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**NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING FOR THE  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
MEMORIAL PARK REDEVELOPMENT AND EXPANSION PROJECT**

**DATE:** February 27, 2025

**TO:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Parties

**LEAD AGENCY:** City of Santa Monica  
City Planning Division  
1685 Main Street  
Santa Monica, CA 90401  
EIR Contact: Rachel Kwok  
Email: [rachel.kwok@santamonica.gov](mailto:rachel.kwok@santamonica.gov)

In compliance with the California Environmental Quality Act (CEQA), the City of Santa Monica (City) intends to prepare an Environmental Impact Report (EIR) for the proposed Memorial Park Redevelopment and Expansion Project (Project). In accordance with CEQA Guidelines Section 15082, the City has prepared this Notice of Preparation (NOP) to provide the public, Responsible Agencies, and other interested parties with information describing the proposed Project and its potential environmental effects in order to solicit input on the scope and content of the EIR. The EIR will address the potential effects of the proposed Project on the following environmental issue areas:

- Air Quality (including air quality modeling and a Human Health Risk Assessment)
- Hazards and Hazardous Materials (including a Phase I Environmental Site Assessment [ESA] and additional technical studies, as needed)
- Cultural and Tribal Cultural Resources (including a Historic Architectural Report, cultural resources record search, and Assembly Bill [AB] 52 consultation materials)

This analysis will be supported by a robust Initial Study (IS) and supporting technical studies, which will be appended to the EIR. Mitigation measures will be identified in the IS, if/where appropriate. Resource areas that will be addressed in the IS include:

- Aesthetics
- Agriculture / Forestry Resources
- Biological Recourse
- Energy
- Geology/Soils
- Greenhouse Gas Emission
- Hydrology/Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Utilities / Service Systems
- Wildfire

**PROJECT APPLICANT:** City of Santa Monica  
1685 Main Street  
Santa Monica, CA 90401

**PROJECT LOCATION AND EXISTING ONSITE USES:** The Project site is comprised of two parcels located in the City of Santa Monica: the existing 10.3-acre Memorial Park (Assessor Parcel Numbers [APN] 4283-010-901); and the 2.9-acre former Fisher Lumber site (APN 4283-010-902). Together, these parcels total approximately 13.2 acres.

The Project site is centrally located within the City's Pico Neighborhood and bounded by Colorado Avenue to the north, 14<sup>th</sup> Street to the west, Olympic Boulevard to the south, and 16<sup>th</sup> Street to the east. Vehicle access to Memorial Park is currently provided via the surface parking lot along 14<sup>th</sup> Street, located in the western portion of the Project site. Pedestrian entries are provided along 14<sup>th</sup> Street, Olympic Boulevard, and 16<sup>th</sup> Street. The City's Public Landscape Division (PLD) staff, materials, and equipment are housed within the buildings located at the former Fisher Lumber site (also known as PLD's "Colorado Yards"), accessed via curb cuts along 14<sup>th</sup> Street and 16<sup>th</sup> Street.

Memorial Park is important to the overall park system as it serves as the primary park for baseball and softball as well as being the home for the City's only public gymnasium, skate park, and tennis/pickleball courts.

**PROJECT DESCRIPTION:** The purpose of the proposed Project is to renovate and expand Memorial Park to meet an increasing demand for recreational activities. The proposed Project would combine the existing 10.3-acre Memorial Park with the 2.9-acre former Fisher Lumber site (currently PLD's Colorado Yards) to create a 13.2-acre expanded park. With a focus on better serving community needs, the proposed Project would develop modernized public recreation facilities, improved accessibility to park amenities, and enhanced community gathering spaces. Key components of the proposed Project include the following, which will be developed in phases:

- Two synthetic turf combo fields (two playing fields per combo field)
- Three natural grass youth fields (one fast-pitch softball and two baseball fields)
- Four rooftop tennis/pickleball courts
- A new community hub building and the replacement of the children's playground with a new universally accessible playground
- Renovation and expansion of the skate park
- Replacement of the existing community recreation center with a new community recreation center
- New covered parking lot and passenger loading zone

The proposed Project would be constructed in phases depending on funding, entitlements, and approvals.

