though there's an upfront cost of building another Fire House, at least it'll help to keep our Class 1 Fire rating, which helps keep the property insurance rates lower than other neighboring cities for all property owners in Torrance.

Respectfully submitted,

Charles Michel Deemer