

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 JUNE 10, 2025

- L.2 CONTINUED PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025-26 PROPOSED BUDGET AND 2025-30 FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM PROCEDURES:
- a. Reconvene the Public Hearing
 - b. Take testimony
 - c. Receive and file Budget Response Reports; and,
 - d. Continue the Public Hearing to June 17, 2025.

CONTACT: STEPHANIE MEYER, FINANCE DIRECTOR

- **BUDGET RESPONSE REPORTS #06, #12, #13, #27, #30**

CITY OF REDONDO BEACH Budget Response Report

#06

June 10, 2025

Question:

What were the final costs for FY 2024-25 elections? What are the options, and costs, to implement a resident survey and educational outreach program related to Ranked Choice Voting?

Response:

Cost

The November 5th, 2024, Statewide Election included three City Measures:

1. Measure FP, a general obligation bond to finance the construction, rehabilitation, and replacement of public safety facilities
2. Measure RB, a City Charter amendment to conform with Supreme Court decision that voter approval requirement cannot be applied to changes necessary to meet the State's Housing Element laws
3. Measure SD: a School Board charter amendment to allow Board of Education members to receive up to \$240 per month under the California Education Code. The total cost for all three measures from the Los Angeles County/Register Record's Office is \$159,451

In 2023, Redondo Beach voters passed a measure to adopt instant runoff voting, and the City Council implemented Ranked Choice Voting (RCV), a form of instant runoff voting, for the first time as part of the March 4, 2024 General Municipal Election.

The election included races for Mayor, City Council Districts One, Two, Four, and the City Attorney, along with three seats on the Redondo Beach Unified School District Board and six City measures, however, ranked choice voting was not applied to all of these contests.

The overall cost for the March 4th, 2024 Election was \$361,691:

- Staff: part-time, overtime, and temporary staff services (pre, day of and post-election) to assist with vote-by-mail process and signature verification. **\$31,457**
- Postage: mailing of Voter Information Guide and prepaid vote-by-mail ballots. **\$37,302**
- Voter Outreach: part-time staff, printing postcards and postage, outside vendor. **\$60,368**
- Supplies and Advertising: election associated supplies, certificate framing, annual election conference registration and travel, and legal advertising. **\$8,286**
- Contracts/Professional Services
 - Netfile: e-filing and City website publication of campaign finance reporting. **\$4,300**

- Consultants: professional services for pre, day of and post-election consultation, and voter management election software. **\$33,039**
- Printing: fulfillment, printing of voter information guide with measures, ballots by districts and city-wide, language translation, and minus the reimbursement of candidate statements. **\$144,727**
- Ballot Tabulation Equipment: includes vendor assisted on-site services. **\$37,214**
- LA County: Verification of signatures not found in the county's subscription database. **\$4,998**

Resident Survey and Educational Outreach Program for RCV

FM3 Research, the same firm that conducted the Measure FP survey, provided a proposal to conduct a resident survey. In their proposal, they outlined plans to assess various aspects of Redondo Beach's recently implemented RCV system, including voter awareness and residents' comfort using the new format. The survey would provide data to help support public outreach efforts aimed at educating voters about the new system, among other topics. The total cost for 400 interviews is \$31,500 or 500 interviews for \$34,750.

For a third party to implement the educational outreach program, the City Clerk contacted two potential vendors. One provided an estimated quote of \$30,000, while the other is still pending.

Based on previous cost for mailers and postcards, including postage, the total typically ranges from \$15,000 to \$20,000. For the March 4, 2024, election, two mailers were sent out.

If the City were to conduct the voter educational outreach internally, the City Clerk's Office would begin its efforts six months before the election rather than the two and a half months allocated to the March 4, 2025 Election. The office would update and implement the RCV Voter Education and Outreach Plan.

The estimated cost for the March 2, 2027 General Municipal Election would be between \$100,000 and \$125,000. Once the public has developed a better understanding of RCV, spending for voter education outreach would decrease over time. At that time, efforts could shift to educating new residents while continuing standard outreach through a one-time postcard that is sent to all voters along with their voter guide.



TO Eleanor Manzano, City Clerk
City of Redondo Beach

FROM Richard Bernard and Adam Sonenshein
FM3 Research

RE: Proposal to Conduct Survey Research on the City's New Ranked-Choice Voting System

DATE May 29, 2025

Fairbank, Maslin, Maullin, Metz & Associates (FM3 Research or FM3) is pleased to present this proposal to conduct survey research to assess a variety of issues related to Redondo Beach's recently implemented ranked-choice voting system—including how much voters know about the system and whether they liked it and/or were confused by it. The survey will also provide data that could help inform a public outreach effort to explain the new system to voters, among other topics. We believe our firm is an excellent choice to provide these research services for several reasons detailed in our proposal, including:

- **FM3 has an up-to-date familiarity with voter sentiment in Redondo Beach**, having most recently conducted research in 2024 to assess the viability of the ultimately successful Measure FP, a \$6.28 million public safety facilities bond; previously, in 2009 our voter research informed voter sentiment around the passage of Measure RB-A (utility user tax). We are prepared to jump right into this project without missing a beat.
- **More broadly, we have extensive experience conducting research throughout the South Bay**, which has provided us with a comprehensive understanding of the region's voters and residents. As a result, our team is deeply familiar with not only the local electorate but also the issues, cycles and rhythms of local public opinion and its evolution over time. Local clients include the cities of Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Lawndale, Palos Verdes Estates and Torrance, as well as Manhattan Beach Unified School District, South Bay Union School District and Wiseburn Unified School District.
- **FM3 has a strong grasp on how to elicit and interpret voter opinion on issues related to electoral and political reform**, including ranked-choice voting. We have worked in numerous jurisdictions as they developed (and sometimes passed) electoral reform measures, as well as conducted post-election research following the implementation of such measures. Furthermore, FM3 has worked in a variety of communities that have been using reformed systems—such as ranked-choice voting—for years including Oakland, San Francisco, so we understand the nuances of voters' attitudes toward these issues from a practical standpoint. Having worked on this issue in multiple communities and from different lenses will allow us to structure effective research instruments for this project that will help us gather the most useful data to help you achieve your goals.

- **FM3 features a local presence and accessibility.** Our Los Angeles office is located just a short drive from Redondo Beach. Metropolitan Los Angeles is home to our firm and the voters we know best. Our senior research staff for this project is located nearby and is always willing to make the drive to Redondo Beach to meet with you in person and discuss your project, present results, or help you leverage our research to achieve your goals.
- **Our approach is focused on providing the best possible ongoing strategic consultation to our clients.** We do not simply conduct a poll, present the results, and leave you and your team to figure out how to put them to use. Instead, we want to be a member of your strategic team. As a medium-sized research firm, FM3 provides its clients with a level of personal attention and service from our senior staff that is more often associated with much smaller organizations, while concurrently offering the wide range of services, adherence to expedited timelines, and rigorous quality control expected from larger research firms.

The following page provides an overview of our recommended research specifications and associated costs.

We appreciate the opportunity to be considered for this project and look forward to hearing from you. If you have any questions, please don't hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Richard Bernard".

Dr. Richard Bernard, Partner
Bernard@FM3Research.com
(310) 428-1809 (cell)

A handwritten signature in blue ink that reads "Adam Sonenshein".

Adam Sonenshein, Senior Vice President
Adam@FM3Research.com
(310) 569-3653 (cell)



OPINION
RESEARCH
& STRATEGY

Recommended Research Plan

Methodology	Dual-mode survey using a combination of telephone (cellular and landline) and online interviews						
Contact Methods	Telephone calls, email invitations, and text invitations						
Sample	400-500 registered voters, with half of the sample comprising those who voted in the March 2025 election and half comprising those who did not vote in the March 2025 election. The final results will be weighted back to the expected proportion of voters who participated in the March 2025 election (approximately 23%). This will provide more robust data on the subset of registered voters with experience with ranked-choice voting, while also providing reliable data citywide.						
Margin of Sampling Error*	±4.9% for a sample of 400 interviews ±4.4% for a sample of 500 interviews <i>*At the 95% confidence level (i.e., in 95 out of 100 cases)</i>						
Survey Length	15 minutes on average; there will be additional questions for the respondents who voted in March 2025 than those who did not						
Languages	English and Spanish						
Deliverables	Following the completion of the survey, we will provide: • The survey questionnaire • A complete analysis of survey results in PowerPoint • A presentation of the survey results FM3 will also be available for ongoing consultation and any further analysis of the research.						
Costs	The chart below contains the total estimated costs for this research. These prices are comprehensive and include all costs for questionnaire design, sample acquisition and preparation, translation, programming, email and text invitations, bilingual survey hosting, bilingual telephone interviewing, data entry and analysis, and reporting. <table border="1" data-bbox="571 1661 1289 1776"> <thead> <tr> <th>Survey Length</th><th>Cost</th></tr> </thead> <tbody> <tr> <td>400 Interviews</td><td>\$31,500</td></tr> <tr> <td>500 Interviews</td><td>\$34,750</td></tr> </tbody> </table>	Survey Length	Cost	400 Interviews	\$31,500	500 Interviews	\$34,750
Survey Length	Cost						
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**REDONDO
BEACH**

**CITY OF REDONDO BEACH
CITY CLERK'S OFFICE**

**2024
VOTER EDUCATION
AND
OUTREACH PLAN**

2024 - VOTER EDUCATION AND OUTREACH PLAN

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I. Background and Outreach Objectives

The mission of the City Clerk's Office is to conduct all local elections in the City of Redondo Beach (the City) in a manner that is free, fair, and functional.

The City Clerk's Office is responsible for administering a Voter Education and Outreach Plan in compliance with federal, state, and municipal laws, including the statutory mandates of Section 203 of the Voting Rights Act, the City of Redondo Beach Municipal Code Section Title 2, Chapter 2, and Charter Article XVIII.

With the ongoing goal of communicating general election information to City residents, the City Clerk's Office Outreach Plan has one main objective; to equip voters with knowledge of choices in Ranked Choice Voting (RCV) contests for city elected city offices, with a focus on a new ballot design that will allow for voters to rank candidates for city elected offices in order of their preference.

The City held its General Municipal Election on March 7, 2023, conducted by an all-mail ballot. The electorate successfully voted (by 76.67%) for Measure CA5, amending the City Charter Section 18.4, which replaces runoff elections for city elected offices with an instant runoff voting method.

While developing strategies for educating voters about the new voting method, the City Clerk's Office sought to identify effective outreach practices from other jurisdictions, particularly those jurisdictions that have adopted instant runoff voting. In addition to adopting best practices of other jurisdictions, the City Clerk's Office plans to build its 2024 RCV educational campaign. Collaboration with community partners features prominently in the 2024 Outreach Plan.

II. Outreach Strategies and Timelines

The City Clerk's Office is committed to reaching the community and voters in the City with relevant notices about a new way of marking the ballot for RCV contests. To meet this goal, the City Clerk's Office will roll out a voter education plan that includes a wide variety of direct communications via print and digital media, as well as collaboration with community partners.

CITY OF REDONDO BEACH CITY CLERK'S OFFICE

ELEANOR MANZANO, CITY CLERK

A. General Public

In developing communication strategies, the City Clerk's Office will provide the City's voters with information about the new voting method by utilizing the following strategies.

1. Print Media

Print materials remain an essential part of the City Clerk's Office communications. The City Clerk's Office will produce flyers, brochures, and posters, highlighting the features of the new voting method and the changes in ballot marking for the RCV ballot format.

Postcards – The City Clerk's Office will send a postcard to every residential household in Redondo Beach containing specific information of the new voting method and the new RCV ballot. A second postcard will follow reminding residents to vote. Both postcards will invite voters to call the City Clerk's Office and use the City's website, <https://www.redondo.org/elections>, to find more information.

