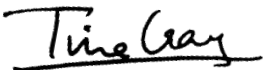


Notice of Exemption	
To: County Clerk County of Santa Clara County 110 West Tasman Drive, San Jose, CA 95134 (408) 299-5688	From: Nhu Nguyen City of San José PBCE, Planning Division, Environmental Review 200 East Santa Clara Street, T-3 San José, CA 95113, (408) 535-6894
Project Title: Icon/Echo Mixed Use Project	Project File No.: H25-041 and ER25-233
Applicant: Urban Catalyst (Attn: Matt Bernadis)	Applicant Phone No.: (916) 606-3225
Applicant Address: 99 South Almaden Boulevard, San Jose, CA 95113	
Project Location: 147 East Santa Clara Street, San Jose, CA 95113 (APNs: 467-20-079, 467-20-081, 467-20-060, and partially 467-20-080)	
Description of Nature, Purpose, and Beneficiaries of Project: The project is a Site Development Permit to allow the construction of a mixed-use project consisting of two eight-story buildings with up to 665 multifamily residential units and approximately 1,320 square feet of commercial space on an approximately 2.11-gross-acre site. The project includes the demolition of all existing buildings on-site, totaling approximately 22,527 square feet, and the removal of 29 trees (9 ordinance-size, 20 non-ordinance-size). This project includes extended construction hours from 7:00 am to 7:00 pm Monday through Saturday.	
Name of Public Agency Approving Project: City of San José	
Name of Person or Agency Implementing Project: City of San José	
Exempt Status: (check one) ☐ Ministerial (Sec. 21080(b)(1); 15268); ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)); ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); ☐ Categorical Exemption. State type and section number. ☒ Statutory Exemption. State code number: Public Resource Code Section 21080.66 (AB 130, as amended by SB 158).	
Reasons why project is exempt: The project is a qualifying Housing Development Project that meets project site size and unit density requirements. The project is in an urban area and consistent with the General Plan and Zoning. The project site is not located on natural or protected lands, a hazardous waste site that is listed pursuant to Section 65962.5, nor is it within fire, earthquake, or flood hazard areas. The project is required to implement the City's standard environmental permit conditions pertaining to air quality, biological resources, cultural and tribal cultural resources, noise and vibration, and additional permit conditions pertaining to hazards remediation during construction to reduce environmental impacts. Therefore, the project qualifies for a statutory exemption under PRC Section 21080.66 (AB 130, as amended by SB 158).	

Lead Agency Contact: Nhu Nguyen		Phone No.: (408) 535-6894
If filed by applicant: 1. Attach certified document of exemption finding. 2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No		
Signature: 	Title Supervising Planner	Date 08/13/2026
☒ Signed by Lead Agency ☐ Signed by Applicant		