

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

CITY COUNCIL MEETING - STRATEGIC PLANNING SESSION APRIL 29, 2025

J.1 PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

- **PUBLIC COMMUNICATION**

From: [William Shanney](#)
To: [CityClerk](#); CityClerk@hermosabeach.gov; CityClerk@manhattanbeach.gov; communications@bchd.org
Subject: BCHD Activities in the Shadows
Date: Monday, April 21, 2025 8:16:18 AM

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BCHD is once again engaging in planning activities without public disclosure. Their underhanded method of operation must be stopped.

As the owners, taxpayers and neighbors of BCHD we have been lied to and blindsided by BCHD over and over. These actions are unacceptable from a voter-established, taxpayer funded and owned agency of the three beach cities of Hermosa Beach, Manhattan Beach and Redondo Beach. The campus is 100% taxpayer owned and must be used for the benefit of the "residents who reside within the boundaries of the District".

Sincerely

William and Vivian Shanney

From: [Mary Burschinger](#)
To: [CityClerk](#)
Subject: BCHD Development
Date: Monday, April 21, 2025 11:02:06 AM

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Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

T. Burschinger

From: [Stop BCHD](#)
To: [Stop BCHD](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; executiveoffice@bos.lacounty.gov; [Kevin Cody](#); [Holly J. Mitchell](#)
Subject: BCHD Finally Admits that its VOTER APPROVED BOUNDARIES of Service are the Three Beach Cities
Date: Saturday, April 19, 2025 12:58:18 PM

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Public Comment: All Agencies

BCHD IS LIMITED TO OPERATIONS WITHIN HERMOSA BEACH, MANHATTAN BEACH, AND REDONDO BEACH BY LIMITATIONS OF ITS VOTER APPROVAL OF FORMATION

In a recent Q&A, BCHD states that voter's approved the following limited statement of District formation "Shall the proposed South Bay Hospital **District, with boundaries as fixed and described** in that certain resolution of the Board of Supervisors of the County of Los Angeles, duly adopted on the 20th day of November, 1954, **be formed** and organized pursuant to the Local Hospital District law?"

How do we KNOW with certainty that voters approved District formation and operations in the cities of Hermosa, Manhattan and Redondo Beach only?

from Webster's Dictionary

boundary

noun

bound·ary 'bauin-d(ə-)rē

plural **boundaries**

Synonyms of boundary

something that indicates or fixes a limit or extent

-
StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: [Krista Allen](#)
To: [CityClerk](#)
Subject: BCHD is still trying to convert our property to private development
Date: Tuesday, April 22, 2025 10:30:41 AM

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Dear City of RB government,

I object to BCHD's plan to turn over our public land to a private developer. Also, the idea of 'affordable' housing just means that someone will pay it. In essence, the fact that someone pays it, means it's affordable. Every developer wants tenants. Thus, all units are affordable.

Why would we continue to pay taxes to BCHD if they spend it all on their own salaries?

The idea that BCHD must make an income stream, separate from taxes, is suspect.

BCHD needs better oversight. After the excessive cost of \$1.8 million for a partial bike path, without explanation to the public, I have lost faith in BCHD.

The grounds for BCHD's existence is no longer valid. We do not need BCHD for a hospital. It should be disbanded.

Sincerely,
Krista Allen



From: [M. Nava](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Communications](#)
Subject: BCHD MUST STOP OPERATING IN THE SHADOWS!
Date: Monday, April 21, 2025 10:13:20 AM

CAUTION: Email is from an external source; *Stop, Look, and Think* before opening attachments or links.

BCHD MUST STOP OPERATING IN THE SHADOWS!

As the owners, taxpayers and neighbors of BCHD we have been lied to and blindsided by BCHD over and over. These actions are unacceptable from a voter-established, taxpayer funded and owned agency of the three beach cities of Hermosa Beach, Manhattan Beach and Redondo Beach. The campus is 100% taxpayer owned and must be used for the benefit of the "residents who reside within the boundaries of the District".

