



**ADDENDUM TO AN EIR PREPARED FOR
THE SAN JOSE DOWNTOWN STRATEGY 2000.**

**SAN JOSE McENERY CONVENTION CENTER EXPANSION AND RENOVATION
PROJECT FILE NO.PP08-002**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to an Environmental Impact Report (EIR) because minor changes made to the project that are described below do not raise important new issues about the significant impacts on the environment.

PROJECT DESCRIPTION AND LOCATION

PP08-002. The entire McEnergy Convention Center Expansion and Renovation Project would be 1,906,714 square feet including parking areas. The key components of the project include:

- 1) Renovation of and upgrades to the existing Convention Center facility including the replacement of the Central Utility Plant. The renovation would result in approximately 1.1 million square feet of renovated facilities (including parking).
- 2) Two expansion facilities, one to the north and the other to the south of the existing Convention Center. The expansion would result in approximately 0.8 million square feet of new facilities (including parking).
- 3) The northern expansion would require the demolition of the former Dr. Martin Luther King Jr. library building, and the southern expansion includes demolition of the South Hall tensile structure and surface parking lot

County Assessor's Parcel Number: 264-29-072, -092, -095, -096, -097, -098, -103, -104, and -113; 264-30-010 to 264-30-028; and 264-30-136. Council District 3.

The environmental impacts of this project were addressed by a Final EIR entitled, "San Jose Downtown Strategy 2000," and findings were adopted by City Council Resolution No. 72767 on June 21, 2005. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

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| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Soils and Geology | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Land Use |
| <input type="checkbox"/> Urban Services | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Airport Considerations | <input type="checkbox"/> Microclimate |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Relocation Issues | <input type="checkbox"/> Construction Period Impacts |
| <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Facilities and Services |
| <input checked="" type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Population and Housing | | |

ANALYSIS AND PROJECT DESCRIPTION:

The proposed McEnergy Convention Center Expansion and Renovation Project (The Master Plan), is an activity covered by the Downtown Strategy 2000 EIR; therefore, associated environmental impacts were addressed in the Final EIR. However, at the time of preparation of the Strategy 2000 EIR, detailed

information concerning the design and scope of the project was not available. Since that time, the Agency has detailed scope and plans, which can be evaluated at a project-level for purposes of CEQA. This addendum and an Initial Study dated January 2009 was prepared to conform to the requirements of the Public Resources Code California Environmental Quality Act (CEQA Statutes), the California Code of Regulations Section 15000 et. seq. (CEQA Guidelines), and the regulations and policies of the City of San Jose.

Implementation of the Master Plan would nearly double the Convention Center and would result in a 1,116,000-gross square foot facility and a total of 1,906,714 square feet including parking areas. The proposed project would be constructed in two phases, as funding becomes available. While the actual square footage for each phase may vary, the total square footage constructed over both phases would not exceed the overall Master Plan.

Phase 1 would entail the renovation of the existing facility, demolition of the former library building and the construction of a new facility on the north site. The total expanded facility (renovation and expansion) would be 823,400 gross square feet and approximately 100 percent of the existing facility would be renovated. It is possible that the replacement of the Central Utility Plant (CUP) would be ahead of other Phase 1 activities. The CUP would provide services to the Phase 1 expansion along with the existing Convention Center and Hilton Hotel. Additional equipment would be installed to serve the Phase 2 expansion, once Phase 2 is scheduled for construction.

Phase 2 would entail demolition of the South Hall and surface parking lot and construction of a new facility on the south site. The facility's gross square footage would increase by 292,600 square feet and a new parking garage containing 1,000 parking spaces would be constructed, resulting in a total of 2,205 parking spaces. Phase 2 would be located along Balbach Street on the south site and require the City to vacate the Viola Street right-of-way.

Public art would be incorporated into the proposed project as required by City Ordinance (2 percent public art component). The artist(s) would be selected through the City of San Jose's Arts Commission selection process.

Based on the analysis in this document and the Initial Study, the City concludes that the environmental effects of the Project were adequately addressed, and that the proposed project constitutes a minor refinement of the Final EIR Project description. Furthermore, the City finds that this minor refinement would not result in significant environmental effects not already identified in the Final EIR.

This Initial Study evaluates both Phase 1 and Phase 2 of the proposed project as described above. *Standard Measures apply to both phases of development*, unless the measure specifically refers to a development phase. Because the plans for Phase 2 of the proposed project are conceptual, this Initial Study provides program-level CEQA clearance for Phase 2. Subsequent environmental analysis would be needed to evaluate Phase 2 once design details are finalized. Refer to the MMRP, dated March 2009, for the description of measures to be implemented by the project.

Phase 2 project plans that are consistent with development analyzed in this Initial Study would require additional review for overall conformance and specifically for the environmental topics listed below:

- Biological Resources: Tree Survey shall be required for the Phase 2 to identify the number and types of trees to be removed.
- Land Use: Analysis of land use issues related to the incorporation of designs for Balbach Street described in the South First Area Strategic Development Plan and consistency with applicable design policies.

- Transportation: Completion of a Parking and Circulation Study for the proposed garage expansion under Phase 2.
- Utilities and Service Systems: Relocation of the existing utilities from the vacated Viola Street right-of-way to the adjacent right-of-way.

In the case where the Phase 2 project plans substantially differ from the analysis provided in this Initial Study, subsequent environmental analysis would be required pursuant to CEQA Guidelines Section 15164.

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3/2/09
Date

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