



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

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March 17, 2026

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**SAN ANGELO PARK  
COMMUNITY BUILDING 1 RENOVATIONS  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT SCOPE AND BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACTS  
CAPITAL PROJECT NO. 8A187  
(SUPERVISORIAL DISTRICT 1) (FY2025-26, 3-VOTES)**

**SUBJECT**

Approval of the recommended actions will find the proposed San Angelo Park Community Building 1 Renovations Project exempt from the California Environmental Quality Act; establish and approve the proposed capital project; approve the project scope, budget, and appropriation adjustment; and authorize the Director of the County of Los Angeles Department of Parks and Recreation, or her designee, to deliver the proposed Project through a Board-approved Job Order Contract.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed San Angelo Park Community Building 1 Renovations Project categorically exempt from the California Environmental Quality Act, for the reasons stated in this Board letter and in the records of the capital project.
2. Establish and approve the San Angelo Park Community Building 1 Renovations Project, Capital Project No. 8A187, with a total project budget of \$606,000.
3. Approve an appropriation adjustment to reflect an increase of \$606,000 in appropriation to the proposed San Angelo Park Community Building 1 Renovations Project, Capital Project No. 8A187, offset by the Avocado Heights –

Athens Tipping Fees available in the County of Los Angeles Department of Parks and Recreation's Operating Budget, to fully fund the proposed Project.

4. Authorize the Director of the County of Los Angeles Department of Parks and Recreation, or her designee, to deliver the proposed San Angelo Park Community Building 1 Renovations Project through a Board-approved Job Order Contract.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find the proposed San Angelo Park Community Building 1 Renovations Project (Project) exempt from the California Environmental Quality Act (CEQA); establish and approve Capital Project (CP) No. 8A187; approve the proposed Project scope, budget, and appropriation adjustment; and authorize the County of Los Angeles Department of Parks and Recreation (LA County Parks) to implement the proposed Project through a Board-approved Job Order Contract (JOC).

San Angelo Park is a 9-acre neighborhood park, located at 245 S. San Angelo Ave in unincorporated Avocado Heights, that offers a variety of family-friendly amenities including playgrounds, a seasonal splash pad, opportunities for sports including baseball, basketball, tennis, and soccer, a fitness zone, and picnic areas. The park also features two community buildings offering programs for various age groups including after-school activities, summer camps, sports leagues, and dance classes.

According to the 2022 Park Needs Assessment Plus (PNA+), San Angelo Park is in a study area of very low park need. However, as a neighborhood park, San Angelo serves neighboring communities experiencing high and very high park need, including Unincorporated Bassett-West Puente Valley, making San Angelo Park a particularly valuable asset to the community. .

The San Angelo Park Senior Program serves a key vulnerable population by providing programming, meals, and community to approximately 140 seniors a week. Social isolation and loneliness are the top behavioral health challenges for seniors, according to California's Behavioral Health Older Adults Survey Report. Loneliness has a real health impact - equivalent to smoking up to 15 cigarettes a day as cited in the U.S. Surgeon General Report on the Epidemic of Loneliness and Isolation. At San Angelo, the senior program hosts field trips to local sites and programming such as salsa, meditation, and coffee & social hour, all of which fosters a strong community network for seniors.

Furthermore, the San Angelo Senior Program delivers a lunch program in partnership with the YMCA. The proposed Project and programming help to address food insecurity experienced by seniors in this community. Currently, the existing kitchen facilities and food service equipment are outdated, inefficient, and unable to keep pace with the growing demand. Upgrading the kitchen is vital to sustaining the program, expanding meal options to include hot food delivery, and ensuring that seniors receive reliable and

nutritious meals.

The proposed Project will make renovations to Community Building 1 including updates to the existing kitchen to support the meal program; installing new flooring; updating existing storage cabinets; renovating the existing restrooms; and making related improvements. Collectively these improvements support San Angelo seniors in accessing programs and resources that improve their quality of life

Prior to the start of renovations, departmental staff will host an in-person informational session with the community to inform them of the upcoming improvements, potential impacts to use of the facility, and overall project schedule.