Marcio

From: [Laura Zahn](#)
To: [CityClerk](#)
Subject: BCHD Operating in the Shadows
Date: Tuesday, April 22, 2025 12:42:05 PM

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Now, it seems that BCHD is pulling another “Rabbit” out of its Magician’s hat. Their “Healthy Living Campus” with duplicate programs originated and ran by other organizations, including a Stand alone Senior Residential facility consisting of shared-rooms renting for upwards of \$13,000 a month... ON tax-payer owned land, did not generate any positive Business-Plan, that the tax paying residents of Manhattan Beach, Hermosa Beach, Redondo Beach wanted to be involved in.

BCHD, “NEW Rabbit”, consists of Low Income Housing??? Now just who... wants to deny a project that proposes to build Low Income Housing right???

However, BCHD does not have a good track-record of being Benevolent UNLESS its when they are spending other peoples money! Like the tax payers of the only three cities that make up the “Health District” in the word... BEACH which are Manhattan Beach, Hermosa Beach, Redondo Beach. None of these three cities have seen anything purporting to change BCHDs former Plan for a huge Healthy Living Campus with a Senior Living Facility TO a Low Income Housing Facility.

There have been no Public Hearings, no Town-Hall meetings, no City Council meetings, no agenda items, no meet and greet sessions etc. The Public and municipal offices and their staff have NOT had a chance to weigh in on this NEW Rabbit BCHD is trying to pull out of their hat... trying to keep their “value” alive, SO they can keep the BIG money rolling into THEIR pockets.

IT’S the three beach cities residents land, period! Every resident and each cities elected officials and city Boards should have/ NEED to have a say in this change.

BCHD should not be allowed to elevate this project straight to the State and by-pass the input from the tax payers whose land this project could be built on.

Do not let BCHD operate IN the Shadows. Transparency is what WE deserve.

Laura Zahn

[REDACTED]
Beneficiary the Kay T. Zahn Trust
[REDACTED] Redondo Beach, 90278

Sent from my iPhone

From: [sinsheimer, J](#)
To: [CityClerk](#)
Subject: BCHD
Date: Monday, April 21, 2025 8:40:40 AM

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Why as a taxpayer I don't have a say in what BCHD does? Why do they not have to put to a vote any changes they want to do to the property? I would like the area to be turned into an open space area with facilities that the three cities could use for sporting events, exercise, park.

Jeanne Sinsheimer



Redondo Beach, CA 90278

Sent from my iPad

From: [Mark Nelson \(Home Gmail\)](#)
To: [Kevin Cody; cityclerk@manhattanbeach.gov](mailto:Kevin.Cody@manhattanbeach.gov); [CityClerk; cityclerk@hermosabeach.gov](mailto:CityClerk@hermosabeach.gov);
citycouncil@manhattanbeach.gov; CityCouncil@citymb.info; [City Council](#); [Judy Rae](#);
executiveoffice@bos.lacounty.gov
Subject: Conclusions from the Hospital/Health District Bond Measure Votes
Date: Tuesday, April 22, 2025 11:49:50 AM

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We're all aware of BCHD's recent trouncing at the polls on the Measure BC bond to **destroy the existing hospital building for 80% to 95% non-resident services** and spend \$9M on the **ALLCOVE facility with a 91% non-resident service area**. Measure BC required a two-thirds majority vote and scored only 47.5%, not even a majority. To have carried the day, BCHD needed 12,107 voters to switch from NO to YES. If there was ever an example of "no means no", the Measure BC vote is just that.

Compare the resounding loss of Measure BC with the squeaker win of the original Hospital bond vote. That measure passed by 0.396% to fund a hospital for the cities of Hermosa Beach, Manhattan Beach and Redondo Beach - the "boundaries" of the District according to the County Board of Supervisors. Had a mere 46 people switched from YES to NO, the hospital would have not been funded or built. By any definition, the "boundary" of the District meant the "limit of operations" according to both Webster's Dictionary and the voters.

It's strikingly clear. **BCHD's funding request for non-resident programs was rejected by a HUGE margin**. When the Hospital District was funded by a 46 vote margin, it was a project for the **District with "boundaries" of the three beach cities**. It passed by a mere city block of residents voters. A tiny margin. And absolutely NO VOTER assumed that this project or Hospital District was approved, funded, built and operated for the benefit of Long Beach, Avalon, El Segundo, Compton and a host of other Cities that BCHD now services.