Timeline: 1st postcard – Approximately two months before Election Day;
“Don't Forget to Vote” postcard – Approximately two weeks before Election Day

Voter Information Pamphlet & Vote-By-Mail (VBM) Packet – The March 2025 Voter Information Pamphlet to be mailed to approximately 50,000 voters, will devote significant space to information about the new voting method and proper ballot marking for RCV contests, with an emphasis on the effects of over-voting or under-voting. The Vote-By-Mail (VBM) packet will include a ballot, a postage-paid return envelope, and voting instructions. These instructions will illustrate proper marking of the ballot and provide a link to the webpage on <https://www.redondo.org/elections> with information about RCV, which may include an interactive practice RCV ballot.

Timeline: One month before Election Day

Newspapers – The City Clerks' Office will place multiple notices in local newspapers, most of which also maintain a presence online. For a list of newspapers in which the City Clerk's Office intends to place notices, see **Appendix A**.

Timeline: 1st run – Approximately three months before Election Day;
2nd run – One month before Election Day

Brochures and posters – The City Clerk's Office will produce various materials that will be distributed throughout Redondo Beach such as community presentations, street fairs and

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festivals, canvassing, and registration drives. All brochures and posters will also be made available for distribution to community organizations, with downloadable versions available on <https://www.redondo.org/elections>.

Timeline: Creation – Approximately Seven months before Election Day;
Distribution- Approximately six months and up until one month before Election Day

Demonstration ballots – At all outreach events, City Clerk's Office personnel will emphasize the new RCV ballot format. To reinforce verbal explanations of how to mark an RCV ballot with expanded rankings, presenters will use demonstration ballots to visually demonstrate how to rank a different candidate in each column. Additionally, demonstration RCV ballots will be distributed to participants to facilitate the opportunity to practice marking the ballot and to ask questions.

Timeline: Creation – Approximately Seven months before Election Day;
Distribution – Approximately Six months and up until one month before Election Day

2. Digital Media

Website – The City Clerk's Office will dedicate several pages on <https://www.redondo.org/elections> to information related to the new voting method and the new RCV ballot format. The website will host an interactive practice RCV ballot as well as answers to frequently asked questions on topics such as over-voting, under-voting, skipped columns, and much more.

Timeline: Rollout – Approximately seven months before Election Day

Press releases – The City Clerk's Office will issue a series of press releases to its media contacts, organizations, and ever-growing list of interested individuals. Press releases will be posted on the City Clerk's Office's website in order to reach individuals who prefer to obtain election information online.

Timeline: Periodically seven months and up until one month before Election Day

Public Service Announcements – The City Clerk's Office will produce and distribute a 30-second public service announcement (PSA) to air on local cable networks (Spectrum Cable Channel 8 & Frontier Communications Channel 41) about the new voting method and the new ballot format. The PSA will offer viewers a glimpse of the new system and highlight key differences between the old and new ballot formats.

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Timeline: 1st run – Approximately three months before Election Day;
2nd run – One month before Election Day

Social media – The City Clerk's Office will utilize, Facebook & Instagram to announce public events, forums, and public voting method demonstrations and to share partner updates with other City departments and community partners.

Timeline: Periodically starting seven months before Election Day

RCV presentation – The City Clerk's Office will develop an online RCV slideshow that describes the new RCV ballot format, illustrates how to rank up to 6 candidates for a single office, discusses the implications of marking an RCV contest incorrectly, and shows how votes are tabulated. This demonstration will be available on <https://www.redondo.org/elections> and presented at events throughout Redondo Beach.

Timeline: Rollout – Approximately seven months before Election Day

3. Community Partnerships

Presentations and events – The City Clerk's Office will conduct educational presentations about the new voting method and RCV ballot format at a variety of City locations, such as community centers, schools, places of worship, and entertainment and meeting halls. The City Clerk's Office's community partners include non-profit organizations, community-based and private sector organizations, and other City departments and government agencies. At these events, participants will have the opportunity to practice marking demonstration RCV ballots and ask questions. For an ongoing list of community partners, see **Appendix C**.

Timeline: Periodically starting seven months before Election Day

Content for community partners – In addition to providing in-person outreach throughout the City, the City Clerk's Office will develop ready-made content available to community partners to share in their newsletters, blog posts, organizational websites, and social media accounts. This content will educate the City of Redondo Beach about the changes they will experience when casting their vote by mail or in person.

Timeline: Creation – Approximately seven months before Election Day;
Distribution – Four months and up until one month before Election Day

III. Voter Outreach at the City Clerk's Office, City Hall & Other City Facilities

In preparation for deployment of the new voting method, the City Clerk's Office will develop outreach and educational materials for use at the City Clerk's Office and throughout City Hall. These materials will include a new poster at the City Clerk's Office public counter, a flyer for inclusion in the candidate filing documents packet, and slideshows for lobby monitors.

Poster at the public counter – In the weeks preceding each election, visitors to the City Clerk's Office will be greeted by a "Did you know?" poster. The poster will indicate that Redondo Beach will debut a new voting method in the upcoming election and highlight that, among other benefits, the system is capable of providing up to 6 ranks in ranked-choice voting contests. The counter-top poster will encourage visitors to "Ask us for more information" or visit <https://www.redondo.org/elections>

Timeline: Approximately seven months before Election Day

Candidate packet – Many local candidates for the upcoming election will receive filing paperwork packets, with forms and documents to be submitted by various deadlines. In anticipation of this process, the City Clerk's Office will create a section in the candidate filing packets that will provide information about the new RCV ballot format and explain the process of counting votes in RCV contests.

Timeline: Approximately four months before Election Day

City Hall & Facilities Slideshow – Visitors to City Hall & Facilities will be able to view a slideshow of current election-related topics on large monitors. This slideshow will project announcements regarding important dates for the next election, announcements about the new voting method, and illustrations and information about the RCV ballot format.

Timeline: Approximately four months before Election Day

IV. Voter Outreach on Election Day

The City Clerk's Office will develop educational materials for various City facility locations featuring information about the new voting method and the expanded RCV ballot format.

Ballot instructions – In recognition of the importance of providing clear direction on how to mark the ballot, the City Clerk's Office will develop ballot marking illustrations and instructions to be

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featured on official ballots. These updated instructions will focus on how to properly mark the expanded RCV ballot format.

Instructional sheet – The City Clerk's Office will create an instructional sheet to be placed at various City facility locations. This sheet, will explain the effects of an "under-vote", "over-vote", and skipped rankings. The instructional sheet will be written in a manner that permits voters to understand the RCV process and to decide themselves which course of action to take.

Timeline: Materials will be developed and made available at various City facility locations on Election Day

V. Election Day Staff Support

Election Day staff play an important role in not only administering voting on Election Day but also providing voters with the knowledge and resources they need to fully participate in elections. Providing comprehensive training to Election Day staff is an important outreach method since City staff can provide direct voter education.

Email & Phone Calls– The City Clerk's Office will develop and email election-specific informational materials to City staff prior to Election Day. These materials will serve as an introduction to the features of the new voting method and the new RCV ballot format. The materials will also provide notice to both new and experienced staff that some important aspects of Election Day procedure have changed and will require dedicated attention.

Timeline: 1st Email – Three months before Election Day;
2nd Email – One month before Election Day

Training materials – A staff election manual, covering every aspect of the new voting method and all mail ballots. The manual will also feature updated ballot issuing scripts, highlighting the new RCV ballot format and the new way of marking the ballot. Staff will receive the manual.

Timeline: Ongoing starting four months before Election Day

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Appendices

Appendix A – Newspapers
Appendix B – Social Media
Appendix C – Community Partnerships

Appendix A- Newspapers

Organization Name & Website

Easy Reader <https://easyreadernews.com/>
Daily Breeze <https://www.dailybreeze.com/>
City of Redondo Beach Newsletter

Appendix B- Social Media

Platform

Facebook- Facebook.com/cityofrb
Instagram- @cityofrb

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Appendix C- Community Partnerships

Organization Name & Website

AYSO	https://ayso.org/
South Bay Sports League	https://www.southbaysports.com/
Redondo Beach Little League-	https://www.redondolittleleague.com/
AYSO South Redondo	https://www.ayso34.org/
AYSO North Redondo	https://www.ayso17.org/
BCHD	https://www.bchd.org/
Redondo Beach Rotary Club	https://www.redondobeachrotary.org/
Redondo Beach Elks	https://www.elks.org/lodges/home.cfm?LodgeNumber=1378
Redondo Beach Kiwanis	https://redondokiwanis.com/
Redondo Beach Woman's Club	https://redondowoman.org/
American Legion	https://post184.com/
South Bay Galleria	https://www.southbaygalleria.com/
Superbowl 10K	https://redondo10k.com/
Farmer's market	https://www.rivieravillagefarmersmarket.com/
Chamber of Commerce	https://www.redondochamber.org/
League of Women Voters	https://lwvc.org/
Riviera Village Association	https://rivieravillage.net/
North Redondo Business Assoc.	https://nrbbba.org/
King Harbor Yacht Club	https://khyc.org/
Redondo Beach Yacht Club	https://kingharbor.com/discover/redondo-beach-yacht-club/
Port Royal Yacht Club	https://pryc.us/
Pier Assoc.	https://redondopier.com/
USPS- Post Offices	https://www.usps.com/
Heritage Pointe	https://www.heritagepointeredondobeach.com/
Silverado Beach Cities	https://www.silverado.com/locations/beach-cities/
Thrive Boutique Senior Living	https://thrivebsl.com/
The Kensington	https://thekensingtonredondobeach.com/
Redondo Union PTSA	https://www.redondounion.org/apps/pages/RUHS_PTSA
South Bay Adult School	https://www.southbayadult.org/
School District	https://www.rbusd.org/
Beryl Heights PTA	https://berylpta.com/
Alta Vista PTA	https://altavista.rbusd.org/
Birney Elementary PTA	https://birney.rbusd.org/
Jefferson Elementary PTA	https://www.dolphinpta.com/
Lincoln Elementary PTA	https://lincoln.rbusd.org/
Madison Elementary PTA	https://www.madisonpta.org/home