- **Phase 1** would consist of the demolition and construction of the northwestern portion of Memorial Park and southside of Colorado Avenue. Demolition activities would include the following:
  - Clear former Fisher Lumber site
  - Demolish existing tennis/pickleball courts, baseball/softball fields, parking lot, dog park and children's playgroundFollowing demolition, construction of the proposed facilities would occur:
  - Construct the first Combo Field (Fields 1 and 2)
  - Construct a covered parking lot and loading/drop-off zone
  - Construct the tennis/pickleball courts on the parking lot rooftop
  - Construct mobility and streetscape improvements along Colorado Avenue and a portion of 14<sup>th</sup> Street
  - Potentially construct a temporary dog park and/or playground
- **Phase 2** would include the expansion and redevelopment of Memorial Park along the remainder of Colorado Avenue and most of 16<sup>th</sup> Street. This phase would include the following components:
  - Demolish the existing eastern youth baseball field
  - Expand Memorial Park east into a portion of 16<sup>th</sup> Street
  - Construct the second Combo Field (Fields 3 and 4)
  - Construct the Community Hub Building, include new restroom, concession stand, offices, and storage facility
  - Construct the Children's Playground
  - Construct a temporary natural turf practice area
- **Phase 3** would include the redevelopment of the youth baseball/softball fields and the expansion and renovation of the Cove Skatepark. This phase would include the following:
  - Expand Memorial Park east into the remaining portion of 16<sup>th</sup> Street

- Construct streetscape improvements, including street trees, planters, and buffer areas along portions of 16<sup>th</sup> Street and Olympic Boulevard
  - Construct the walking loop with exercise stations
  - Redevelop the temporary natural turf practice area into Field 5 for youth baseball
  - Redevelop the two youth fields along Olympic Boulevard into youth baseball (Field 6) and youth fast-pitch softball (Field 7) fields
  - Expand and redevelop the Cove Skatepark
- **Phase 4** would include the demolition and redevelopment of the southwest corner and construction of a Community Recreation Center building, along with streetscape improvements along a portion of 14<sup>th</sup> Street

**REVIEW PERIOD:** As specified by the CEQA Guidelines, this NOP will be circulated for a 30-day review period. This NOP and project site plans can be viewed online at <https://www.santamonica.gov/environmental-review/>. The City of Santa Monica welcomes agency and public input during this period regarding the scope and content of environmental information that should be included in the Draft EIR. Comments may be submitted in writing by Tuesday, April 1, 2025 and addressed to:

Rachel Kwok  
Environmental Planner  
City of Santa Monica  
City Planning Division  
1685 Main Street  
Santa Monica, CA 90401  
E-mail: [rachel.kwok@santamonica.gov](mailto:rachel.kwok@santamonica.gov)

**SCOPING MEETING:** An in-person Public Scoping Meeting for the EIR will be held to describe the proposed Project and the environmental review process, and to receive public comment on the scope and content of the EIR. The in-person Public Scoping Meeting is scheduled at the following time and location:

**Wednesday, March 12, 2025**  
**6:00 p.m. – 7:00 p.m.**  
**Memorial Park Craft Room**  
**1401 Olympic Blvd.**  
**Santa Monica, CA 90404**

