

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Santa Clara

110 West Tasman Drive

San Jose, CA 95134

From: (Public Agency): City of San Jose
200 E Santa Clara Street, 3rd Floor
San Jose, CA 95113

(Address)

Project Title: Icon/Echo Mixed Use Project

Project Applicant: Urban Catalyst (Attn: Matt Bernadis)

Project Location - Specific:

147 East Santa Clara Street, San Jose, CA 95113

Project Location - City: San Jose

Project Location - County: Santa Clara

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 Jose

Name of Person or Agency Carrying Out Project: City of San Jose

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 Exemptions. 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 Person: Nhu Nguyen Area Code/Telephone/Extension: (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: Nhu Nguyen Date: 8/19/26 Title: Planner II

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____