SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

County of Santa Clara - Clerk-Recorder's Office
State of California

File Number: ENV26261
ENVIRONMENTAL FILING
No. of Pages: 2
Total Fees: $50.00
File Date: 08/19/2026
Expires: 09/23/2026

LOUIS CHIARAMONTE, Clerk-Recorder
By: Mike Louie, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk
TYPE OR PRINT CLEARLY

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
  - ☐ Filing Fee (new project)
  - ☐ Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - ☐ No Effect Determination **(F&W letter must be attached)**
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
  - ☐ Filing Fee (new project)
  - ☐ Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - ☐ No Effect Determination **(F&W letter must be attached)**
- ☑ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

1. LEAD AGENCY: City of San José
2. LEAD AGENCY EMAIL: Cort.Hitchens@sanjsoeca.gov
3. PROJECT TITLE: 1295 Curtner Avenue Residential Project
4. APPLICANT NAME: City Connect Partners, Inc. (Cyrus Jahanian), PHONE: (408) 821-3112
5. APPLICANT EMAIL: cyrus@cityconnect.dev
6. APPLICANT ADDRESS: 1018 Lincoln Avenue, San José, CA 95125
7. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity
8. NOTICE TO BE POSTED FOR 35 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Rev_8/2023

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

NOTICE OF EXEMPTION

To: County Clerk
County of Santa Clara County
110 West Tasman Drive, First Floor
San Jose, California 95134
(408) 299-2481

From: Cort Hitchens, Planner
Environmental Review Team
PBCE, Planning Division
200 East Santa Clara Street, T-3
San José, CA 95113
(408) 794-7386

Project File Numbers and Project Title: File Nos. H25-021 & ER25-133 for the 1295 Curtner Avenue Residential Project

Applicant, Address: City Connect Partners, Inc. (Cyrus Jahanian), 1018 Lincoln Avenue, San José, CA 95125

Project Location: 1295 Curtner Avenue, San José, CA 95125; APN: 439-06-042

Description of Nature, Purpose, and Beneficiaries of Project:
Site Development Permit to allow construction of eight residential condominium units on separate lots and four condominium units on two lots, subject to State Density Bonus Law, one incentive to allow two-family dwelling use in the zoning district, and fourteen waivers related to height, number of stories, floor area ratio, common and private open space, tree canopy coverage, parking standards, building entrances, and lot depth ratio, including the demolition of a single-family home and removal of 21 trees on an approximately 0.65-gross-acre site.

Name of Public Agency Approving Project: City of San José

Name of Person or Agency Implementing Project: City Connect Partners, Inc. (Cyrus Jahanian)

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: **Section 15332. In-fill Development Projects**
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: None of the exceptions contained in 15300.2 apply to the project and the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed 1295 Curtner Avenue Residential Project is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Lead Agency Contact Person: Cort Hitchens **Telephone:** (408) 794-7386

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: Cort Hitchens **Date:** August 19, 2026 **Title:** Supervising Planner
☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for filing at OPR: _____

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

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: ENV26261

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN JOSE	cort.hitchens@sanjoseca.gov	08/19/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SANTA CLARA	

PROJECT TITLE

1295 CURTNER AVENUE RESIDENTIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY CONNECT PARTNERS, INC. (CYRUS	cyrus@cityconnect.dev	(408)821-3112

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1018 LINCOLN AVENUE	SAN JOSE	CA	95125

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ $50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Mike Louie	Mike Louie, Deputy County Clerk-Recorder

Santa Clara County
Clerk-Recorder
(408) 299-5688
https://www.clerkrecorder.org

Receipt: 26-138875

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	$50.00
	# Pages	2
	Document #	ENV26261
	Document Info:	CITY OF SAN JOSE
	Filing Type	E
Total		$50.00
Tender (Check)		$50.00
Paid By	CITY OF SAN JOSE	
Check #	1981801	
Paid By	CITY OF SAN JOSE	

PLEASE KEEP FOR REFERENCE

8/19/26 3:18 PM PST mlouie

Santa Clara County Recorder - Official Records
110 West Tasman Drive
San Jose, CA 95134
408-299-5688

Source:	Phone Order (Card Keyed-In)	**Authorization:**	Paid in Full
Order Date/Time:	8/19/2026 03:16 PM PDT	**Agency Amount:**	$50.00
Order Number:	**225821030**	**Other Agency Amount:**	$0.00
Operator:	**MikeL**	**Shipping Amount:**	$0.00
Location Code:	*********615	**LN Service Fee:**	$2.50
		Total Amount(USD):	$52.50

Payment Information

Transaction Type:	Purchase	**Expiration**	##/##
Card Holder:	Cyrus Jahanian	**Transaction Ref #:**	231797075
Payment Method:	Credit Card (AMEX **********1024)	**CVV2 Response:**	
Approval Code:	107897	**Auth Txn Id #:**	01825810402107
AVS Response:		**Val Code:**	

Merchant Copy

Agency Amount	**Product**	**Product Detail**
$50.00	Clerk Payment	

Santa Clara County Recorder - Official Records
110 West Tasman Drive, San Jose, CA 95134
408-299-5688
VitalChek Receipt - Phone Order (Card Keyed-In)
Cardholder Copy

Order Date/Time:	8/19/2026 03:16 PM PDT	**Transaction Type:**	Purchase
Confirmation Number:	**225821030**	**Approval Code:**	107897
Payment Applied towards:	**Clerk Payment**	**Transaction Ref #:**	231797075
Card Holder:	Cyrus Jahanian	**Payment Method:**	AX(1024)

Bill To
Cyrus Jahanian
United States of America

Authorization:	Paid in Full
Agency Amount:	$50.00
Other Agency Amount:	$0.00
LN Service Fee:	$2.50
Total Amount(USD):	$52.50

Refund Policy: Please contact the agency listed on the receipt to request a refund.