Only the BCHD's \$2.4M per year of executive staffing and Board are confused about the VOTER APPROVED LIMITS of the District. Voters spoke on Measure BC rejecting non-resident program funding and BCHD needs to get back inside the District and STAY THERE.

Mark Nelson
Redondo Beach

Los Angeles County Measure BC

Result	Votes	Percentage
Yes	29,945	47.50%
<input type="checkbox"/> No	33,102	52.50%

From: [Mark Nelson \(Home Gmail\)](#)
To: [Kevin Cody](#); [Judy Rae](#)
Cc: [CityClerk](#); cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; citycouncil@manhattanbeach.gov; [City Council](#); executiveoffice@bos.lacounty.gov; [Holly J. Mitchell](#); Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov
Subject: LTE - BCHD Bushwhacks the Taxpayers and Neighborhoods Yet Again
Date: Sunday, April 20, 2025 4:55:48 PM

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BCHD advertises transparency. But not-so-much with the taxpayers that own the District or the neighborhoods that have taken significant real estate value declines within one-half mile of BCHD. In June of 2020, BCHD blindsided the Community Working Group with a never before seen new plan for an 800,000 square foot, 133-foot tall monstrosity on the Prospect lot. To be built for 80% to 95% non-residents of the District, it would have further destroyed property values with little benefit to residents. And over the Easter weekend, BCHD dumped out a brand new plan from a real estate developer to turn the taxpayer-owned Prospect Avenue lot into senior housing. Is the change of plan from assisted living good or bad? We don't know. Why don't we know? Because BCHD did this entirely in the shadows without input or communication with its taxpayer-owners or surrounding neighbors. Given the way that the BCHD Board and Executives don't share, they must all be only children. It's time for BCHD Board to cooperate with the taxpayer-owners or resign.

Mark Nelson
Redondo Beach

From: [Mark Nelson \(Home Gmail\)](#)
To: [Judy Rae](#)
Cc: [CityClerk](#); cityclerk@manhattanbeach.gov; cityclerk@hermosabeach.gov; citycouncil@manhattanbeach.gov; CityCouncil@citymb.info; [City Council](#); executiveoffice@bos.lacounty.gov; [Holly J. Mitchell](#); Al.Muratsuchi@asm.ca.gov; Ben.Allen@sen.ca.gov
Subject: LTE Response to Bakaly's "District border not a wall"
Date: Monday, April 21, 2025 12:08:56 PM

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In his recent comment, "District border not a wall" by Tom Bakaly (part of the \$2.4M executive payroll of BCHD) he argues that BCHD has authority to enter into programs that service non-residents. First off, let's clear up the "and others" that he cites to support his claim that BCHD can provide programs outside the District. The only reason that the District lawyers added "and others" to the Superior Court language for the hospital's use was because the District planned to seek federal funding under the Hill-Burton Act. Hill-Burton required that hospitals that took those funds accepted all comers for the limited purpose of emergency services. Had "and others" not been included, the Hill-Burton funding that paid for part of the hospital's build would not have been accessible to the District. Never did voters (resident-taxpayers of only three cities) expect that BCHD would enter into servicing and subsidizing non-residents. "And others" had nothing to do with a plan to create programs with majority non-resident populations outside the District as BCHD wrongly claims.

For instance, ALLCOVE's service area is LA County SPA8 which is 91% non-residents of the District. And the PACE program that BCHD is planning will service 95% non-residents according to National PACE Association data. District residents have long subsidized AdventurePlex and Center for Health and Fitness operations, including the memberships and services to non-residents. Over the years, resident-taxpayers of the District have paid the District over \$100M in property taxes and allowed the revenues from our taxpayer-owned land and buildings to serve as a bucket of money for BCHD to spend however it likes. Hill-Burton requirements have long ended for the District when the publicly-owned hospital had financial failure in 1984 and was rented out to a private company until 1998. It's high time BCHD institute a residency test and require 100% fully-loaded compensatory fees for any non-resident usage. No longer should residents fund buildings or programs for non-residents.

