

# APPROVED

Jan 15 2026

BOARD OF RECREATION  
AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 26-006

DATE January 15, 2026

C.D. 2

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: VALLEY PLAZA PARK – HVAC REPLACEMENT (PRJ21917) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY] AND 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY], AS WELL AS ARTICLE III, SECTION 1, CLASS 1(4) AND CLASS 2(6) OF CITY CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ for \* C. Santo Domingo DF  
C. Stoneham \_\_\_\_\_ N. Williams \_\_\_\_\_



General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Approve the scope of work and the total budget of the Valley Plaza Park – HVAC Replacement (PRJ21917) Project (Project), as described in the Summary of this Report;
2. Authorize RAP's Chief Accounting Employee to transfer \$169,779.83 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Valley Plaza Park Account No. 89460K-VA;
3. Approve the allocation of \$169,799.83 in Quimby Fees from the Valley Plaza Park Account No. 89460K-VA to the proposed Project;
4. Approve the Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;
5. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;

## BOARD REPORT

PG. 2 NO. 26-006

6. Find that the proposed Project aims to replace existing infrastructure, which is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Article 19, Sections 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety] and 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity] of California CEQA Guidelines as well as Article III, Section 1, Class 1(4) and Class 2(6) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;
7. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Valley Plaza Park is located at 12240 Archwood Street in the North Hollywood area of the City. This 77.64-acre park provides multipurpose fields, basketball and tennis courts, children's play areas, a recreation center, and a swimming pool for the use of the local community. The Whitsett Sports Field Complex is also located at Valley Plaza Park. Due to the facilities, features, programs, and services it provides, Valley Plaza Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of work of the Project involves the replacement of the HVAC on both the recreation center and Victory Vineland childcare center buildings within Valley Plaza Park. It should be noted that, on August 26, 2025 and September 4, 2025, respectively, the recreation center and the Victory Vineland childcare center had their HVAC vandalized and destroyed.

### PROJECT FUNDING

Upon approval of this Report, \$169,779.83 in Quimby Fees can be transferred from Quimby Account No. 89460K-00 to Valley Plaza Park Account No. 89460K-VA and allocated to the proposed Project, which is the total budget including budget contingency. See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
HVAC Construction	\$25,000.00

The Quimby Fees were collected within 5 miles of Valley Plaza Park, which is the standard distance for the allocation of Quimby Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

## BOARD REPORT

PG. 3 NO. 26-006

### FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-VA	\$169,779.83	100%
<b>Total</b>		<b>\$169,779.83</b>	<b>100%</b>

### PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project.

See below the anticipated Project schedule:

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	January 2026
Construction	February 2026 – May 2026
Post Construction	June 2026 – December 2026

### TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Valley Plaza Park.

### ENVIRONMENTAL IMPACT

Based on the description of the approved scope of work and the new scope, the proposed Project will consist of: (i) rehabilitation of deteriorated or damaged structures and mechanical equipment to meet current standards of public health and safety, and (ii) replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

Based on the parcel profile retrieved on December 16, 2025 through NavigateLA (<https://navigatela.lacity.org/navigatela/>), this site is not located within a coastal, methane, liquefaction, historical preservation, or flood zone, nor is it in the vicinity of the Alquist-Priolo fault zone. As of December 16th, 2025, the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) and the State Department of Toxic Substances Control (DTSC) (Envirostor at <https://www.envirostor.dtsc.ca.gov/>) do not list any contaminated or cleanup program sites situated within 1,000 feet of the Project site. When reviewing the Caltrans Scenic Highway Map, no scenic highways travel near the vicinity of the Project site. With regards to Historic-Cultural Monuments, the proposed Project does not pose any risk of impact to historical resources.

As a result of this environmental impact analysis, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(d) and 15302 of California CEQA Guidelines, as well as Article III, Section 1, Class 1(4) and Class 2(6) of the City CEQA Guidelines; RAP staff will file a

BOARD REPORT

PG. 4 NO. 26-006

Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon the Board's approval.

FISCAL IMPACT

The approval of this allocation of Quimby Fees will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.