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Tulita Elementary PTA	https://tulita.rbusd.org/apps/pages/pta
Washington Elementary PTA	https://sites.google.com/explorerspta.org/explorerspta/home
Adams Middle School PTSA	https://www.adamsmiddle.org/apps/pages/AdamsPTSA
Parras Middle School	https://www.parrasmiddle.org/apps/pages/ptsa
Jewish Community Center	https://www.jccmb.com/
The South Redondo Jewish Center	https://www.jewishbeach.org/
SeaCoast Church of Redondo	https://www.seacoastredondo.com/
Journey South Bay Church	https://www.journeysouthbay.org/
First United Methodist Church	https://fumcrb.org/
Saint James Catholic Church	https://www.saintjames.church/
St. Lawrence Martyr Church	https://www.stlm.org/
Redondo Beach Church of Christ	https://redondochurchofchrist.com/
Church of Redondo Hills	https://www.redondohills.net/
Riviera United Methodist Church	https://www.rivieraumc.com/
St. Paul's United Methodist Church	https://stpaulsrb.org/
St. Andrews Presbyterian Church	https://www.sntandrews.org/home
Coastline Covenant Church	https://coastlinecovenant.com/
Sovereign Grace Bible Church	https://sqbcrb.org/
One Faith Church in Christ	https://www.1faith.church/
Breakwater Church	https://www.breakwaterembassy.org/
Redondo Beach Center for Spiritual Living	https://www.redondocsl.org/
The River Church of the South Bay	https://riversouthbay.org/
Grace Missionary Baptist Church	No Website (2217 Belmont Ln, Redondo Beach, CA 90278)
Immanuel Lutheran Church	https://www.immanuelrb.com/
St. Andrew's and Christ Episcopal Church	https://www.andrewandchrist.org/
South Bay Community Church of the Brethren	https://www.andrewandchrist.org/
Church of Religious Science	No website (907 Knob Hill Ave, Redondo Beach, CA 90277)
South Bay Bible Church	No website (1016 S Prospect Ave, Redondo Beach, CA 90277)
South Bay Unitarian Fellowship	https://www.sbuf.org/
Jesus Center	https://www.jesuscenter.com/
South Bay Adventist Church	https://southbaychurch.net/South_Bay_Church/Home.html
St. Katherine Greek Orthodox Church	https://www.stkatherinegoc.org/
Resurrection Lutheran Church	https://www.resurrectionlutheranchurch.org/
Grant Avenue Baptist Church	No website (2215 Grant Ave, Redondo Beach, CA 90278)
St. James Catholic Church	https://www.saintjames.church/
Kingdom Hall of Jehovah's Witness	https://www.jw.org/en/
Temple Menorah	https://www.templemenorah.org/
The Church of Jesus Christ of Latter Day Saints-	
	https://local.churchofjesuschrist.org/en/us/ca/redondobeach
Whole Foods Market	405 N Pacific Coast Highway Redondo Beach, Ca 90277
Ralph's	1413 Hawthorne Blvd, Redondo Beach, CA 90278

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Vons	1212 Beryl St, Redondo Beach, CA 90277
Trader Joe's	1761 S Elena Ave, Redondo Beach, CA 90277
Smart & Final Extra!	1516 S Pacific Coast Hwy, Redondo Beach, CA 90277
Grocery Outlet	2115 Artesia Blvd, Redondo Beach, CA 90278
Spouts Farmers Market	1515 Hawthorne Blvd, Redondo Beach, CA 90278
Vons	245 Palos Verdes Blvd, Redondo Beach, CA 90277
Smart & Final Extra!	615 N Pacific Coast Hwy, Redondo Beach, CA 90277
Vons	4001 Inglewood Ave, Redondo Beach, CA 90278
Redondo Food Mart	529 S Catalina Ave, Redondo Beach, CA 90277
Shell	1200 Beryl St, Redondo Beach, CA 90277
Shell	1700 Artesia Blvd, Redondo Beach, CA 90278
Shell	3601 Inglewood Ave, Redondo Beach, CA 90278
ARCO	2730 Marine Ave, Redondo Beach, CA 90278
Mobil	2714 Artesia Blvd, Redondo Beach, CA 90278
Speedway Express	1890 S Pacific Coast Hwy, Redondo Beach, CA 90277
Chevron	1500 Pacific Coast Hwy, Redondo Beach, CA 90277
Chevron	1630 S Elena Ave, Redondo Beach, CA 90277
Chevron	3705 Inglewood Ave, Redondo Beach, CA 90278
76	247 S Pacific Coast Hwy, Redondo Beach, CA 90277
76	2118 Artesia Blvd, Redondo Beach, CA 90278

CITY OF REDONDO BEACH Budget Response Report

#12

June 10, 2025

Question:

What are the usage statistics for City-owned facilities that are leased or rented daily over the last three years? How does the City make these facilities available, and what external groups have used them? What revenue has the City collected associated with the use of these facilities?

Response:

The Community Services Department oversees and facilitates the use of a variety of City-owned facilities, both indoors and outdoors. Sites are located throughout the City and include multiple amenities and rental opportunities at each location.

The City's facilities and fields are heavily utilized by residents, community organizations, and local programs. These spaces support a wide range of recreational, cultural, and educational activities that reflect the City's ongoing investment in community well-being. While compiling usage and revenue data for this Budget Response Report, staff has identified the need for more structured oversight of the City's rental program.

Staff is working on a comprehensive and formalized facility and field use program, inclusive of a fee schedule and facility use calendar, codified through executed agreements with user groups. These tools would enable the City to:

1. Recover costs associated with ongoing wear and tear on public assets;
2. Offset administrative expenses related to scheduling and facility management;
3. Ensure all users carry appropriate insurance to limit liability exposure; and
4. Protect resident access to public spaces, particularly in instances where commercial activities, such as outdoor fitness classes, may limit equitable community use.

Formalizing these procedures would strengthen operational accountability while maintaining the community-first focus of these shared resources. Detailed usage statistics for Community Services-managed facilities are provided below, organized by indoor and outdoor locations.

Staff's analysis led to the follow-up actions and considerations included below:

- 1. Develop agreements with qualified youth sport leagues that utilize City-owned field space**
 - Establish a graduated use rate (i.e., per player, hourly fee, flat charge per season, special event/tournament rates, etc.)
 - Example: Redondo Beach Unified School District (RBUSD) Field Usage by the Redondo Beach Little League

- \$20 per player fee
 - Fields at Lincoln and Adams
 - Projection using RBUSD rate:
 - South Bay Sharks (formally Redondo Beach Pop Warner)
 - Two Locations: Perry and Aviation Fields
 - Approximately 160 participants
 - Rate of Usage:
 - Aug (20 days): Mon - Fri 5:00-7:00pm
 - Sept- Oct (32 days): Mon - Thurs 5:00-7:00pm
 - Nov (3 weeks) (12 days): Mon - Thurs 5:00-7:00pm
 - 160 players, \$20 per player = \$3,200
- 2. Develop agreements with qualified youth sport leagues that utilize the Aviation Gymnasium facility.**
- Establish a graduated use rate (i.e., per player, hourly fee, flat rate per season, special event/tournament rates, etc.)
 - Current court reservation fees are \$175 for the large gym and \$150 for the small gym.
- 3. Consider establishing a rate for scout groups utilizing the Scout Houses.**
- 4. Consider establishing an Outdoor Fitness Permit, which allows for private, outdoor instruction with limited capacity and scheduling (personal fitness).**
- Example: Hermosa Beach
 - \$130 monthly fee + \$127 annual application fee, per location
 - Limited to:
 - 6 total hours per week
 - No more than 10 people at a time, including the instructor
 - Requires insurance, Business License, and proper certification to teach/instruct
 - Projection using HB rates: approximately \$4,000 in additional revenue for 10 annual permits that include two locations for each applicant. These are conservative figures, as this program is anticipated to be popular given the number of unpermitted instruction taking place throughout the City

INDOOR FACILITIES

The table below provides an overview of all indoor facilities, indicating whether each location and individual facility provides private rental opportunities, contract activities, City-run camps/activities, existing leases, or use that is free of charge:

Table 1: Snapshot of the Variety of Uses of Indoor Facilities

INDOOR FACILITIES						
Location	Facility	Private Rental	Contract Activities	City-run Camps/ Activities	Existing Lease	Reserved Without Charge
Alta Vista Park	Community Room	•	•			•
	Racquetball Courts	•	•			
Anderson Park	Senior Center	•		•	•	
	Boy Scout House			•		•
	Girl Scout House			•		•
Artesia Office	Classroom		•			
Aviation Park	Gymnasium (large)	•			•	•
	Gymnasium (small)	•			•	•
	Dance Rooms	•	•		•	
	Fitness Center (NG)				•	
Dominguez Park	Historical Museum					
	Morrell House				•	
Perry Park	Senior Center	•	•	•		•
	Teen Center			•		
	Morris Scout House		•	•		•
Veterans Park	Senior Center			•		
Wilderness Park	Visitors Center	•	•	•		•

Table 2: Indoor Facilities Usage Data

		FY 2022-23	FY 2023-24	FY 2024-25	Total
Alta Vista Community Room	Rental Revenue	\$6,925	\$58,482	\$75,041	\$140,448
	Rental Hours	177	437	316	930
Alta Vista Racquetball Courts	Rental Revenue	No Data	\$5,034	\$5,969	\$11,003
	Rental Hours	No Data	726	632	1,358
Anderson Park Senior Center	Rental Revenue	\$1,225	\$14,908	\$16,965	\$33,098
	Rental Hours	18	92	66	176

		FY 2022-23	FY 2023-24	FY 2024-25	Total
Aviation Park Large Gymnasium	Rental Revenue	\$104,508	\$117,294	\$118,029	\$339,831
	Rental Hours	774	849	660	2,283
Aviation Park Small Gymnasium	Rental Revenue	\$95,808	\$106,680	\$122,029	\$324,517
	Rental Hours	815	888	793	2,496
Aviation Park Dance Room	Rental Revenue	\$400	\$400	\$450	\$1,250
	Rental Hours	10	10	10	30
Perry Park Senior Center	Rental Revenue	\$0 ¹	\$6,193	\$8,854	\$15,047
	Rental Hours	6	47	44	97

Alta Vista Park

Community Room

- The rental rate is \$200 per hour, plus an additional \$550 in fees, which includes the \$400 refundable rental deposit. Additional staffing fees may apply
- Private rentals
- Contract activities
- Community or group meetings
- Free of charge for City Council Neighborhood District Meetings

Racquetball courts

- Two indoor racquetball courts available for private rental to Alta Vista members for an annual membership fee of \$25
- Hourly court fees range from \$9 to \$11, depending on the day, time of use, and age of the player

Anderson Park

Anderson Park Senior Center

- Senior-related programs, activities, and events that are managed by City staff
- Community room is available for private rental for birthday parties, family gatherings, and other events
- Rental fees range from \$85 to \$130 per hour, plus additional staffing fees, as needed. A refundable \$400 deposit is also required.
- Easter Seals utilizes a dedicated room and office space Monday through Friday

Boy Scout and Girl Scout Houses

- Used year-round by local Boy and Girl Scout groups for meetings, small gatherings, and other scout-related activities
- Facilities are provided to Scouting Organizations at no cost
- City assumes all maintenance costs

¹ Rental revenue was collected in the prior fiscal year.

