



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

File Number: ENV26262

ENVIRONMENTAL FILING

No. of Pages: 2

Total Fees: \$50.00

File Date: 08/20/2026

Expires: 09/24/2026

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@sanjoseca.gov
3. PROJECT TITLE: 741 S. Winchester Boulevard Residential Project
4. APPLICANT NAME: SyRes Properties LLC (Glen Ceridono) PHONE: (415) 448-8330
5. APPLICANT EMAIL: gceridono@syresproperties.com
6. APPLICANT ADDRESS: 150 Pelican Way, San Rafael, CA 94901
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.

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. H23-014 & ER23-138 for the 741 S. Winchester Boulevard Residential Project

Applicant, Address: SyRes Properties LLC (Glen Ceridono), 150 Pelican Way, San Rafael, CA 94901

Project Location: 741 S. Winchester Boulevard, San José, CA 95128

Description of Nature, Purpose, and Beneficiaries of Project:

Site Development Permit submitted under the Housing Accountability Act ("Builder's Remedy") to allow the construction of seven-story 264-unit multifamily residential building and the removal of 23 trees (14 ordinance-size, 9 non-ordinance-size), with an application under State Density Bonus Law including an approximately 9.8% density bonus and a request for multiple waivers on an approximately 2.97-gross-acre site.

Name of Public Agency Approving Project: City of San José

Name of Person or Agency Implementing Project: SyRes Properties LLC (Glen Ceridono)

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: Section 21080.66.

Reasons why project is exempt: The project is a Housing Development Project as defined by Section 21080.66. (a) of the Government Code, as amended, and therefore qualifies for a statutory Exemption under Assembly Bill 130.

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.

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

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

RECEIPT NUMBER:

ENV26262

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN JOSE

LEAD AGENCY EMAIL

cort.hitchens@sanjoseca.gov

DATE

08/20/2026

COUNTY/STATE AGENCY OF FILING

SANTA CLARA

DOCUMENT NUMBER

PROJECT TITLE

741 S. WINCHESTER BOULEVARD RESIDENTIAL PROJECT

PROJECT APPLICANT NAME

SYRES PROPERTIES LLC (GLEN CERIDONO)

PROJECT APPLICANT EMAIL

gceridono@syresproperties.com

PHONE NUMBER

(415) 448-8330

PROJECT APPLICANT ADDRESS

150 PELICAN WAY

CITY

SAN RAFAEL

STATE

CA

ZIP CODE

94901

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

X *Mike Louie*

AGENCY OF FILING PRINTED NAME AND TITLE

Mike Louie, Deputy County Clerk-Recorder



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

Receipt: 26-138999

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	2
	Document #	ENV26262
	Document Info:	CITY OF SAN JOSE
	Filing Type	E
Total		\$50.00
Tender (Check)		\$50.00
Paid By	customer	
Check #	1981804	
Paid By	customer	

PLEASE KEEP FOR REFERENCE

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:	8/20/2026 08:35 AM PDT	Agency Amount:	\$50.00
Order Number:	225845100	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:	John Chen	Transaction Ref #:	231826299
Payment Method:	Credit Card (MASTERCARD *****4426)	CVV2 Response:	
Approval Code:	02059C	Auth Txn Id #:	MABQDGV650820
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:	8/20/2026 08:35 AM PDT
Confirmation Number:	225845100
Payment Applied towards:	Clerk Payment
Card Holder:	John Chen

Transaction Type:	Purchase
Approval Code:	02059C
Transaction Ref #:	231826299
Payment Method:	MC(4426)

Bill ToJohn Chen
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.