

**APPROVED**  
Sept 04 2025  
**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

**BOARD REPORT**

NO. 25-157

DATE September 04, 2025

C.D. 6

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: TOBIAS AVENUE PARK – PLAYGROUND AND PERIMETER FENCING (PRJ21796) PROJECT – MODIFICATION OF THE SCOPE OF WORK – ALLOCATION AND REALLOCATION OF QUIMBY FEES – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(c) [MINOR ALTERATIONS TO EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES], SECTION 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], SECTION 15303(e) [NEW CONSTRUCTION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] AND SECTION 15304(b) [NEW GARDENING OR LANDSCAPING, INCLUDING THE REPLACEMENT OF EXISTING CONVENTIONAL LANDSCAPING WITH WATER EFFICIENT OR FIRE RESISTANT LANDSCAPING] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(3), CLASS 2, CLASS 3(6) AND CLASS 4(3) OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for * C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____

  
\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Approve the modified scope of work and the total budget of the Tobias Avenue Park – Playground and Perimeter Fencing (PRJ21796) Project (Project), as described in the Summary of this Report;
2. Approve the allocation of \$30,369.31 in Quimby Fees from the Tobias Avenue Park Account No. 89460K-TP to the proposed Project;
3. Approve the reallocation of \$280,620.29 in Quimby Fees, currently allocated to the Sepulveda Recreation Center – Outdoor Improvements (PRJ21004) Project, to the Project;

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4. Authorize RAP's Chief Accounting Employee to transfer \$280,620.29 in Quimby Fees from the Sepulveda Recreation Center Account No. 89460K-SL to the Tobias Avenue Park Account No. 89460K-TP;
5. Approve the reallocation of \$547,322.71 in Quimby Fees, currently allocated to the Sepulveda Recreation Center – Outdoor Improvements (PRJ21004) Project;
6. Authorize RAP's Chief Accounting Employee to transfer \$547,322.71 in Quimby Fees from the Sepulveda Recreation Center Account No. 89460K-SL to the Quimby Account No. 89460K-00;
7. Approve the Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;
8. 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;
9. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(c) [Minor alterations to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], Section 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], Section 15303(e) [New construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] and Section 15304(b) [New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping] of California CEQA Guidelines and Article III, Section 1, Class 1(3), Class 2, Class 3(6) and Class 4(3) 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;
10. 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,
11. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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### SUMMARY

Tobias Avenue Park is located at 9122 Tobias Avenue, Panorama City in Council District 6, in the Mission Hills – Panorama City – North Hills Community Plan Area. This 1.61-acre facility contains outdoor basketball courts, a children's play area and picnic tables. Due to the facilities, features, programs, and services it provides, Tobias Avenue Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On September 5, 2024, the Board of Recreation and Park Commissioners (Board) approved the following scope of work for the proposed Project (Report No: 24-187):

- Replacement of the playground with new play equipment
- Replacement of fencing/walls along Tobias Avenue and Van Nuys Boulevard
- Construction of accessible path of travel
- General landscaping improvements

RAP staff has determined that it is necessary to modify the existing scope of work of the Project to add the following:

- Perimeter fencing
- New ADA-compliant hydration station
- Concrete pathway improvements

RAP staff has determined that additional funding is required to complete the modified scope of work.

### PROJECT FUNDING

Previously, the Board approved the appropriation and expenditure of \$1,103,216.00 in CRA/LA Excess Non-Housing Bond funds for the proposed Project at Tobias Avenue Park to the Project (C.F. #14-1174-S98, Report No. 24-187).

Currently, there is \$30,369.31 in Quimby Fees available in the Tobias Avenue Park Account No. 89460K-TP. Upon approval of this Report, \$30,369.31 in Quimby Fees can be allocated from the Tobias Avenue Park Account No. 89460K-TP to the Project.

There is currently \$827,943.00 in unexpended Quimby Fees available in the Sepulveda Recreation Center – Outdoor Improvements (PRJ21004) Project, which is complete per Report No. 23-142. Upon approval of this Report, \$280,620.29 in Quimby Fees can be transferred from the Sepulveda Recreation Center Account No. 89460K-SL to the Tobias Avenue Park Account No. 89460K-TP and reallocated to the Project.

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The total amount of funding available for the Project including the supplemental Quimby Fees is \$1,362,374.00, which is the total budget of the Project inclusive of the budget contingency amount set forth below.

Upon approval of this Report, \$547,322.71 in Quimby Fees can be reallocated from the Sepulveda Recreation Center – Outdoor Improvements (PRJ21004) Project and then transferred from the Sepulveda Recreation Center Account No. 89460K-SL to the Quimby Account No. 89460K-00 in order to be made available for future projects.

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>
Park Facility Construction	\$146,179.00
Playground Construction	\$170,000.00

The Quimby Fees were collected within two miles of Tobias Avenue Park, which is the standard distance for the allocation and commitment of Quimby Fees for neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33.E.3.

### FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Quimby Fees	302/89/89460K-TP	\$310,989.60	19%
CRA/LA EBP	57D/22/22L9MT 57D/22/22S9MT 57D/22/22L9MN 57D/22/22S9MN	\$1,103,216.00	81%
<b>Total</b>		<b>\$1,362,374.00</b>	<b>100%</b>

### PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project. See below for the anticipated schedule for the proposed Project:

<b>Phase</b>	<b>Duration</b>
Predesign	August 2024 – September 2024
Design	September 2024 – October 2024
Bid and Award	October 2024 – August 2025
Construction	September 2025 – January 2026
Post Construction	February 2026 – September 2026

### TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Tobias Avenue Park.

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### ENVIRONMENTAL IMPACT

The proposed Project consists includes project elements that are additional to the project that was approved by the Board on September 5, 2024 and requires additional environmental evaluation.

The new Project consists of minor alterations of existing pedestrian trails, replacement of existing structures 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 new construction of accessory structures and new gardening or landscaping.

According to the parcel profile report retrieved on August 15, 2025, this area does not reside in a coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of August 15, 2025, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed Case T10000005342 near the Project area (within 1,000 feet). This case involved is a Shell gas station with a leaking underground storage tank; the SWRCB considered the case and closed it in 20023. According to the Caltrans Scenic Highway Map, there is no scenic highway located in the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, 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(c), 15302, 15303(e) and 15304(b) of California CEQA Guidelines and Article III, Section 1, Class 1(3), Class 2, Class 3(6) and Class 4(3) of City CEQA Guidelines. RAP staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation upon 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.