Mark Nelson
Redondo Beach

Public Comment All Agencies

Bakaly's tome below:

The primary service recipients of Beach Cities Health District, its programs, and its services have always been – and continue to be, now and in the future – the residents of Hermosa Beach, Manhattan Beach, and Redondo Beach (“Shing light in the district, ER Letters April 3, 2025). Our mission and primary focus have always been to enhance the health of those residing in the Beach Cities.

Do residents of other cities sometimes benefit from our services? Without a doubt. Many Torrance residents are members at our Center for Health & Fitness. Residents of Torrance and other communities are frequent participants at our Summer Free Fitness sessions, alongside many Beach Cities residents. Parents from all over the South Bay take their children to AdventurePlex, our children's play facility in Manhattan Beach.

A Superior Court filing from 1957 states the South Bay Hospital District was formed "in order to provide hospital facilities for the various residents who reside within the South Bay Hospital District." Terms like "solely" or "exclusively" are nowhere to be found in that filing, and subsequent legislative actions have given healthcare districts great leeway in serving their constituents (The Local Health Care District Law in 1994 and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 are two examples.)

The Los Angeles County Local Area Formation Commission, or LAFCO, has jurisdiction over BCHD. LAFCO's staff report from BCHD's most recent review in 2022 points out the impracticality of a residency requirement that one neighbor wants: "The (Cortese-Knox-Hertzberg Local Government Reorganization) Act does not impose a "residency" requirement for an individual who receives services within the boundary of a special district – doing so would be both contrary to State law, and is impractical."

We at BCHD have pointed this out multiple times, but it has fallen on deaf ears. A recent letter in the Easy Reader is just another example of the disinformation campaign against BCHD, and is based on the same argument the letter writer has made for the past four years, namely that the District is prohibited from serving residents outside the District based on a court proceeding in 1957 that authorized the District to acquire the hospital property by eminent domain.

In multiple public comments, he has cited language in the court pleadings that state the hospital site was condemned "for the benefit of the Residents who reside within the District." He conveniently omits the language of the Court's Final Judgment of Condemnation, which states the condemnation was "for the construction, completion and operation of a hospital thereon in order to provide hospital services for the residents of said district **and others...**" (emphasis added). So, even as early as the 1950s, the District had the authority to serve non-residents.

Let me assure the citizens of the Beach Cities: Beach Cities Health District is in full compliance with the laws governing Health Care Districts and public agencies.

We at BCHD are committed to serving the residents of Hermosa Beach, Manhattan Beach and Redondo Beach, and will continue to "create a healthy beach community" for many years to come.

Tom Bakaly, CEO

Beach Cities Health District

From: [Jim Burschinger](#)
To: [CityClerk](#)
Subject: No to BCHD Development
Date: Monday, April 21, 2025 10:59:22 AM

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Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

J. Burschinger
Sent from my iPhone

From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); cityclerk@manhattanbeach.gov; [MHSOAC](#); cityclerk@hermosabeach.gov; info@allcove.org; [info](#); [Kevin Cody](#); executiveoffice@bos.lacounty.gov; citycouncil@manhattanbeach.gov; [City Council](#)
Cc: [Noel Chun](#); [Jane Diehl](#); [Martha Koo](#); [Michelle Bholat](#)
Subject: Public Comment All Agencies - BCHD's 91% non-resident service area ALLCOVE project - Re: Healthy Living Campus Update
Date: Sunday, April 20, 2025 11:13:19 PM
Attachments: [image.png](#)

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Public Comment to Mayors, Councils, City Attorneys of the Beach Cities

BCHD has raised under \$1000 per month in ALLCOVE donations. Clearly, financial support is lacking.

BCHD's scheme to accept \$6M from the state comes with the obligation to operate allcove for 91% non-resident service area use for 30 years based on the signed contract. Fortunately, the contract causes the funding and obligation to dissolve if not used in a reasonable period. We estimate the 30 year obligation (of District Taxpayers for a 91% non-resident service) to be approximately \$170M. That is an enormous liability to saddle the Beach Cities with. If BCHD wants to offer ALLCOVE to all of SPA8, then perhaps the Board and Executive management should promptly resign and take the allcove liability to another entity if the State will allow transfer of the agreement. It was foolish for BCHD to take on a area of 1.4M population when the District told the Superior Court that it was condemning the land for the benefit of the "residents who reside" within the District. Furthermore, BCHD states that the District was formed for the benefit of the area inside the "boundaries" of the three cities as well. Clearly ALLCOVE should never have been executed outside of the resident-taxpayer boundaries of the District.

