

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2021090554**

**Project Title:** Icon-Echo Mixed-Use Project

Lead Agency: City of San Jose Contact Person: Shannon Hill, Environmental Project Manager  
 Mailing Address: 200 E. Santa Clara St, 3rd Floor (Tower) Phone: (408) 535-7872  
 City: San Jose Zip: 95113 County: Santa Clara

**Project Location:** County: Santa Clara City/Nearest Community: San Jose  
 Cross Streets: East Santa Clara Street and North 4th Street Zip Code: 95113

Longitude/Latitude (degrees, minutes and seconds): 121 ° 53 ' 16.60 " N / 37 ° 20 ' 16.26 " W Total Acres: 2.1

Assessor's Parcel No.: 467-20-079, -081, -060 and a portion of -080] Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 87, 82, 101; I-280, 680, 880 Waterways: Guadalupe River; Los Gatos Creek; Coyote Creek

Airports: San Jose International Railways: Caltrain, ACE, VTA, BART Schools: San Jose USD

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input checked="" type="checkbox"/> Draft EIR      | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan                       | <input type="checkbox"/> Rezone                                       | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan                         | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input checked="" type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                           | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>415</u> Acres <u>2.1</u>                        | <input type="checkbox"/> Transportation: Type _____            |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>525,000</u> Acres <u>2.1</u> Employees <u>1,750</u> | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>8,500</u> Acres <u>2.1</u> Employees <u>28</u>  | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                             | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____   | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____  | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____   |  |

**Project Issues Discussed in Document:**

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks     | <input type="checkbox"/> Vegetation                          |
| <input checked="" type="checkbox"/> Agricultural Land        | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian                    |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption                 | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous      | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation  | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Commercial/Retail/Public-Quasi Public; Zoning: Downtown Primary Commercial; General Plan: Downtown

**Project Description:** (please use a separate page if necessary)

The project is proposed on an approximately 2.1-acre project site [Assessor Parcel Numbers (APNs) 467-20-079, -081, -060 and a portion of -080] currently developed with a gas station, church, surface parking lot, and three commercial buildings in Downtown San José. As proposed, the project would demolish the existing parking lot and buildings on-site (totaling approximately 22,527 square feet) and construct two towers (an office tower and a residential tower) connected via a podium on floors one to four and would include up to ten commercial condominiums. One level of below-grade parking is proposed across the project site. The Northern Tower (residential tower) would be located on the northern portion of the site at St. John Street and North Fourth Street and would have up to 415 residential units. The Northern Tower would be 27-stories tall with a maximum height of 268 feet. The Southern Tower (commercial tower) would be located on the southern portion of the site at East Santa Clara Street and North Fourth Street and would provide up to 525,000 square feet of commercial/office space. The Southern Tower would be 21-stories with a maximum height of 268 feet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date Friday, June 17, 2022 Ending Date Monday, August 1, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers &amp; Associates</u>	Applicant: <u>Urban Catalyst (Attn: Paul Ring)</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>99 S. Almaden Ave.</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Jose, CA 95113</u>
Contact: <u>Fiona Phung</u>	Phone: <u>(650) 888-5885</u>
Phone: <u>(408) 454-3427</u>	

Signature of Lead Agency Representative: Shannon Hill  Date: 6/15/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.