Artesia Office-Community Services Department

Classroom used for

- Contract activities such as karate, music classes, and seasonal camps
- Not available for private rental
- Revenue is generated by use for contract activities

Aviation Park

Aviation Park Gymnasiums (Small and Large)

- Available by private rental as well as through the City's license agreement with Northrop Grumman, which provides limited weekday use to its employees
- Used by local basketball clubs and local sports organizations holding basketball camps
- Rental rates are \$175 per hour for the large gymnasium and \$150 per hour for the small gymnasium
- Redondo Beach Youth Basketball League (RBYBL) also utilizes both gymnasiums for its league activities free of charge
- RBYBL accounts for approximately 50% of the total annual usage

Dance Room

- Available for private rental at \$45 per hour
- Sees limited use

Northrop Grumman Fitness Room

- License agreement provides exclusive use of a large room at the back of the gymnasium facility for its employees to use as a fitness area
- This area is not available for members of the public or City use
- City collects \$10,359 per month for the exclusive use of this space, as well as for select use of the two gymnasiums and dance room during pre-designated times

Dominguez Park-Heritage Court

Morrell House

- Morrell House is leased to the Redondo Beach Historical Society (Society), which maintains and programs the site for public use
- The City contributes up to \$18,000 annually for utilities and ongoing expenses, and costs beyond that are the Society's responsibility
- Society may rent the space to local organizations, however, there are no reporting requirements or rental fee limits, so facility usage is unknown to staff

Historical Museum

- Managed by staff and includes the City's collection of artifacts and historically significant pieces
- Only available to the public during its regular operations and City-sponsored events
- No rental revenue is collected

Perry Park

Senior Center

- Provides a variety of senior-focused programs, activities, and events throughout the year
- Available for private rental for meetings, small gatherings, and events
- Used for free to host City Council Neighborhood District Meetings
- Rental fees range from \$85 to \$130 per hour, plus \$150 in facility and staff fees, when required
- \$400 refundable security deposit is also required

Teen Center

- Remains closed for private rental
- Used for the City's seasonal camp programs, which generate revenue for those activities
- Staff anticipates having the Teen Center available for private use when it reopens later this year

Morris Scout House

- Used by local scouting groups for their meetings and other small gatherings
- facilities are used free of charge, with the City funding all repairs and maintenance

Veterans Park

Senior Center

- Hosts events, activities, and other senior-related programs
- Not currently available for private rentals
- Used for a variety of community meetings and larger senior events

Wilderness Park

Visitors Center

- Hosts a variety of activities for all ages, including City-sponsored seasonal camp programs and an early childhood education program for children aged 18 months to 6 years, during the school year
- The early childhood education program operates under the contract class program, which allocates 30% of its registration fee revenue to the City
- Periodically used free of charge by the South Bay Parkland Conservancy for organizational meetings
- Facility is available for private use, it is not typically utilized for this purpose

OUTDOOR FACILITIES

The Community Services Department also oversees the use of various outdoor facilities, including sports fields and courts, areas available for moon bounce rentals, and more. Each outdoor facility noted in Table 9 is used for different purposes with varying rental rates:

Table 3: Snapshot of the Variety of Uses of Outdoor Facilities

OUTDOOR FACILITIES							
Location	Facility	Private Rental	Contract Activities	City-run Camps/ Activities	Existing Lease	Reserved Without Charge	Open Amenity
Alta Vista Park	Picnic Shelter	•					•
	Moon Bounce Area	•					
	Tennis Courts (8)	•	•	•			
	Julia Field					•	•
	Dog Run						•
	Community Garden				•		
Anderson Park	Moon Bounce Areas (2)	•					
	Open Field						•
	Basketball Court (half)			•			•
	Tennis Courts (2)		•	•			•
	Pickleball Court						•
Aviation Park	Football/Soccer Field	•			•	•	•
	Track						•
Dominguez Park	Dog Park						•
	Sport Fields (2)					•	•
Franklin Park	Moon Bounce Area (2)	•					
	Basketball/Pickleball Courts		•				•
	Pickleball Court						•
	Field		•				•
Fulton Playfield	Open Field	•					•
Perry Park	Sports Field	•		•		•	•
	Batting Cages					•	
	Basketball/Pickleball Courts			•		•	•
	Skate Park						•
Seaside Lagoon	Picnic Areas (10)	•		•			
	Luau Shelter	•		•			
Wilderness Park	Amphitheater	•					•
	Camp Sites (4)	•		•			

Table 4: Outdoor Facility Usage Data

		FY 2022-23	FY 2023-24	FY 2024-25	Total
Alta Vista Picnic Shelter	Rental Revenue	\$2,762	\$14,727	\$98,121	\$115,610
	Rental Hours	173	373	340	886
	Moon Bounce Permits	12	48	14	74
Alta Vista Tennis Courts	Rental Revenue	No Data	\$101,578.23	\$122,237.39	\$223,815.62
	Rental Hours	No Data	12,750	10,712	23,462
	Round Robin Hours	No Data	2,173	1,526	3,699
Julia Field	RB Sunset League	742 hours	742 hours	742 hours	\$0
	AYSO – Region 17	458 hours	458 hours	458 hours	\$0
	Miscellaneous	10 hours	10 hours	10 hours	\$1,100
Anderson Park Moon Bounce Areas	Rental Revenue	\$360	\$6,746	\$9,011	\$16,117
	Rental Hours	245	1,107	825	2,177
	Moon Bounce Permits	45	140	165	350
Aviation Field	Rental Revenue	\$68,625	\$85,950	\$85,650	\$240,225
	Rental Hours²	664	688	650	2,002
Dominguez Park Sport Fields	Rental Revenue	\$250	\$250	\$280	\$780
	Rental Hours³	752	752	968	2,472
Franklin Park Moon Bounce Areas	Rental Revenue	\$280	\$3,246	\$3,185	\$6,711
	Rental Hours	124	557	310	991
	Moon Bounce Permits	20	67	62	149

² This total includes the hours used by Redondo Beach Youth Football League, which averages 115 hours each year. These hours are currently offered free of charge to the organization.

³ This total includes the hours used by the Redondo Beach Little League, which averages 750 hours each year. These hours are currently offered free of charge to the organization.

		FY 2022-23	FY 2023-24	FY 2024-25	Total
Fulton Playfield Sport Field	Rental Revenue	\$400	\$700	\$1,000	\$2,100
	Rental Hours	20	35	50	105
Perry Park Field Usage	RB Little League	742 hours	742 hours	958 hours	\$0
	AYSO – Region 34	58 hours	100 hours	116 hours	\$0
	Miscellaneous	15 hours	10 hours	10 hours	\$1,025
Seaside Lagoon Picnic and Luau Shelter	Hours Used	34 hours	321 hours	327 hours	\$176,665
Wilderness Park	Camp Sites	No Data	130 days	80 days	\$37,270
	Amphitheater	No Data	29 days	25 days	\$1,193

Alta Vista Park

Picnic Shelter and Moon Bounce Area

- Typically used in tandem, however, it is not required
- Picnic shelter is \$125 for a half day, or \$250 for a full day
- Moon bounce reservations are \$40 for residents and \$60 for non-residents, plus a \$25 electrical use fee

Tennis Courts (8)

- Available to Alta Vista Tennis Center members for an annual membership fee of \$25
- Hourly rental rates vary between \$10 and \$13, depending on the day, time of use, and age of the player
- City provides Round Robin play for all levels of play during select times each week
 - Participation is \$8 per player, per day

Julia Field

- Used for softball or baseball play, or soccer
- Used by the Redondo Beach Sunset Youth Baseball League as well as AYSO, Region 17, in the outfield area
- City does not charge either group for their use of the facilities
- Staff recommends entering into formal use agreements to establish clear responsibilities for each party and implement a fair and equitable fee structure to support field upkeep and maintenance

Dog Run

- Not available for private reservation and is open to the public

Community Garden

- Maintained and managed by the South Bay Parkland Conservancy through a license agreement with the City
- The City does not reserve this space and, therefore, does not collect revenue for its use

Anderson Park

Two Moon Bounce Areas

- Reservations are \$40 for residents and \$60 for non-residents, plus a \$10 processing fee

Open Field Area

- Used for contract activities and is not available for private rental

Half-Court Basketball Court Shared with Pickleball Court

- Not available for private rental, but are used for City-run camps and activities

Tennis Courts

- Used periodically for contract activities

Aviation Park

Turf Field

- Part of a license and concession agreement with South Bay Sports, which funded the replacement of the artificial turf field
- Agreement allows South Bay Sports to utilize the field for its purposes during select dates and times, leaving the remaining times for the City to reserve for youth sport groups, including football and soccer organizations
- Current rate for field use is \$125 per hour

Track

- Open amenity that cannot be reserved for private use

Dominguez Park

Dog Park

- Not available for private use and remains an open and available amenity for the community
- No entry fee or revenue generated from this facility

Sports Fields (2)

- Used for baseball and softball are available to the community and can be reserved for private use by sports organizations for \$25 per hour
- City reserves these fields for the Redondo Beach Little League organization for league play

- League's use the field free of charge

Franklin Park

Two Moon Bounce Areas,

- Available for private rental and are used throughout the year for \$40 for residents and \$60 for non-residents, plus a \$10 processing fee

Shared Basketball and Pickleball courts

- Used for contract activities and are not available for private rental

Dedicated Pickleball Court

- Open amenity for any community member to use without a reservation

Open Field

- Open amenity for any community member to use without a reservation
- Area is used periodically for contract activities

Fulton Playfield

Open Field Area

- Hosts a variety of activities
- Available for private rental for \$22 per hour

Perry Park

Sports Field

- Open amenity that also serves as a location for contract activities
- Used by multiple youth sports organizations free of charge
- Available for private rental at a \$40 hourly rate

Batting Cages

- Not available to the public and are solely managed and operated by the Little League organization

Shared Basketball and Pickleball Courts

- Open amenity when not being utilized by City-run camps or activities
- RBYB utilizes the basketball courts for practices in the evenings during regular season play, typically 16 hours each week between December and March

Skateboard Ramp Area

- Open amenity that cannot be reserved for private use

Seaside Lagoon

Seaside Lagoon is a seasonal facility, open from Memorial Day to Labor Day. During the off-season, the lagoon is available for private use.

10 Picnic Areas and Luau Shelter

- Available for private rental during regular season dates
- Picnic areas are available for \$60 a day
- Private rental rates for the Luau Shelter range from \$400 to \$2,800 a day, depending on the type of group, and the day and time of use
- These areas are available for use by City-run camps and activities, but remain available to lagoon guests when not previously reserved

Information regarding entry fees to the Seaside Lagoon is outlined in BRR #56.

Wilderness Park

Campsite Areas (4)

- Available for private rental
- Select campsites used by City-run camps and activities
- Available for reservation on weekend dates only for \$450

Amphitheater

- Available for private rental
- Used by City-run camps and activities

Outdoor Fitness Permit

The unpermitted use of open space by private trainers or instructors continues to be a concern for cities in the South Bay. In order to offset private use of public areas, provide formality and permitting capabilities for the instruction being provided, and to ensure liability insurance is in place, staff recommends the development of an Outdoor Fitness Permit. This permit would allow usage of predesignated outdoor spaces for limited hours each week, and set limitations for the number of students to ensure group sizes remain small.

The City of Hermosa Beach currently offers a similar program, charging \$127 for an annual application plus an additional \$130 monthly fee for each location used by the permittee. Based on these rates, the City could estimate approximately \$4,000 in additional revenue from issuing 10 annual permits that include two locations for each applicant. These are conservative figures as staff anticipate this program to be popular, given the amount of unpermitted instruction taking place throughout the City. However, the success of this program is contingent on enforcement capabilities and would require a strong partnership with the City's Code Enforcement Team.

CITY OF REDONDO BEACH
Budget Response Report**#13**

June 10, 2025

Question:

*What percentage of the City's major revenue sources does each zip code generate?
What primary economic activities occur in these areas?*

Response:

The tables below show the City's primary tax sources by zip code. Percentages are based on FY 2023-24 data, which is the last full year of actual revenue available. For the Property Tax and Sales Tax tables, some revenue sources, such as sales tax revenue received from the County and State tax pools, or certain property tax adjustments, are not associated with a specific address/zip code. The City's two current largest economic commercial area contributors are Rivera Village and the Waterfront, which are both located in the 90277 zip code.

Property Tax (General Fund)

Zip	Amount	% Total
90277	\$16,450,785	46%
90278	\$17,856,559	50%
Unallocated by zip	\$1,629,402	4.5%
Total	\$35,936,746	100%

Sales Tax

Zip	Amount	% Total
90277	\$5,051,086	47%
90278	\$3,792,044	35%
Unallocated by zip	\$1,979,349	18%
Total	\$10,822,479	100%

Transient Occupancy Tax

Zip	Amount	% Total
90277	\$5,548,533	62%
90278	\$3,456,469	38%
Total	\$9,005,002*	100%

*If the City retained all generated TOT

Zip	Amount	% Total
90277	\$5,955,672	92%
90278	\$505,825	8%
Total	\$6,461,497*	100%

*Actual revenue

CITY OF REDONDO BEACH

Budget Response Report

#27

June 10, 2025

Question:

What improvements have been completed at the Perry Park Teen Center to date, what additional amenities have been identified by the community and Youth Commission for installation, what is the estimated cost, and how much funding is available/recommended in the CIP for these items?