The Cities represent the resident-taxpayers and must put to a stop to BCHD farce with ALLCOVE.

A demonstration of the lack of financial support for ALLCOVE.

allcove Operating Donations	
Month	Sum of Gross
OCT	\$103.48
NOV	\$203.48
DEC	\$3,661.96
JAN	\$336.19
FEB	\$103.48
Grand Total	\$4,305.11

On Fri, Apr 18, 2025 at 7:34 PM Beach Cities Health District <communications@bchd.org> wrote:

[Redacted content]



April 18, 2025

Healthy Living Campus Takes Positive Steps Forward

We wanted to share with you some exciting news and the latest updates regarding the Healthy Living Campus.

Progress continues on several components of the Healthy Living Campus. BCHD is finalizing plans to retain the 510 N. Prospect Avenue building for the long term and to preserve the adjacent green space along Diamond Street—addressing a key concern raised by neighboring residents.



Diamond Street Bike & Pedestrian Path

Completed in 2023, the bike and pedestrian path project installed a Class I bike path, with new lighting, pavement, bicycle traffic signal sensors and new landscaping.



Center for Health & Fitness Relocation

The Board of Directors will consider a lease at their April 23 meeting for the relocation of CHF to the 3rd floor of the 510 N. Prospect Avenue building.



Program of All-Inclusive Care for the Elderly (PACE)

BCHD is working to secure space on the campus for a PACE program, aiming to provide services for older adults and establish a long-term tenant in the 510 N. Prospect Avenue building.



allcove Beach Cities

Fifty-six percent of funding has been secured for the construction of the permanent location. Approximately \$6 million remains to be raised to fully fund the project.

The BCHD Board of Directors will discuss and consider issuing a Request for

Proposals (RFP) to explore new health services for the Campus, including possibilities for a new Residential Care for the Elderly (RCFE), Senior Affordable Housing or Medical Office Space/Health-Related Services partner--all within the scope of services BCHD can provide under the California Healthcare District law.

"Following the due diligence process, PMB has decided not to move forward with the project," said BCHD Tom Bakaly. "As we make progress on several components of the Master Plan, we remain hopeful and focused that a new public-private partnership will bring creative solutions and new opportunities to support our community's health needs.

We invite residents to attend our public meetings, as BCHD is committed to gathering feedback from our community. This is an exciting time for BCHD, and we look forward to sharing our progress and working together as things unfold in the coming months.

Healthy Living Campus Facts

Beach Cities Health District has been working closely with the community since 2017 to reimagine our medical campus – home to our 63-year-old former hospital building located at 514 North Prospect Avenue in Redondo Beach – into a Healthy Living Campus for all ages. Since May 2017, BCHD has held more than 60 meetings, drawing more than 1,000 comments regarding the modernization of its property.



extending from Diamond to Beryl and Prospect to Flagler

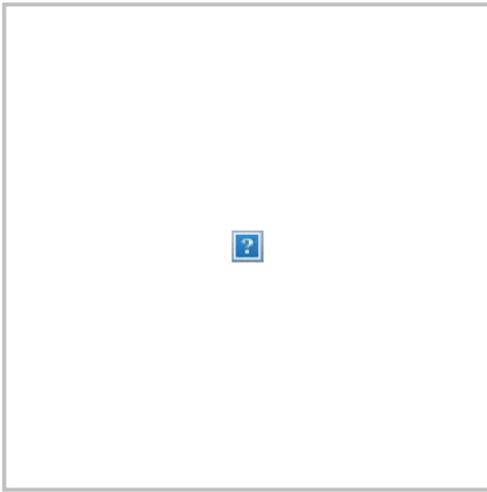


and former hospital site does not currently meet tenant needs and is in need of a seismic upgrade