### **IMPLEMENTATION OF STRATEGIC PLAN**

The proposed recommendations will further the County Strategic Plan Goals to Make Investments That Transform Lives (North Star 1) through Healthy Individuals and Families (Strategy 1.A.ii) by promoting healthy lifestyles and the improvement of physical health outcomes, and to Realize Tomorrow's Government Today (North Star 3) through Equity-Centered Policies and Practices (Strategy 3.C.i) by implementing projects that are equity-based and seek racial, social, and economic equity in County parks and through Internal Controls and Processes (Strategy 3.G.ii) by effectively managing County park assets in ways that are fiscally responsible and align with the County's highest priority needs.

#### Implementation of County Sustainability Goals

The OurCounty Sustainability Plan, adopted in 2019 and revised in 2025, establishes goals to address the environmental impacts of climate change and the subsequent social challenges. The proposed Project will be designed to achieve the goals of creating buildings and infrastructure that support human health and resilience (Goal 2), and creating accessible parks, beaches, recreational waters, public lands, and public spaces that create opportunities for respite, recreation, ecological discovery, and cultural activities (Goal 6).

### **FISCAL IMPACT/FINANCING**

The total estimated cost for the proposed Project includes construction, change order/contingency, plans and specifications, civic art, jurisdictional review and permits, and County services. The proposed Project Schedule and Budget Summary are included in Attachment I.

The proposed Project is fully funded by the Avocado Heights – Athens Tipping Fees in the amount of \$606,000.

Approval of the appropriation adjustment (Attachment II) will reflect a total increase of \$606,000 in appropriation to the San Angelo Park Community Building 1 Renovations Project, Capital Project No. 8A187, fully offset with Avocado Heights – Athens Tipping Fees funds available in the LA County Parks Operating Budget.

### **Operating Budget Impact**

Based on the proposed Project description, LA County Parks does not anticipate any one-time start-up and ongoing costs. The proposed Project has maintenance requirements that will be fulfilled with existing departmental staff and resources.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Approval of the recommended actions will authorize LA County Parks to deliver the proposed Project utilizing a Board-approved JOC, as the work involves repair, remodeling, and refurbishing of County facilities. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the JOC.

The JOC contractor who is awarded this contract will be required to fully comply with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program), Chapter 2.203 (Contractor Employee Jury Service Program), and Chapter 2.201 (Living Wage Program).

The proposed Project will proceed in accordance with the Board's consolidated Local and Targeted Worker Hire Policy (LTWHP) adopted on September 6, 2016, and last amended on June 11, 2019. The proposed Project will include a best-efforts goal that at least 30 percent (30%) of the total California craft worker hours for refurbishment work on the Project be performed by local residents.

The proposed Project includes both the replacement and improvements of certain amenities. In accordance with the Board's Civic Art Policy, adopted on December 7, 2004, and last amended on August 4, 2020, the proposed San Angelo Park Senior Program Renovations Project, Capital Project No. 8A187, includes one percent (1%) of eligible design and construction costs, in the amount of \$6,000, to be allocated to the Civic Art Fund.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed Project is categorically exempt from the California Environmental Quality Act. The proposed Project, which includes renovating the existing kitchenette; installing new flooring in the community building; updating existing storage cabinets; renovating the existing restrooms; and making related improvements, is within a class of projects that

have been determined not to have a significant effect on the environment and which meets the criteria set forth in section 15301(d) of the State CEQA Guidelines and Class 1(c) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project will provide for restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.

In addition, based on the proposed Project records, it will comply with all applicable regulations, and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

Upon your Board's approval of the recommended actions, LA County Parks will file a Notice of Exemption with the County Clerk in accordance with section 21152 of the California Public Resources Code.

### **CONTRACTING PROCESS**

Design work, including plans and specifications, and cost estimating services will be completed by Board-approved as-needed consultants.

Implementation of the improvements will be completed using a Board-approved JOC. LA County Parks has made the determination that JOC is the most appropriate procurement method for delivery of the construction scope.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The defined construction work area will be temporarily closed off for public use. Renovation work will proceed with minimal impact on other services and amenities at the park. During the restroom renovation work, portable toilets and hand-washing stations will be provided for public use.