Response:

The Public Works Department has recently completed renovations to the Perry Park Teen Center, utilizing \$107,000 (of the originally appropriated \$144,000) in CIP funds to perform the following work:

- Removed unnecessary decorative structures from interior
- Patched and painted interior walls, arches, restrooms, and kitchen area
- Replaced new drywall where needed
- Closed-off the small service window in the kitchen
- Replaced existing drain sink connections and water shut-offs to retrofit for a commercial stainless-steel sink
- Removed and replaced approximately 1,700 square feet of colored floor tiles to match with existing blue and grey tiles
- Rebuilt four existing area heaters and installed four new thermostats
- Relocated storage room door to create a large display wall to allow for the placement of a monitor
- Coated floor in kitchen and storage room with epoxy paint
- Reglazed 72 existing windows adding new windowpanes and painted frames
- Installed new rain gutters
- Repaired and repainted exterior of the building, including metal structures
- Installed a new water bottle filling station
- Installed landscaping including new plants and drip irrigation system in the front planter

The FY 2025-26 CIP Budget proposes to add \$21,000 of funding to the roughly \$37,000 remaining in the Teen Center CIP account for a total of roughly \$58,000 to purchase new furniture, furnishings, and equipment for the Center that have been identified by the community and Youth Commission. This includes, but is not limited to, couches, bookshelves, movable wall separators, televisions, game systems - including arcade games and skee-ball, a ping pong table, a pool table, outdoor furniture, kitchen furnishings (i.e. refrigerator, electric stove, and oven), a speaker system, and office furniture.

Community & Youth Commission Feedback:

The 2024–2025 Youth Commission’s Teen Survey Subcommittee developed a Teen Survey to gather input on a range of teen-related topics, including interest in reopening the Teen Center. The survey received 214 responses from local teens. Overall, the responses highlighted that Redondo Beach teens desire to participate in social and recreational activities, creative and educational programs, and enjoy Teen Center amenities that satisfy their desire to spend time in a safe space:

- Social and Recreational Activities: Responding teens indicated they enjoy hanging out with friends, watching movies, participating in sports, online gaming, and trying new foods. Teens also expressed interest in game nights, themed social events, talent shows, and open mic nights.
- Creative and Educational Programs: Teens expressed interest in arts and crafts workshops, cooking/baking classes, music-related activities, and technology-based programs. Teens also showed interest in career preparation activities like workshops and job fairs.
- Teen Center Amenities and Safe Spaces: Many teens would like a dedicated space for studying, socializing, and gaming. There is also a high interest in the Teen Center providing a vending/snack area, tabletop game spaces, and pool tables. Teens would like the City to provide a safe, welcoming, and inclusive environment where they can relax and connect with friends.

Additionally, the Youth Commission provided verbal support for a variety of amenities for the Teen Center, including vintage arcade games, skee-ball, pinball machine, pickleball equipment, white board, gaming equipment (PS5), sound equipment, outdoor seating, dimming and colored lights, and lounge/ game space(s).

In a final effort to gather community input, City staff collaborated with the Youth Commission to host an Open House event at the Teen Center on Monday, April 14, 2025, from 5:00 to 6:00pm. During the event, staff presented conceptual layouts based on the feedback from the survey and the Youth Commission, allowing the teen attendees to review and provide additional input.

Based on the finalized layout and design needs, staff developed a preliminary equipment and furniture budget totaling \$62,000. To fund these purchases, staff will utilize the remaining \$58,000 in CIP funds, supplemented with \$4,000 (if needed) from the Teen Center’s Special Departmental Supplies account. Procurement and installation are scheduled to take place from June through August 2025.

Staff will continue to work with the Youth Commission and local partners to plan an official re-opening celebration for the facility in September 2025. Additionally, the FY 2025-26 proposed budget includes new operating funding for teen programs and facility rental activities through Decision Packages 43 and 44 to support program materials, events, movie nights, and other teen-centered initiatives. The funding would also provide support for two part-time staff positions to enhance program delivery.

CITY OF REDONDO BEACH

Budget Response Report

#30

June 10, 2025

Question:

What is the cost to paint the Artesia & Grant train crossing bridges and what funding is available in the proposed Budget to complete this work?

Response:

The train crossing bridges over Grant Avenue and Artesia Boulevard are owned and operated by the Los Angeles County Metropolitan Transportation Authority (Metro). In 2024, the City entered into a license agreement with Metro to paint the exteriors, pillars, and undersides of the bridges. Staff solicited order of magnitude cost quotes from local painting contractors. The scope of work for the estimates includes repainting of all previously painted areas, along with concrete, metal framing, center columns, bridge beams, ladders, handrails, adjacent street level retaining walls, and concrete fascia. Traffic control was estimated for 10 days during normal working hours and would include lane closures, traffic cones, delineators, signs, and on-site staff to flag the work zone. The estimated costs are as follows:

Paint Artesia Bridge	\$77,000
Paint Grant Avenue Bridge	\$84,000
Traffic Control	\$43,000
Total	\$204,000

The proposed Capital Improvement Program Budget for FY 2025-26 includes a new project to paint the bridges, funded by \$225,000 of general discretion Capital Program Funds.

Subsequent to the request for budget estimates to paint, staff became aware that lead abatement on the bridges may be required before painting. The City's on-call environmental consultant, Ellis Environmental Management, Inc. (Ellis) was engaged to inspect the bridge and prepare a memo regarding hazardous material abatement. The report is attached and indicates the presence of lead paint, which will need to be abated.

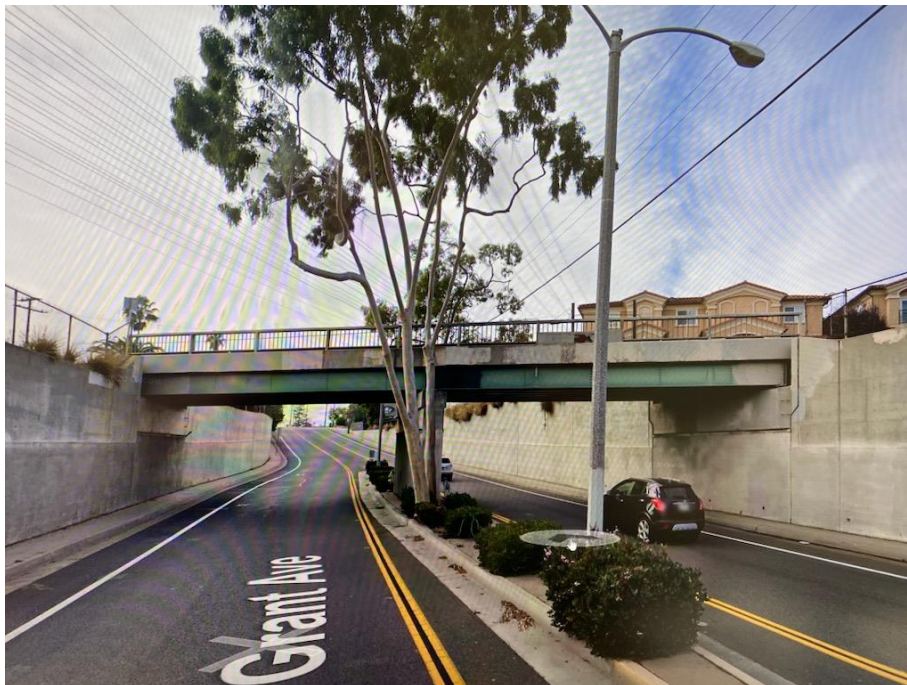
The abatement work includes removal and containment of all hazardous materials, legal disposal of all waste and debris, and monitoring/reporting by an environmental compliance consultant. The abatement work is a relatively predictable cost, however, there is considerable variation in estimated costs to access the bridges to do the work. Freight trains use the railroads daily. The bridges span two lanes of car traffic on Grant Avenue and four lanes of heavy traffic on Artesia Blvd. Details of the construction

conditions allowed by the City of Redondo Beach and the City of Lawndale will impact the cost of access, which would potentially include setting and removing scaffolding, traffic control, lane closures, full road closures with detours, night work, and/or weekend work. The potential for the painting and abatement contractors to collaborate may be a way to reduce costs. The restrictions imposed by the two cities, along with the resulting contract specifications, will significantly impact the time and costs required to access the work, making it difficult to have full confidence in an abatement estimate.

That said, staff has been working with Ellis Environmental and some of their known abatement contractors to develop an estimated range of cost. The given abatement costs per bridge range from \$125,000 to \$175,000, with the caveat that contract details will be necessary to provide a more reliable estimate.

Staff is prepared to explore creative cost-saving options, such as closing lanes overnight for a 24-hour work period to complete the work more efficiently. Although the currently proposed CIP budget will likely not be sufficient to abate and paint both bridges, staff anticipates at least one bridge could be completed this year. Funding may become available next year to complete the second bridge.

It should be noted that half of the Artesia Bridge is located within the City of Lawndale. Informal inquiries with Lawndale staff indicate a willingness to allow the City of Redondo Beach to perform the work, however a financial partnership does not appear likely.



Grant Avenue Train Bridge



Artesia Boulevard Train Bridge

May 13, 2025

Mr. Gary Laolagi
City of Redondo Beach, Public Works
531 N. Gertruda Ave.
Redondo Beach, CA 90277

**RE: *Sampling for Asbestos and Lead – Client-Specified Locations
Grant Avenue Bridge – 4617 Artesia Blvd., Redondo Beach, CA 90278***

1. Executive Summary

On March 7, 2025, Ellis conducted an inspection for possible asbestos- and lead-containing materials in client-specified locations (only) at the subject site. Sampling and inspections were performed on the bridge prior to planned repainting efforts – see photos and Figures 1-2. Results are summarized below.

Asbestos

No asbestos was identified in sampled materials, which included:

1. tar / coating on metal
2. concrete
3. tar / mastic on wood platform
4. coating on metal support / handrail

No other materials were sampled. Reference the “Results” section and Table 1 for a complete list of asbestos-related samples

Lead

The following sampled paint is “lead-based” (>0.06 % lead by wt.):

1. white wood paint
2. beige metal handrail paint
3. metal platform support paint
4. multicolored beam web and flange paint

A licensed abatement contractor is required for the removal or disturbance of the lead-based paints listed above.

The following sampled paint is “lead-containing” (<0.06 % lead by wt.):

1. beige concrete paint

Avoid torching, welding, or abrading on lead-containing paints without prior exposure monitoring. See “Results” section and attached lead “Trigger Tasks” for more information. Also reference Table 2 for a complete list of lead-related samples.

This was not a complete hazardous materials survey; only client-specified locations and materials were sampled. Any materials not identified in existing reports should be sampled prior to disturbance. The removal of asbestos- and lead-containing materials is regulated by SCAQMD Rule 1403 (asbestos only), Cal/OSHA Title 8 § 1529, Cal/OSHA Title 8 § 1532.1, and their federal regulatory counterparts. See attached regulatory summaries.

2. Methodology

All samples were collected by Andrew Meyer (CSST #24-7678, CDPH #12221) and Nikk Norris (CSST #22-7183, CDPH #9376), both EPA course-certified building inspectors employed by Ellis. Each sample was placed in a sealed container and provided with a unique identifying number. Samples were transported to an EPA/NVLAP – accredited laboratory and analyzed by the following methods as appropriate for the sampled material:

- Asbestos. 40 CFR Part 763, Subpart F, Appendix A. (AHERA Final Rule). Results expressed in percent of measured area.
- Lead in Paint. Flame AAS (SW 846 EPA method 3050B/7000B). Results expressed in percent by weight.