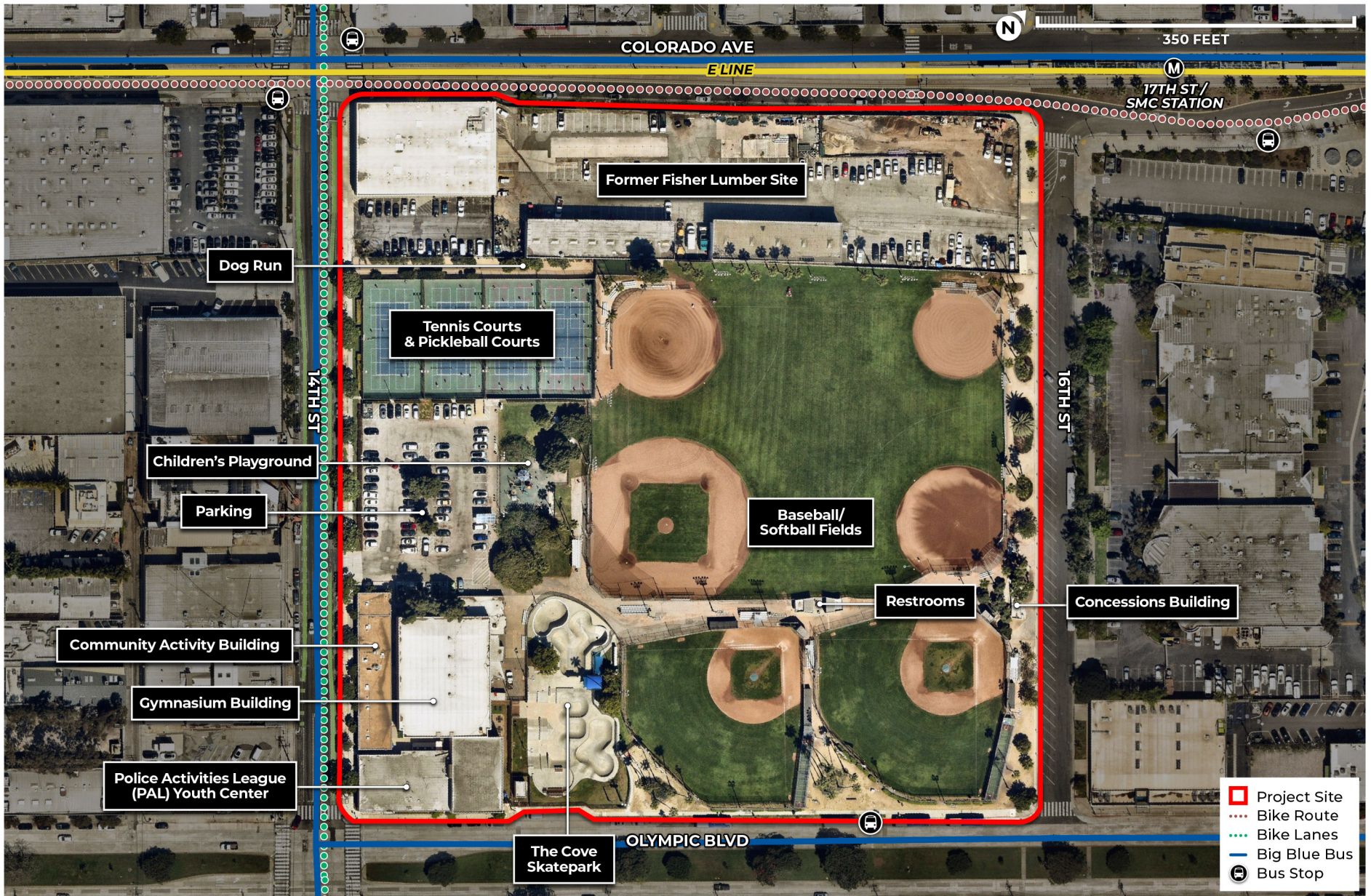
A copy of the PowerPoint presentation and a summary of the Public Scoping Meeting will be provided online (<https://www.santamonica.gov/environmental-review/>) immediately following the meeting.

**ESPANOL:** Este es una noticia para la preparación de un reporte sobre los posibles efectos ambientales en referencia a la construcción propuesta de un parque, lo cual puede ser de interés a usted. Para más información, llame a Anna Fernandez, al numero (310) 458-8341.



