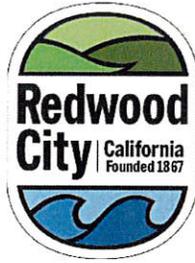


**Community Development
Department**

Planning and Housing Division
1017 Middlefield Road
Redwood City, CA 94063



(650) 780-7234
planning@redwoodcity.org
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NOTICE OF PREPARATION

DATE: August 24, 2018
TO: Reviewing Agencies, Interested Parties and Organizations
FROM: City of Redwood City, Lead Agency
APPLICANT: The City of Redwood City in partnership with the YMCA of Silicon Valley
SUBJECT: Notice of Preparation for an Environmental Impact Report for the Veterans Memorial Building Senior Center/YMCA Project

The City of Redwood City is considering the Veterans Memorial Building Senior Center/YMCA Project and has determined that an Environmental Impact Report (Draft EIR) will be necessary to evaluate environmental impacts of the project, per the California Environmental Quality Act (CEQA). In compliance with CEQA, the City will be the Lead Agency and will prepare the EIR. Attached are the project description, location maps, and preliminary identification of the potential environmental issues to be explored.

A Notice of Preparation (NOP) was released on November 11, 2016 and a scoping meeting was held on December 6, 2016. The City held a series of community outreach meetings in 2017 to further discuss design aspects of the project as well as traffic calming measures with the community. Following this community outreach, and conceptual designs reviewed by the City Council in May, 2018, the project scope has been revised and the City has updated the NOP.

The City is requesting comments and guidance on the scope and content of the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines 15082). If your agency is a responsible agency as defined by Section 15381 of the CEQA Guidelines, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

Public Review Period: Friday, August 24, 2018 to Tuesday, September 25, 2018 The City requests review and consideration of this notice, and invites comments regarding the preparation of the EIR. Comments and responses to this notice must be in writing and submitted by the close of business on the last day of the comment period. Please provide a contact name, phone number and email address with your comments. All comments must be sent to:

Anna McGill, Senior Planner
City of Redwood City
1017 Middlefield Road, Redwood City, CA 94063
(650) 780-7278 | amcgill@redwoodcity.org


Anna McGill, Senior Planner
City of Redwood City

8/23/18
Date



Notice of Preparation for a Supplemental Environmental Impact Report For the City of Redwood City Veterans Memorial Senior Center/YMCA Project

Project Title and Applicant

Veterans Memorial Building Senior Center/YMCA Project by the City of Redwood City in partnership with the YMCA of Silicon Valley

Project Location

The approximately 5.4-acre project site is located at 1455 Madison Avenue within Red Morton Community Park in Redwood City. The site encompasses the existing Veterans Memorial Building Senior Center facility and the Herkner Memorial Pool, located at the western end of the park, at the intersection of Madison Avenue and St. Francis Street. The park is located within a residential neighborhood. Please refer to Figures 1-3.