3. Inaccessible Areas

Sampling was limited to client-specified materials and locations (only) – see drawings and Section 1 above. There is a chance that additional suspect materials (e.g. pipe insulation above hard ceilings) may be exposed during renovation or demolition efforts. Such materials, if not identified in existing reports, should be sampled and analyzed prior to disturbance.

4. Results

Refer to the attached drawing and laboratory analysis reports.

Asbestos

No asbestos was identified in the following sampled materials:

1. tar / coating on metal
2. concrete
3. tar / mastic on wood platform
4. coating on metal support / handrail

No other materials were sampled. See Tables 1-2 and Figures 1-2 for a complete list of sampled materials and their locations.

The removal of any material containing asbestos in an amount greater than one percent (Asbestos-Containing Material or ACM) is regulated under EPA-SCAQMD Rule 1403, 29 CFR 1926.1101 (federal OSHA) and other state and local guidelines. Removal of any material containing asbestos in an amount greater than 0.1 percent is also regulated, under Cal-OSHA Title 8 Section 1529. Asbestos-containing waste material (ACWM) generated during the removal of friable and non-friable ACM must be disposed of as hazardous asbestos waste and non-hazardous asbestos waste, respectively. For asbestos-containing materials with asbestos concentrations of less than 1% but greater than 0.1%, so called Asbestos-Containing Construction Materials or ACCM, waste generated during abatement activities may be disposed of as standard construction waste but must

still be *removed* by a DOSH registered abatement contractor. Prior to renovation or demolition, retain a licensed abatement contractor to remove asbestos materials identified.

Lead

The following sampled paint is “lead-based” (>0.06 % lead by wt.):

1. white wood paint – **(0.13% lead by wt.)**
2. beige metal handrail paint – **(6.8% lead by wt.)**
3. metal platform support paint – **(9.9% lead by wt.)**
4. multicolored beam web and flange paint – **(6.6 – 8.3% lead by wt.)**

A licensed abatement contractor is required for the removal or disturbance of the lead-based paint listed above. Drum and profile all uniquely generated waste streams prior to transportation or disposal. See attached regulatory summaries for more information.

The following sampled paints are “lead-containing” (<0.06 % lead by wt.):

1. beige concrete paint – (0.023 – 0.030% lead by wt.)

Avoid torching, welding, or abrading on lead-containing paints without prior exposure monitoring as is stipulated in Cal/OSHA Title 8 § 1532.1. Reference the attached lead “Trigger Tasks” document for additional information on “lead-based” (>.06%) and “lead-containing” (<.06%) paints and work practices.

No other materials were sampled. See Tables 1-2 and Figures 1-2 for a complete list of sampled materials and their locations.

The disturbance of lead-containing materials is regulated by Cal/OSHA Title 8 § 1532.1, California Department of Public Health CDPH Title 17, and their federal regulatory counterparts. See attached regulatory summaries.

5. Statement of Independence

Ellis is a privately held company and is not affiliated with any financial institution or other corporate entity. Ellis is retained as an independent contractor to provide objective, impartial investigation or analytical services regarding environmentally regulated hazardous or toxic materials. This report is not an endorsement or rejection of any specific methods used in handling or transport of potentially hazardous chemicals. Nor is it intended as a complete hazardous materials survey of the entire building or facility. Ellis provides independent testing for asbestos, lead, indoor air contaminants and other potentially hazardous materials. The company and its employees are certified and licensed to practice in the State of California. Retained laboratories are accredited by the EPA (AREAL), NIOSH (AIHA), and the California Air Resources Board (CARB).

Respectfully Submitted:
ELLIS ENVIRONMENTAL MANAGEMENT, INC.

Prepared by:



Ryan C. Davidson
Senior Project Manager
CAC #15-5395
CDPH #0368

Proj. No.: 25-226

Distribution: Gary Laolagi, Mike Klein

Photos



(above) Lead-based white wood paint, beige handrail paint, multicolor metal support paint, beam paint, and lead-containing concrete paint.

*Red lines and hatch indicate locations of lead-based: white wood paint, beige handrail paint, metal platform support paint, multicolored beam face paint, multicolored underside paint.



*Magenta lines and hatch indicate locations of lead-containing beige and multicolored concrete paint.



Figure 1: Material Locations
City of Redondo Beach
Artesia & Torrance Bridge
4617 Artesia Blvd.,
Redondo Beach, CA 90260

Firm Name and Address

Ellis Environmental Mgmt, Inc.
879 W. 190th Street, Suite 400,
Gardena, CA 90248

Client Name and Address

City of Redondo Beach
415 Diamond St.,
Redondo Beach, CA 90277

Project #

25-226

Date

04/29/2025

Sheet

1 of 1

Ellis

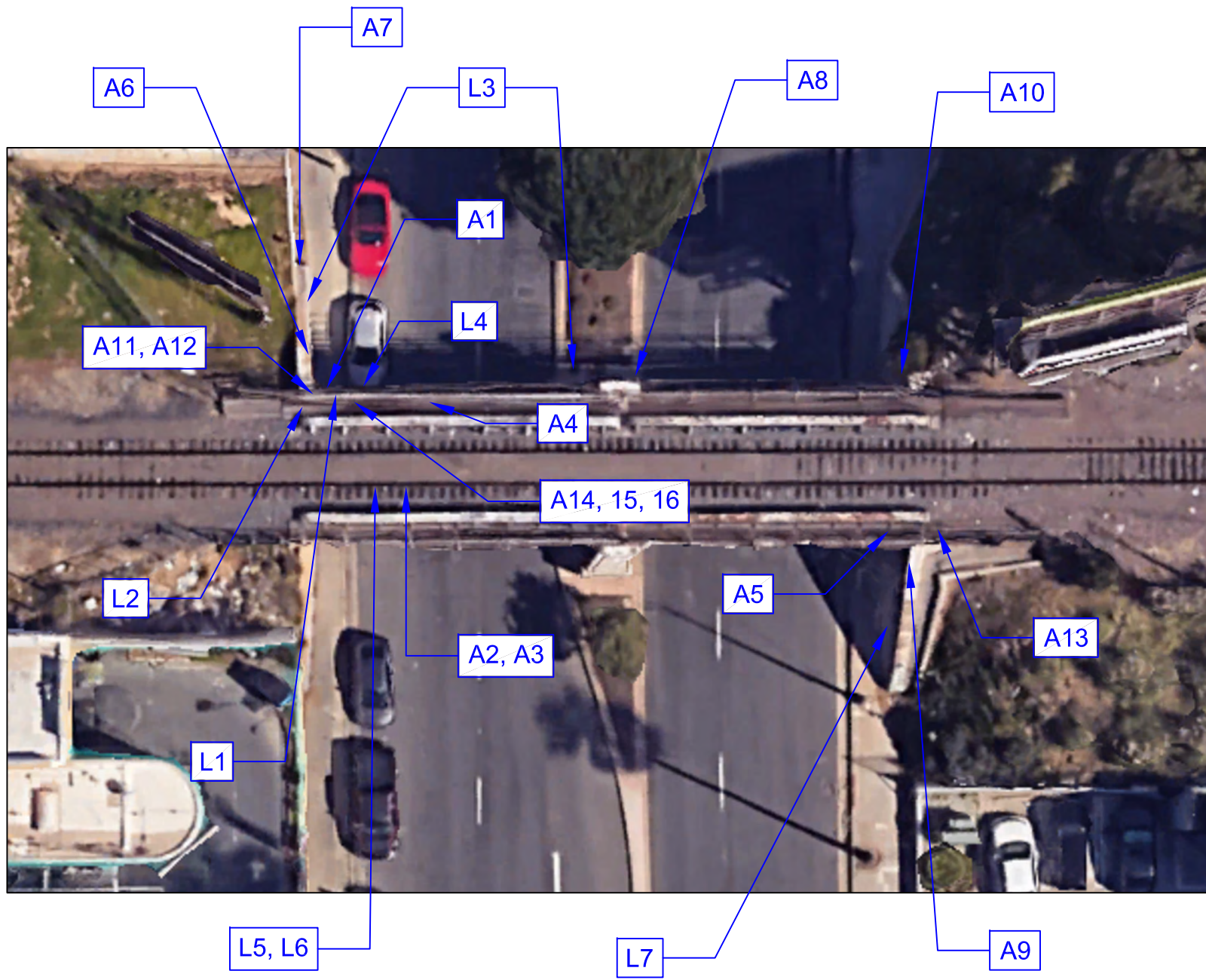


Figure 2: Sample Locations
City of Redondo Beach
Artesia & Torrance Bridge
4617 Artesia Blvd.,
Redondo Beach, CA 90260

Firm Name and Address

Ellis Environmental Mgmt, Inc.
 879 W. 190th Street, Suite 400,
 Gardena, CA 90248

Client Name and Address

City of Redondo Beach
 415 Diamond St.,
 Redondo Beach, CA 90277

Project #

25-226

Date

04/29/2025

Sheet

1 of 1

Ellis

<u>REF.</u>	<u>MATERIAL</u>	<u>MATERIAL LOCATION</u>	<u>FRIABLE</u>	<u>DAMAGE</u>	<u>% ASB</u>	<u>QTY*</u>	<u>UNIT</u>
<u>IDENTIFIED ASBESTOS MATERIALS</u>							
NONE IDENTIFIED							
<u>NON-ASBESTOS MATERIALS</u>							
A1, A2, A3, A4, A5	tar / coating on metal	see Figures 1-2	-	-	none detected	-	ft²
A6, A7, A8, A9, A10	concrete	see Figures 1-2	-	-	none detected	-	ft²
A11, A12, A13	tar / mastic on wood platform	see Figures 1-2	-	-	none detected	-	ft²
A14, A15, A16	coating on metal support / handrail	see Figures 1-2	-	-	none detected	-	ft²
Not a complete survey; only client-specified materials were sampled.							

Table 1
Asbestos Results Summary
City of Redondo Beach
Train Bridge
4617 Artesia Blvd.



<u>REF.</u>	<u>MATERIAL</u>	<u>LEAD RESULTS</u> (% by wt.)	<u>LEAD- BASED?</u> (>0.06% by wt.)	<u>LEAD- CONTAINING?</u> (>0.01 to <0.06% by wt.)
L1	white wood paint	0.13%	YES	-
L2	beige metal handrail paint	6.8%	YES	-
L4	metal platform support paint	9.9%	YES	-
L5	multicolored beam web paint	8.3%	YES	-
L6	multicolored beam flange paint	6.6%	YES	-
L3	beige concrete paint (east bound)	0.030%	no	YES
L7	beige concrete paint (west bound)	0.023%	no	YES
Not a complete survey; only client-specified materials and locations were sampled. See report text.				

Table 2
Lead Results Summary
City of Redondo Beach
Train Bridge
4617 Artesia Blvd.