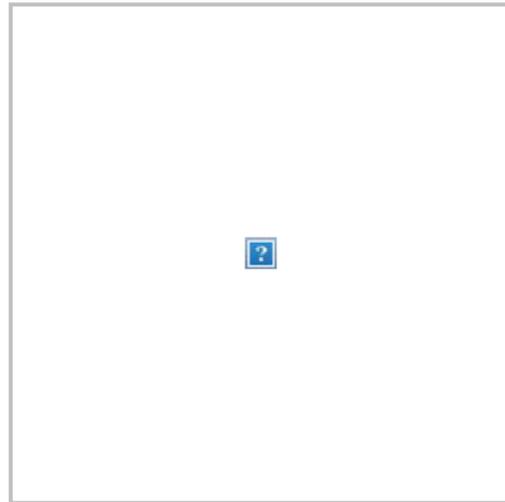


has been identified as the target date for vacating the 514 N. Prospect building

To address escalating maintenance costs as well as seismic and structural issues common with buildings from the late 1950s, BCHD prioritized safety on the campus. However, a seismic retrofit—estimated at \$90 million—is not financially feasible for the District.



Non-ductile concrete (NDC) construction is considered highly vulnerable due to their poor performance during earthquakes.



The 514 Building faces major infrastructure needs, including the cooling tower, hot water tank, piping and HVAC system.

[Learn More](#)

Public Meetings

BCHD holds public board meetings at 6:30 p.m. every month (except Aug. and Dec.). Details about the meeting and agenda can be found on our website - click the "Learn More" button below.

Wednesday, April 23, 2025

Study Session

5:00 p.m.

Board Meeting

6:30 p.m. Beach Cities Room 514 N. Prospect Avenue Redondo
Beach, CA 90277

Friday, April 25, 2025

Strategic Development Half-Day

8:00 a.m. - noon

AdventurePlex 1701 Marine Avenue Manhattan Beach, CA 90266

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Beach Cities Health District | 1200 Del Amo Street | Redondo Beach, CA 90277 US

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Constant Contact



From: [Stop BCHD](#)
To: [Communications](#)
Cc: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; easyreader@easyreadernews.com
Subject: Public Comment BCHD Study Session, Board Meeting, Half Day Offsite
Date: Wednesday, April 23, 2025 9:54:36 AM
Attachments: [image.png](#)

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ALLCOVE has been denied funding from District taxpayer-owners by rejecting Measure BC. Further, BCHD has been wholly unsuccessful in raising funds for ALLCOVE. It is very clear from Measure BC and the lack of donations that the taxpayer-owners of BCHD have no interest in programs that are 91% non-resident service areas. Despite BCHD nonsense rhetoric, the voters of the three beach cities DID NOT vote to establish a District that services non-residents.

The Boundaries of the District were intended in PLAIN ENGLISH to be its limits. The Hospital is long dead and no obligation has existing to accept any non-resident since the emergency room closed.

BCHD needs to honor the CLEAR INTENT of its voters and taxpayer-owners and require residency for all services.

allcove Operating Donations	
Month	Sum of Gross
OCT	\$103.48
NOV	\$203.48
DEC	\$3,661.96
JAN	\$336.19
FEB	\$103.48
Grand Total	\$4,305.11