### **CONCLUSION**

Upon approval by the Board, please instruct the Executive Officer-Clerk of the Board to forward one adopted copy of this letter to the Chief Executive Office, Capital Programs Division, and one copy to the Los Angeles County Department of Parks and Recreation. Should you have any questions, please contact Kristof Melkoni at (213) 563-6452 or [kmelkoni@parks.lacounty.gov](mailto:kmelkoni@parks.lacounty.gov), or Daniel Abratte at (626) 588-5350 or [dabratte@parks.lacounty.gov](mailto:dabratte@parks.lacounty.gov), or Johanna Hernandez at (626) 588-5370 or [bll@parks.lacounty.gov](mailto:bll@parks.lacounty.gov).

The Honorable Board of Supervisors  
March 17, 2026  
Page 6

Respectfully submitted,



Norma E. García-González  
Director

NEG:AB:CK:GB:DA:km  
Enclosures

c: Auditor Controller  
Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Arts and Culture (Civic Art Division)  
Parks and Recreation

**ATTACHMENT I**

**SAN ANGELO PARK  
COMMUNITY BUILDING 1 RENOVATIONS  
ESTABLISH AND APPROVE CAPITAL PROJECT  
APPROVE PROJECT SCOPE AND BUDGET  
APPROVE APPROPRIATION ADJUSTMENT  
AUTHORIZE USE OF JOB ORDER CONTRACTS  
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(SUPERVISORIAL DISTRICT 1) (FY2025-26, 3-VOTES)**

**I. PROJECT SCHEDULE SUMMARY**

Project Activity	Scheduled Completion Date
Board Approval	March 2026
Design Services	April 2026
Construction Award	May 2026
Substantial Completion	November 2026
Project Acceptance	December 2026

**II. PROJECT BUDGET SUMMARY**

Project Activity	Proposed Project Budget
Construction	
Construction	\$ 436,000
Contingency	\$ 43,000
<b>Subtotal</b>	<b>\$ 479,000</b>
Soft Costs	
Civic Art	\$ 6,000
Plans and Specifications	\$ 83,000
Jurisdictional Review/Permits	\$ 20,000
County Services	\$ 18,000
<b>TOTAL</b>	<b>\$ 606,000</b>

**ATTACHMENT II**

**SAN ANGELO PARK  
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(SUPERVISORIAL DISTRICT 1) (FY2025-26, 3-VOTES)**

**APPROPRIATION ADJUSTMENT**

**(SEE ATTACHED)**

March 17, 2026

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF PARKS AND RECREATION

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE**

**FY 2025-26**

**3 - VOTES**

**SOURCES**

**USES**

**PARKS AND RECREATION**

A01-PK-2000-27640

SERVICES & SUPPLIES

**DECREASE APPROPRIATION**

**606,000**

**PARKS AND RECREATION**

**SAN ANGELO PARK COMMUNITY BUILDING 1 RENOVATIONS**

A01-CP-6014-65043-8A187

CAPITAL ASSETS - B & I

**INCREASE APPROPRIATION**

**606,000**

**SOURCES TOTAL**

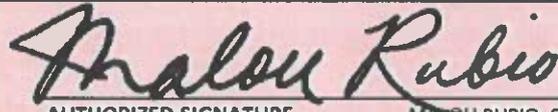
**\$ 606,000**

**USES TOTAL**

**\$ 606,000**

**JUSTIFICATION**

Reflects an increase of \$606,000 in appropriation to the proposed San Angelo Park Community Building 1 Renovations Project, Capital Project No. 8A187, fully offset by the Avocado Heights – Athens Tipping Fee, available in County of Los Angeles Department of Parks and Recreation's operating budget.



AUTHORIZED SIGNATURE

MALOU RUBIO, DEPUTY DIRECTOR

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY **Andrea Turner**  
Digitally signed by Andrea Turner  
Date: 2026.02.26 14:00:20 -08'00'

B.A. NO. **192**

DATE **2/26/26**

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY **James Yun**  
Digitally signed by James Yun  
Date: 2026.02.26 14:13:20 -08'00'

DATE **2/26/26**