Project Description

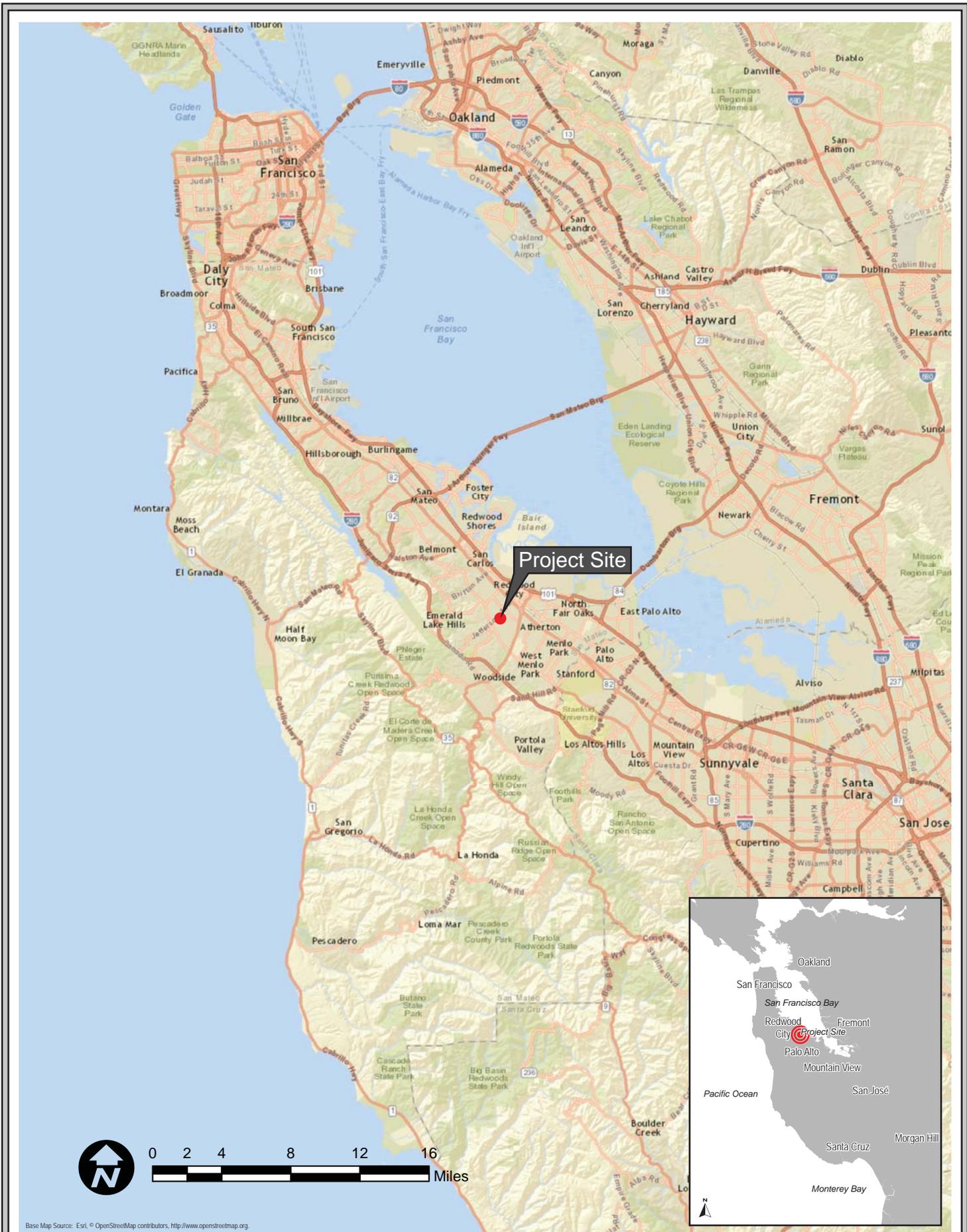
The City of Redwood City currently owns and operates the Veterans Memorial Building Senior Center (VMSC), Herkner Pool, and the Senior Center Annex, located on the west side of Red Morton Community Park in the City of Redwood City. The VMSC building was constructed circa 1955 and, without substantial renovation and upgrades, will soon reach the end of its useful life. The other facilities are also in need of major upgrades and repairs. The YMCA currently operates a facility at 1445 Hudson Street in the City of Redwood City, located approximately 0.65 miles east of the VMSC. The YMCA is in need of a larger facility. To accommodate the current and future needs of both facilities, the City has partnered with the YMCA to pursue a new joint facility. A Master Plan has been proposed, as described below, for the 5.4-acre project site.

The project site is currently developed with multiple buildings, including the VMSC and the Herkner Pool, and a surface parking lot. Previous analysis of the VMSC building (constructed circa 1955), found the building to be eligible for listing in the California Register.

As proposed, the project would demolish all existing buildings and surface lots on-site and construct a new Redwood City senior center facility and YMCA. Construction of the project would be phased, with the proposed VMSC being constructed while the existing VMSC building continues operations. At the conclusion of construction of the new VMSC, the former VMSC would be demolished and construction of the proposed YMCA would begin. The YMCA would relocate from its existing facility at 1445 Hudson Street. Reuse of the Hudson Street building is not considered as part of the project. The following structures on the site would be demolished:

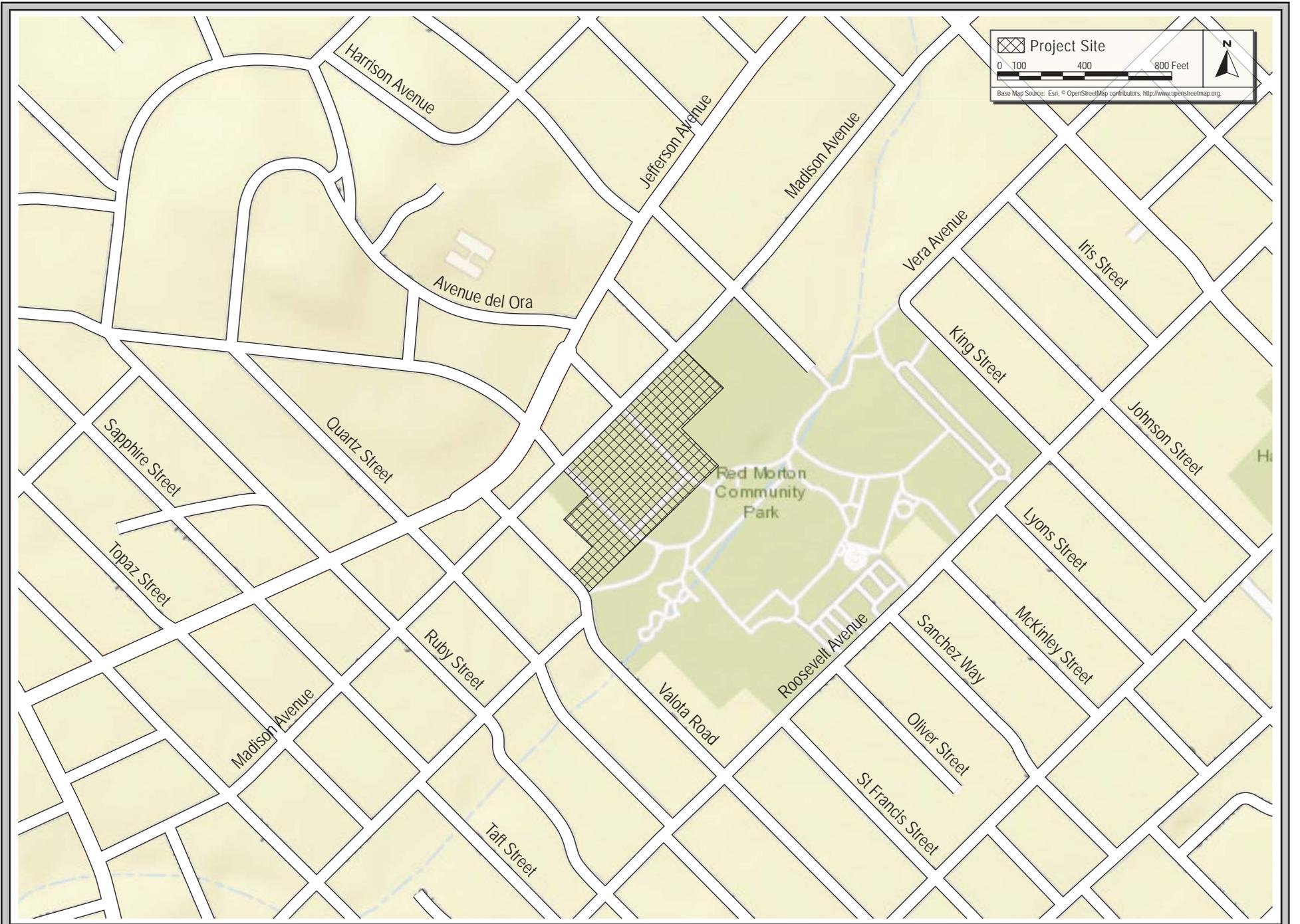
- Veterans Memorial Building/Senior Center
- Senior Center Annex (old 49er Building)
- Resource/Gift Shop building
- Herkner Memorial Pool
- NFL Alumni Association Building

The new joint facility would have multiple buildings, totally 80,000 square feet. The proposed VMSC would be a two-story, approximately 45,000 square foot building with a maximum height of 34 feet at the main building and a maximum height of 41 feet at the proposed theater building.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

The VMSC would include a 299-seat theater, gymnasium, multi-purpose rooms, conference space for the NFL Alumni Association, and exhibit space for the various branches of the armed services.

The proposed YMCA would be a two-story, approximately 35,000 square foot building that would have a maximum height of 33 feet. The YMCA would include an indoor swim center, outdoor pool, fitness center, multi-use rooms, locker room facilities, and a daycare center. The daycare facility would be open to the public.

The proposed buildings would be oriented to maintain the existing building setbacks from Madison Avenue.

To support the proposed facilities, the project would provide an additional 130 surface parking spaces on-site. The portion of Nevada Street generally south of Madison Avenue would be converted to a pedestrian mall. Traffic calming measures would be installed in the project area as part of Phase 1 of the project.

Required Approvals

City of Redwood City Discretionary Approvals. Implementation of the Veterans Memorial Building Senior Center/YMCA project would require the following discretionary approvals by the City of Redwood City:

- Certification of the Final Environmental Impact Report (Final EIR)
- Adoption of a Mitigation Monitoring or Reporting Program
- Approval of the proposed development project

Other Government Agency Approvals. The project would not require review and/or approval from other jurisdictional agencies.

EIR Purpose

The purpose of an Environmental Impact Report is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Redwood City) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

In accordance with CEQA, the Draft EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those significant impacts;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigations for the project;
- Alternatives to the proposed project; and
- Other environmental consequences of the project, including
 - (1) growth-inducing effects
 - (2) significant unavoidable impacts
 - (3) irreversible environmental changes
 - (4) cumulative impacts, and
 - (5) effects found not to be significant.

EIR Scope

The City of Redwood City has determined that the proposed Veterans Memorial Building Senior Center/YMCA project will require preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The following environmental topics will be evaluated in the EIR:

- **Aesthetics**
- **Air Quality**
- **Biological Resources**
- **Cultural and Historic Resources**
- **Energy Conservation**
- **Geology and Soils**
- **Greenhouse Gas Emissions and Global Climate Change**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use and Planning**
- **Noise**
- **Population and Housing**
- **Public Services**
- **Transportation and Circulation**
- **Tribal Cultural Resources**
- **Utilities and Service Systems**
- **Agriculture, Forestry, and Minerals**

Alternatives: The EIR will identify and compare a reasonable range of alternatives to the proposed project. Alternatives will be chosen based on their ability to avoid or reduce identified significant environmental impacts of the project while achieving most of the project objectives (CEQA Guidelines Section 15126.6).