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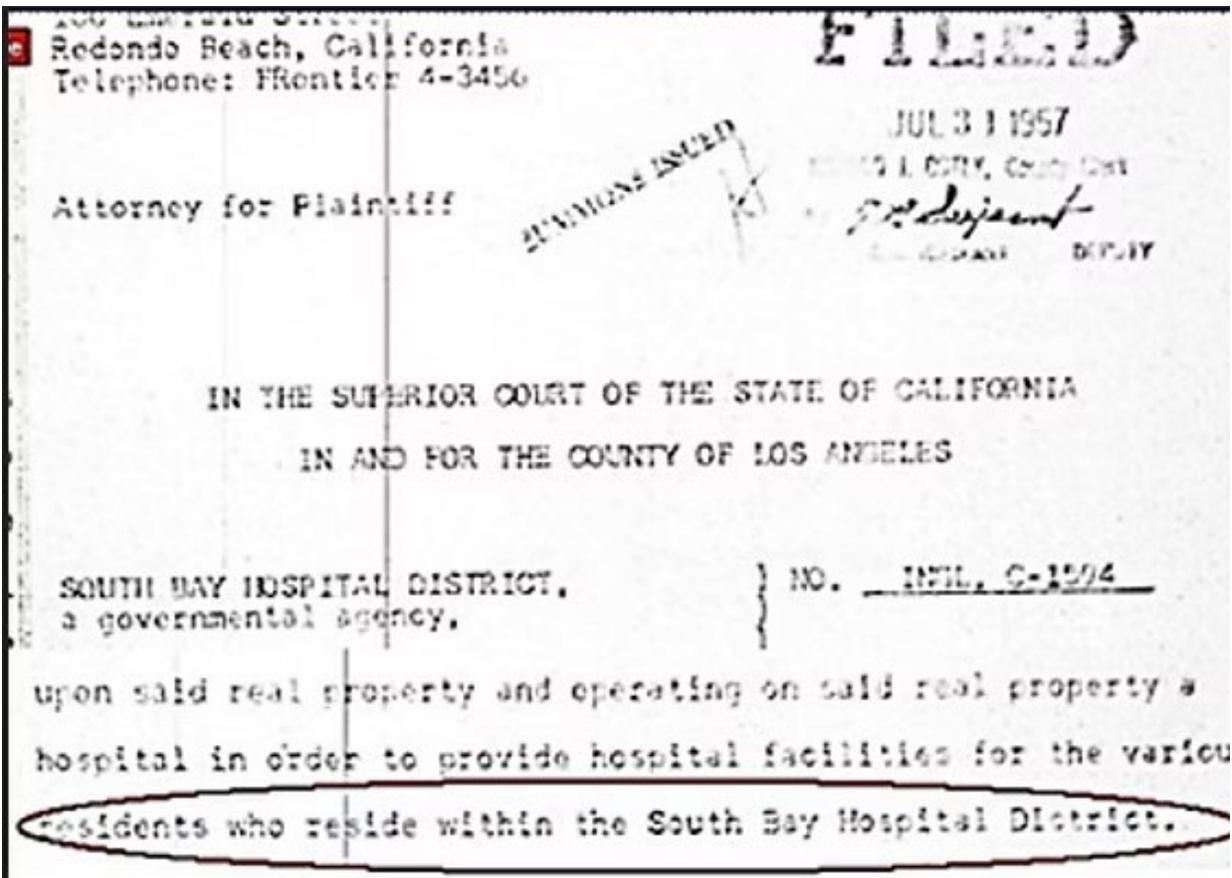
StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: [Stop BCHD](#)
To: [Communications](#); [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov
Subject: Public Comment District Service for "Residents who reside" within the District
Date: Wednesday, April 23, 2025 12:52:43 PM
Attachments: [image.png](#)

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Public Comment BCHD Study Session, Board Meeting, Half Day Meeting and the Mayors and Councils

Let's show a literal image of the SOURCE DOCUMENT that demonstrates VOTER INTENT for the DISTRICT. This is the most contemporaneous interpretation of the voter intent and it was filed by the DISTRICT. Its meaning is CRYSTAL CLEAR.



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StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

From: [Stop BCHD](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; executiveoffice@bos.lacounty.gov; [Kevin Cody](#); [Holly J. Mitchell](#); [info](#); [Communications](#)
Subject: Public Comment: BCHD is withholding required AUDIT DATA from the State
Date: Saturday, April 19, 2025 12:57:43 PM
Attachments: [BCHD deliquent Audit info CA state Controllors FY22 status on Feb-2025.pdf](#)

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We must oppose BCHD's continued lawlessness in failing to meet State requirements as published by the State Auditor. What is BCHD hiding? Why is BCHD willfully failing to disclose?

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StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