15200 Grevillea Ave
Suite A
Lawndale, CA 90260
Phone: 310-431-9270
www.pinnaclelab.com

PLM Asbestos Report

Job ID: 107553

Date Collected 04/29/2025
Date Received 04/29/2025
Date Analyzed 05/02/2025
Date Reported 05/02/2025

Ellis Environmental Management
430 Silver Spur Road
Rancho Palos Verdes, CA 90275

Sample Count: Samples Submitted: 16; Layers Analyzed: 16
Project Desc: 25-226 - City of Redondo - 4617 Artesia Blvd, Bridge - Redondo Beach, CA 90278
Methodology: EPA Method 600/R-93/116
Accreditation: NVLAP Lab Code 600117-0

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
107553-001 A1 1	Coating Beige/Black Underside/Metal Coating/Tar	No	Non-Fibrous Material 100%	None Detected
107553-002 A2 1	Coating Beige/Black Underside/Metal Coating/Tar	No	Non-Fibrous Material 100%	None Detected
107553-003 A3 1	Coating Beige/Black Underside/Metal Coating/Tar	No	Non-Fibrous Material 100%	None Detected
107553-004 A4 1	Coating Beige/Black Underside/Metal Coating/Tar	No	Non-Fibrous Material 100%	None Detected
107553-005 A5 1	Coating Beige/Black Underside/Metal Coating/Tar	No	Non-Fibrous Material 100%	None Detected
107553-006 A6 1	Concrete Gray Concrete	No	Non-Fibrous Material 100%	None Detected
107553-007 A7 1	Concrete Gray Concrete	No	Non-Fibrous Material 100%	None Detected
107553-008 A8 1	Concrete Gray Concrete	No	Non-Fibrous Material 100%	None Detected
107553-009 A9 1	Concrete Gray Concrete	No	Non-Fibrous Material 100%	None Detected
107553-010 A10 1	Concrete Gray Concrete	No	Non-Fibrous Material 100%	None Detected
107553-011 A11 1	Mastic Black Wood Platform - Mastic/Tar	No	Non-Fibrous Material 100%	None Detected

Polarized Light Microscopy (PLM) Analysis for Bulk

Lab ID # Client Sample ID # Layer #	Sample Description Sample Color Client Sample Location	Asbestos Detected? (Yes/No)	Composition % Non-Asbestos Materials	Composition % Asbestos Materials
107553-012 A12 1	Mastic Black Wood Platform - Mastic/Tar	No	Non-Fibrous Material 100%	None Detected
107553-013 A13 1	Mastic Black Wood Platform - Mastic/Tar	No	Non-Fibrous Material 100%	None Detected
107553-014 A14 1	Coating Beige/Black Metal Support/Handrail Coating - Platform	No	Non-Fibrous Material 100%	None Detected
107553-015 A15 1	Coating Beige/Black Metal Support/Handrail Coating - Platform	No	Non-Fibrous Material 100%	None Detected
107553-016 A16 1	Coating Beige/Black Metal Support/Handrail Coating - Platform	No	Non-Fibrous Material 100%	None Detected

Megan A. DeLara

Analyst: Megan De Lara(Analyst)

Steve L

Approval: Steve Vaughn (Laboratory Manager)



Disclaimer: Bulk sample(s) submitted was (were) analyzed in accordance with the procedures outlined in EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials, 1993) and Appendix E to Subpart E of 40 CFR Part 763.

Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. This report applies only to the items as received in the lab. "None Detected" means that no asbestos was observed in the sample. "< 1%" (less than one percent) means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report may not be reproduced, except in full without the expressed written consent of Pinnacle Laboratory. This report may not be used to claim product certification, approval, or endorsement by NIST, NVLAP, AQMD, or any government agency.

END OF REPORT

Project No.: 25-226

Client: City of Redondo

Location: 4617 Artesia Blvd, Bridge -

Redondo Beach, CA 90278



879 W. 190th St., Suite 400

Gardena, CA 90248

(O) (310) 544-1837

Sampled by: Andrew Meyer/NN

Print name

Sheet 1 of 2

CHAIN OF CUSTODY RECORD

Sample Number	Description	QTY Sq. Ft.	Date	Time	H 2 O	A I R	S O L I D	Stop at First Positive Layer	Tests Required
A1, A2, A3	Underside/Metal coating/TAR	3800	4/29	AM			X		Asbestos - PLM
A4, A5	↓	↓							
A6, A7, A8	Concrete	4500							
A9, A10	↓	↓							
A11, A12, A13	Wood platform - Mastil/TAR	1000							
A14, A15, A16	Metal Support/handrail coating-platform								
L1	White wood paint								Lead - Flame AAS
L2	Beige Handrail paint - metal								
L3	Beige Concrete - Center/East Bound Composite								
L4	Platform metal support paint								
L5	Multicolored Beam face paint								
L6	Multicolored Bridge underside paint								
Turnaround: ☐ same day ☐ 24 hrs. ☐ 48 hrs. ☒ 3 days ☐ 5 days (Standard) ☐ 2 weeks									
Special Instructions:									
Date	Time	Relinquished By: Signature / Printed Name						Received By	
4/29/25	1:15pm	Caden Myer Andrew Meyer						Jade Hagihara	
4/29/25	2:16PM							David Wisniewski	

PID#116608

#107553

Location: 4617 Artesia Blvd, Bridge
Redondo Beach, CA



879 W. 190th St., Suite 400
Gardena, CA 90248
(O) (310) 544-1837

Sampled by: Andrew MEYER/NN
Print name

Sheet 2 of 2

CHAIN OF CUSTODY RECORD

[illegible]



LA Testing

5431 Industrial Drive, Huntington Beach, CA 92649

Phone/Fax: (714) 828-4999 / (714) 828-4944

<http://www.LATesting.com>

hblab@lateesting.com

LA Testing Order: 332512387

CustomerID: 32EEMI45

CustomerPO: 25-226

ProjectID:

Attn: **Results**
Ellis Environmental Management, Inc.
879 W. 190th St
Suite 400
Gardena, CA 90248

Phone: (310) 544-1837
Fax:
Received: 4/30/2025 08:00 AM
Collected: 4/29/2025

Project: **25-226 - CITY OF REDONDO - 4617 ARTESIA BLVD, BRIDGE - REDONDO BEACH, CA 90278**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample	Description	Collected	Analyzed	Weight	RDL	Lead Concentration
L1 332512387-0001		4/29/2025	5/6/2025	0.275 g	0.0064 % wt	0.13 % wt
	Site: WHITE WOOD PAINT					
L2 332512387-0002		4/29/2025	5/6/2025	0.269 g	0.64 % wt	6.8 % wt
	Site: BEIGE HANDRAIL PAINT - METAL					
L3 332512387-0003		4/29/2025	5/6/2025	0.26 g	0.0064 % wt	0.030 % wt
	Site: BEIGE CONCRETE- CENTER / EAST BOUND - COMPOSITE					
L4 332512387-0004		4/29/2025	5/6/2025	0.2772 g	0.64 % wt	9.9 % wt
	Site: PLATFORM METAL SUPPORT PAINT					
L5 332512387-0005		4/29/2025	5/6/2025	0.2722 g	0.64 % wt	8.3 % wt
	Site: MULTICOLORED BEAM FACE PAINT					
L6 332512387-0006		4/29/2025	5/6/2025	0.295 g	0.64 % wt	6.6 % wt
	Site: MULTICOLORED BRIDGE UNDERSIDE PAINT					
L7 332512387-0007		4/29/2025	5/6/2025	0.2871 g	0.0064 % wt	0.023 % wt
	Site: WEST BOUND - CONCRETE PAINT					

Michael Chapman, Laboratory Manager
or other approved signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

Analysis following Lead in Paint by LA Testing SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by LA Testing Huntington Beach, CA AIHA LAP, LLC-ELLAP Accredited #101650, CA ELAP 1406

Initial report from 05/06/2025 10:04:54

#332512387

Project No.: 25-226Sampled by: Andrew Meyer/NN
Print nameClient: City of Redondo879 W. 190th St., Suite 400
Gardena, CA 90248
(O) (310) 544-1837Sheet 1 of 2Location: 4617 Artesia Blvd, Bridge -
Redondo Beach, CA 90278

CHAIN OF CUSTODY RECORD

Sample Number	Description	QTY Sq. Ft.	Date	Time	H 2 0	A I R	S O L I D	Stop at First Positive Layer	Tests Required
A1, A2, A3	Underside/Metal coating/TAR	3800	4/29	A.M.			X		Asbestos - PLM
A4, A5	↓	↓	↓	↓					
A6, A7, A8	Concrete	4500	↓	↓					
A9, A10	↓	↓	↓	↓					
A11, A12, A13	Wood platform - Mastil/TAR	1000	↓	↓					
A14, A15, A16	METAL Support/handrail coating-platform		↓	↓					
L1	White wood paint		↓	↓					Lead - Flame AAS
L2	Beige Handrail paint - Metal		↓	↓					
L3	Beige Concrete - Center/East Bound - Composite		↓	↓					
L4	Platform metal support paint		↓	↓					
L5	Multicolored Beam face paint		↓	↓					
L6	Multicolored Bridge underside paint		↓	↓					
Turnaround: same day 24 hrs. 48 hrs. ☒ 3 days 5 days (Standard) 2 weeks									
Special Instructions:									
Date	Time	Relinquished By: Signature / Printed Name						Received By	
4/29/25	1:15pm	Andrew Meyer						Jade Hagihara	
4/29/25		Jade Hagihara						Josh Colombini (DB) 4:30-25 8AM	

PID#16607 #107545

#332512387



Subcontracted Services

Project Name:	25-226 - City of Redondo - 4617 Artesia Blvd, Bridge - Redondo Beach, CA 90278
# of Samples:	7
Date Released by Pinnacle Laboratory:	4/29/25
Released By:	Jade Hagihara
Released To:	LA Testing

Please send reports electronically to info@pinnaclelab.com in the following formats:

[X] PDF

[X] EDD

[] Other: _____

If there are any questions regarding the subcontracted project, please contact us at (310) 431-9270 or info@pinnaclelab.com. Thank you.

LEAD HAZARD EVALUATION REPORT**Section 1 — Date of Lead Hazard Evaluation** _____**Section 2 — Type of Lead Hazard Evaluation (Check one box only)**☐ Lead Inspection ☐ Risk assessment ☐ Clearance Inspection ☐ Other (specify) _____**Section 3 — Structure Where Lead Hazard Evaluation Was Conducted**

Address [number, street, apartment (if applicable)]		City	County	Zip Code
Construction date (year) of structure	Type of structure		Children living in structure?	
	☐ Multi-unit building	☐ School or daycare	☐ Yes	☐ No
	☐ Single family dwelling	☐ Other _____	☐ Don't Know	

Section 4 — Owner of Structure (if business/agency, list contact person)

Name		Telephone number	
Address [number, street, apartment (if applicable)]	City	State	Zip Code

Section 5 — Results of Lead Hazard Evaluation (check all that apply)

☐ No lead-based paint detected ☐ Intact lead-based paint detected ☐ Deteriorated lead-based paint detected
☐ No lead hazards detected ☐ Lead-contaminated dust found ☐ Lead-contaminated soil found ☐ Other _____

Section 6 — Individual Conducting Lead Hazard Evaluation

Name		Telephone number	
Address [number, street, apartment (if applicable)]	City	State	Zip Code
CDPH certification number	Signature <i>Ryan Davidson</i>		Date

Name and CDPH certification number of any other individuals conducting sampling or testing (if applicable)

Section 7 — Attachments

- A. A foundation diagram or sketch of the structure indicating the specific locations of each lead hazard or presence of lead-based paint;
B. Each testing method, device, and sampling procedure used;
C. All data collected, including quality control data, laboratory results, including laboratory name, address, and phone number.