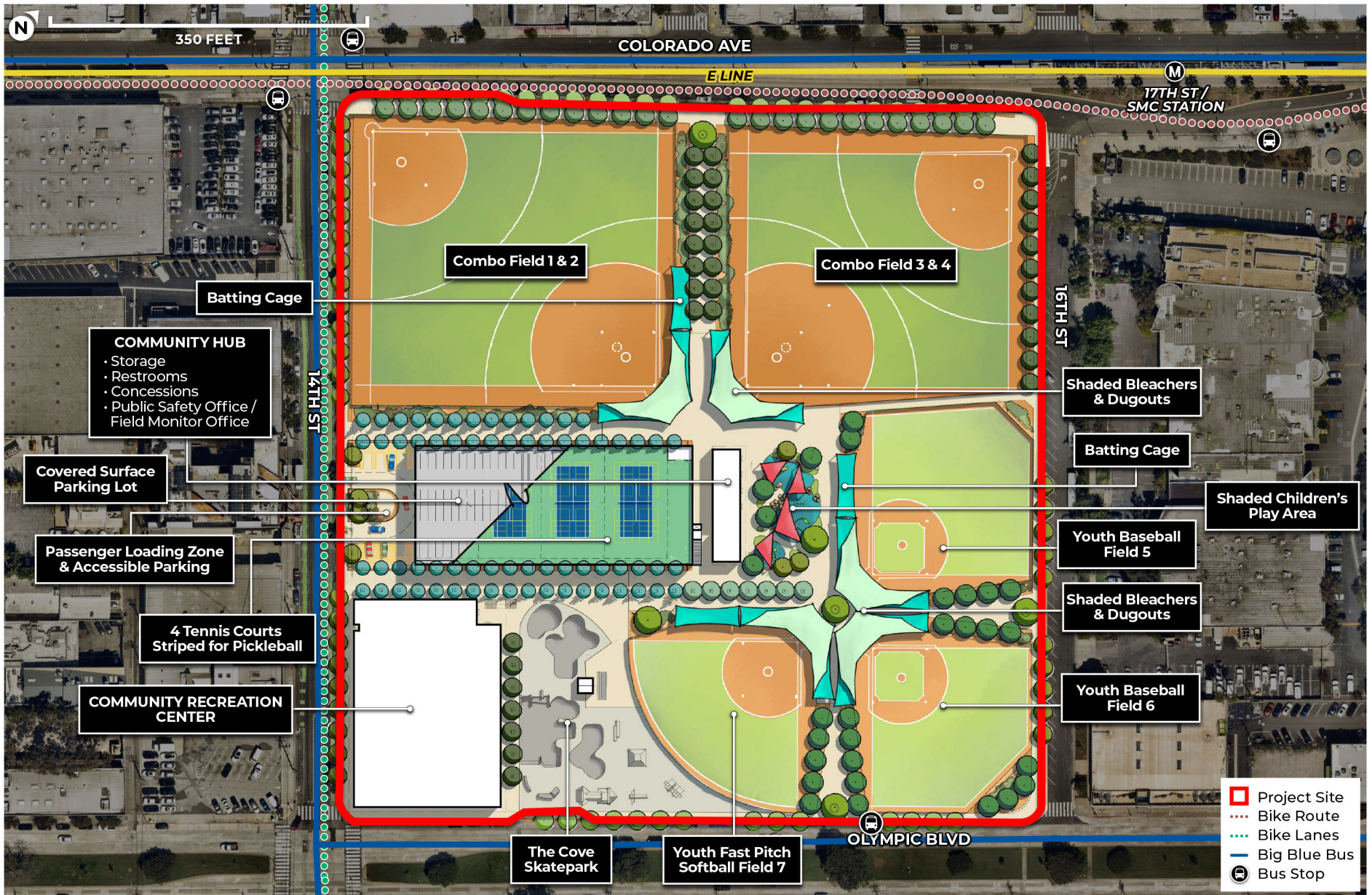
**Memorial Park Redevelopment and Expansion Project Vicinity**

**FIGURE 1**



Memorial Park Redevelopment and Expansion Existing Site Plan

**FIGURE**  
**2**



Memorial Park Redevelopment and Expansion Proposed Site Plan

**FIGURE 3**