<i>Entity Code</i>	<i>Entity</i>	<i>Missing Document(s)</i>	<i>Submission Due Date</i>	<i>Delinquent</i>
Missing Single Audit Reporting Package				
Desk Review Status: Report Expected				
Entity Type: City				
51-998-000	City of Yuba City	All	9/30/2022	X
<i>Total Cities in " Report Expected" status: 31</i>				
Entity Type: Town				
36-022-000	Town of Apple Valley	All	9/30/2022	X
31-477-000	Town of Loomis	All	9/30/2022	X
43-484-000	Town of Los Altos Hills	All	9/30/2022	X
<i>Total Towns in " Report Expected" status: 3</i>				
Entity Type: Special District				
19-000-113	Beach Cities Health District	All	9/30/2022	X
17-100-101	Callayomi County Water District	All	9/30/2022	X
49-102-205	Graton Community Services District	All	9/30/2022	X
13-018-140	Heber Public Utility District	All	9/30/2022	X
50-100-100	Keyes Community Services District	All	9/30/2022	X
54-090-145	London Community Services District	All	9/30/2022	X
19-100-100	Long Beach Transit	All	9/30/2022	X
28-100-001	Los Carneros Water District	All	9/30/2022	X
24-011-250	Merced County Association of Governments	All	9/30/2022	X
47-100-001	Montague Water Conservation District	All	9/30/2022	X
47-055-150	Northern Rural Training and Employment Consortium	All	9/30/2022	X
32-000-400	Plumas County Community Development Commission	All	9/30/2022	X
06-100-001	Reclamation District No. 108	All	3/31/2022	X
34-077-150	Sacramento Employment and Training Agency	All	9/30/2022	X
10-800-101	San Joaquin Valley Air Pollution Control District	All	9/30/2022	X
43-060-145	Santa Clara Valley Water District	All	9/30/2022	X
31-100-100	Sierra-Sacramento Valley Emergency Medical Services Agency	All	9/30/2022	X
48-620-001	Solano Transportation Authority	All	9/30/2022	X
30-100-101	Trabuco Canyon Water District	All	9/30/2022	X
24-100-001	Transit Joint Powers Authority For Merced County	All	9/30/2022	X

From: [Stop BCHD](#)
To: [CityClerk](#); cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; citycouncil@hermosabeach.gov; citycouncil@manhattanbeach.gov; executiveoffice@bos.lacounty.gov
Subject: Public Comment: BCHD's Plan for 95% Non-Resident PACE Services MUST BE STOPPED
Date: Monday, April 21, 2025 8:01:18 AM

CAUTION: Email is from an external source; Stop, Look, and Think before opening attachments or links.

PUBLIC COMMENT ALL AGENCIES

In a recent BCHD press release (BCHD has a roughly \$1M per year propaganda department) BCHD stated that it is actively working on siting a Program of All inclusive carE (PACE) on the site. BCHD also has \$2.4M per year in bloated executives.

Of course BCHD fails to reveal that PACE will service 95% non-residents of the District. Why? #1 BCHD has done no analysis of PACE usage (we have asked in CPRA requests REPEATEDLY) and #2 PACE is used by only 1 in 1000 seniors. The three Beach Cities have only 16,000 seniors, and therefore only needs 16 PACE enrollees according to the National PACE Association.

So why is BCHD planning for 400 enrollees (per BCHD's \$2M investment bankers, Cain Bros)? Because BCHD believes erroneously that the 100% District taxpayer owned site is up for grabs for non-residents. Clearly that's not accurate. **Even BCHD agrees that voters EXPLICITLY approved the District for the "boundaries of the beach cities".**

We desperately need our elected representatives to SERVE TAXPAYERS and stop allowing BCHD to be an out-of-control fiefdom.

1. STOP the PACE facility. It is 20-times too large.
2. Charge non-residents 100% of the COST for use of the CHF.
3. Charge non-residents 100% of the COST for use of AdventurePlex.
4. Charge non-residents 100% of the COST of any service, meeting, etc. that BCHD does not REQUIRE RESIDENCY TO ATTEND OR USE.

Get BCHD UNDER CONTROL - AND DO IT NOW!

Real Estate models show that homes within 1/2-mile of BCHD suffer a \$125M loss of value as a result of their location. Those property owners have been FORCED TO FINANCE BCHD's NON-RESIDENT SERVICES through a LOSS OF PROPERTY VALUE.

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StopBCHD.com (StopBCHD@gmail.com) is a Neighborhood Quality-of-Life Community concerned about the quality-of-life, health, and economic damages that BCHDs 110-foot above the street, 800,000 sqft commercial development will inflict for the next 50-100 years. Our neighborhoods have been burdened since 1960 by the failed South Bay Hospital project and have not received the benefit of the voter-approved acute care public hospital since 1984. Yet we still suffer 100% of the damages and we will suffer 100% of the damages of BCHDs proposal.

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