First copy and attachments retained by inspector

Second copy and attachments retained by owner

Third copy only (no attachments) mailed or faxed to:

California Department of Public Health
Childhood Lead Poisoning Prevention Branch Reports
850 Marina Bay Parkway, Building P, Third Floor
Richmond, CA 94804-6403
Fax: (510) 620-5656

State of California
Division of Occupational Safety and Health
Certified Site Surveillance Technician

	Andrew P. Meyer Name
	Certification No. 24-7678
	Expires on 06/21/25
	This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Andrew Meyer

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00012221

EXPIRATION DATE:

1/8/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clpph or calling (800) 597-LEAD



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Nicholas Norris

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00009376

EXPIRATION DATE:

11/16/2025

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clpph or calling (800) 597-LEAD



STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH



LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



Ryan Davidson

CERTIFICATE TYPE:

Lead Inspector/Assessor

NUMBER:

LRC-00000368

EXPIRATION DATE:

4/19/2026

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD

APPLICABLE REGULATIONS – LEAD

California Title 8. Industrial Relations, Division 1, Department of Industrial Relations, Chapter 4, Division of Industrial Safety, Subchapter 4, Construction Safety Orders, Article 4, Dusts, Fumes, Mists, Vapors, and Gases, §1532.1, Lead.

This section applies to all construction work where an employee may be occupationally exposed to lead. All construction work excluded from coverage in the general industry standard for lead by section 5198(a)(2) is covered by this standard. Construction work is defined as work for construction, alteration and/or repair, including painting and decorating. It includes but is not limited to the following:

- (1) Demolition or salvage of structures where lead or materials containing lead are present;
- (2) Removal or encapsulation of materials containing lead;
- (3) New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead;
- (4) Installation of products containing lead;
- (5) Lead contamination/emergency cleanup;
- (6) Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed, and
- (7) Maintenance operations associated with the construction activities described in this subsection.

California Health & Safety Code 17961 et al.

Deems a building to be in violation of state law if it contains lead hazards, and requires local enforcement agencies to enforce provisions related to lead hazards. Makes it a crime for a person to engage in specified acts related to lead hazard evaluation, abatement, and lead-related construction courses unless certified or accredited by the Department. Permits local enforcement agencies to order the abatement of lead hazards or issue a cease and desist order in response to lead hazards.

California Labor Code 6716 to 6717 Lead-Related Activities in Construction Work

Provides for the establishment of standards that protect the health and safety of employees who engage in lead-related construction work, including construction, demolition, renovation and repair.

California Code of Regulations, Title 17, Section 35001

Includes requirements for lead hazard evaluation and abatement activities, accreditation of training providers, and certification of individuals engaged in lead-based paint activities.

LEAD - "TRIGGER TASKS"

(SOURCE: California Title 8 Section 1532.1.)

Following testing, Construction Managers and Superintendents may use the following to decide whether (and for how long) an abatement contractor should be retained during disturbance of painted surfaces.

Paint Categories

1. Lead-Based. >.06% Lead by Weight. Start-to-finish, retain an abatement contractor to perform trigger tasks listed below.
2. Lead-Containing. 0.009 – 0.06% lead by weight. Avoid torching or mechanical grinding; no other special precautions.
3. Non-Lead-Containing <.009% lead by weight. No special lead-related precautions required.

TRIGGER TASKS - Lead-Based Paints Only:

Lowest Exposure Trigger Tasks:

Unless proven otherwise (Negative Exposure Assessment, or "NEA"), assume exposures greater than 50 and up to 500 µg/m³ where lead-based coatings or paint are present:

- manual demolition of structures
- manual scraping
- manual sanding
- heat gun applications
- power tool cleaning with dust collection system
- spray painting with lead
- any other task where employees may be exposed over the PEL.

Medium Exposure Trigger Tasks:

Unless proven otherwise (NEA), assume exposures greater than 500 and up to 2,500 µg/m³ where lead-based coatings or paint are present:

- use of lead-containing mortar
- lead burning
- rivet busting
- power tool cleaning without dust collection systems
- cleanup of dry expendable abrasives
- abrasive blasting enclosure movement and removal

Highest Exposure Trigger Tasks:

Assume exposures greater than 2,500 µg/m³ unless proven otherwise where lead-based coatings or paint are present:

- abrasive blasting
- welding
- cutting
- torch burning

APPLICABLE REGULATIONS – ASBESTOS

Current state and federal regulations pertaining to asbestos are summarized below. The summary is not all-inclusive, and does not address specific removal or disposal requirements for individual materials.

NESHAPS

The National Emission Standard for Hazardous Air Pollutants (NESHAP), regulation 40 CFR Part 61, states that no visible emissions are allowed during building demolition or renovation activities which involve regulated asbestos-containing materials (RACMs). All buildings, regardless of construction date, must be surveyed for ACMs prior to demolition or renovation. The US EPA and/or the local air quality management district which implements US EPA actions must be notified prior to any building demolition, even if no ACMs are present. An ACM is defined as any material with an asbestos content of greater than one percent and which (a) is friable, or (b) Category I non-friable ACM that has or will become friable, or (c) Category II friable ACM that may become or will become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation.

According to NESHAP, ACM is material containing more than one percent asbestos as determined using the methods specified in Appendix A, Subpart E, 40 CFR Part 763, Section 1, PLM. The NESHAP classifies ACM as friable or non-friable. Friable ACM is ACM that contains more than one percent asbestos and when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.

Non-friable ACM also contains more than one percent asbestos and is further classified as either Category I ACM or Category II ACM. The materials are distinguished by their potential to release fibers when damaged. Category I ACMs are much more likely to release fibers when damaged.

In accordance with the US EPA's NESHAP regulation, facilities planned for renovation or demolition must be surveyed for the total amount of asbestos materials, which must be categorized as friable, Category 1 non-friable, and Category 2 non-friable ACMs.

Southern California Air Quality Management District (SCAQMD)

The SCAQMD is a government agency that regulates sources of air pollution within the area of the Los Angeles and surrounding counties. The District's regulating and enforcement authority comes from federal law. In response to the NESHAP requirements, the SCAQMD implemented Rule 1403 to specify work practice requirements to limit asbestos emissions from building demolition and renovation activities, including the removal and associated disturbance of asbestos-containing materials (ACM). The requirements for demolition and renovation activities include asbestos surveying, notification, ACM removal procedures and time schedules, ACM handling and clean-up procedures, and storage, disposal, and landfilling requirements for asbestos-containing waste materials (ACWM). All operators are required to maintain records, including waste shipment records, and are required to use appropriate warning labels, signs, and markings.

AHERA

The Asbestos Hazard Emergency Response Act (AHERA) requires performance of asbestos surveys and the development of Asbestos Management Plans for all of the nation's primary and secondary schools. The general procedures mandated under AHERA are considered the industry standard and are applied to all surveys performed.

Cal-OSHA

Per Cal-OSHA standards, Title 8 § 1529, Asbestos-Containing Construction Materials (ACCMs) are defined as any material with an asbestos content greater than one-tenth of one percent (>0.1%). Cal-OSHA sets forth requirements to register with the agency as a licensed abatement contractor for activities which may disturb ACCM's; however, though registration as a licensed abatement contractor is not required for the disturbance of asbestos concentrations below 0.1%, OSHA still maintains work practice requirements and prohibitions for asbestos in materials at *any* concentration – See section 1.1 below. Cal-OSHA requirements for ACM and ACCM have been classified as Class I, Class II, Class III, or Class IV Asbestos related work. The classes are distinguished by their potential to release fibers. Cal-OSHA prescribes specific engineering controls and work practices for each Class of Asbestos related Work.

1. Class I – This Class refers to removal of ACMs identified as Thermal System Insulation (TSI) or surfacing (sprayed-on or troweled-on) materials. These materials are generally considered friable.
2. Class II – This Class refers to removal of ACMs identified that are not TSI or surfacing materials. These materials are generally considered non-friable.
3. Class III – This Class refers to repair and maintenance operations of all identified ACMs.
4. Class IV – This Class refers to incidental contact with identified ACMs such as custodial staff.

1.1 OSHA / Cal-OSHA – Work Practice Requirements for Asbestos at Concentrations Less Than 0.1% asbestos

Per OSHA Interpretation Letter 2003-11-24-0:

<https://www.osha.gov/laws-regs/standardinterpretations/2003-11-24-0>

Those work practice requirements and prohibitions that must be observed **regardless of the exposure levels and of the percentage of asbestos in the installed construction materials** are:

- 29 CFR 1926.1101(g)(1)(ii), which requires: **wet methods, or wetting agents, to control employee exposures during asbestos handling, mixing, removal, cutting, application, and cleanup, except where employers demonstrate that the use of wet methods is infeasible due to, for example, the creation of electrical hazards, equipment malfunction, and, in roofing, except as provided in paragraph (g)(8)(ii)² of this section;**
- 29 CFR 1926.1101(g)(1)(iii), which requires: **prompt clean-up and disposal of wastes and debris contaminated with asbestos in leak-tight containers except in roofing operations, where the procedures specified in paragraph (g)(8)(ii)³ of this section apply;**
- 29 CFR 1926.1101(g)(3)(i), which prohibits: **high-speed abrasive disc saws that are not equipped with point-of-cut ventilator or enclosures with HEPA filtered exhaust air;**
- 29 CFR 1926.1101(g)(3)(ii), which prohibits: **compressed air used to remove asbestos, or materials containing asbestos, unless the compressed air is used in conjunction with an enclosed ventilation system designed to capture the dust cloud created by the compressed air; and**
- 29 CFR 1926.1101(g)(3)(iv), which prohibits: **employee rotation as a means of reducing employee exposure to asbestos.**
- 29 CFR 1926.1101(f)(2)(i), the provision for establishing that neither asbestos PEL is exceeded: **Each employer who has a workplace or work operation covered by this standard shall ensure that a "competent person" conducts an exposure assessment immediately before or at the initiation of the operation to ascertain expected exposures during that operation or workplace. The assessment must be completed in time to comply with requirements which are triggered by exposure data or the lack of a "negative exposure assessment," and to**

provide information necessary to assure that all control systems planned are appropriate for that operation and will work properly;

- 29 CFR 1926.1101(f)(6)(i), a provision covering the observation of monitoring: **The employer shall provide affected employees and their designated representatives an opportunity to observe any monitoring of employee exposure to asbestos conducted in accordance with this section;**
- 29 CFR 1926.1101(f)(5)(i), a provision covering employee notification of monitoring results: **The employer shall notify affected employees of the monitoring results that represent that employee's exposure as soon as possible following receipt of monitoring results;**
- 29 CFR 1926.1101(f)(5)(ii), another provision covering employee notification of monitoring results: **The employer shall notify affected employees of the results of monitoring representing the employee's exposure in writing either individually or by posting at a centrally located place that is accessible to affected employees;** and
- 29 CFR 1926.1101(n)(2)(i)-(iii), a set of provisions covering recordkeeping for measurements of exposures to airborne asbestos.

California Health and Safety Code

The California Health and Safety Code 25915 (former Connelly Bill) requires all building owners in the State of California to provide written notification to employees, tenants, and contractors of the presence and location of ACCMs within their buildings. Some exclusion to the notification rule for restricted access areas is allowed. All documentation related to asbestos surveys (and air monitoring) must be made available to employees, tenants, or contractors for review. ACCMs are defined as any materials with an asbestos content greater than one-tenth of one percent ($>0.1\%$). The California Health and Safety Code also require that a seller with any knowledge of ACMs on a property disclose such information or knowledge to other parties involved in a real estate transaction.

Building Demolition / Renovation

In accordance with the US EPA's NESHAPs regulation and the SCAQMD, all structures planned for renovation or demolition must be surveyed for ACMs prior to the planned renovation or demolition. Subsequent removal of identified ACMs is also required. Removal involves, to the greatest extent practical, the complete removal, disposal, and replacement, if necessary, of the ACMs. Removal usually also requires encapsulation of the remaining structure to lock down residual fibers which may exist. Removal of ACMs is required prior to renovation and/or demolition activities. The US EPA and SCAQMD require removal of all RACMs prior to demolition or renovation. RACMs include friable and non-friable (Category I and II) which have or will become friable by demolition or renovation activities.