



**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

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

File Number: ENV25942

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$4173.50

File Date: 12/18/2025

Expires: 01/17/2026

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 Jose
2. LEAD AGENCY EMAIL: nhu.nguyen@sanjoseca.gov
3. PROJECT TITLE: 1000 South De Anza Boulevard Residential Project
4. APPLICANT NAME: Borello Asset Management, Inc. (Attn: Chris Borello) PHONE: (408) 710-7069
5. APPLICANT EMAIL: chris@borellofamily.com
6. APPLICANT ADDRESS: 45 1ST Street West, Morgan Hill, California, 95037
7. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
8. NOTICE TO BE POSTED FOR 30 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.

File Numbers: H23-029, ER23-232

- ☒ County Clerk-Recorder
County of Santa Clara
110 West Tasman Drive, 1st Floor, San José, CA, 95134
- ☒ Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95182

**NOTICE OF DETERMINATION
1000 SOUTH DE ANZA BOULEVARD RESIDENTIAL PROJECT
ENVIRONMENTAL IMPACT REPORT (SCH# 2024050237)**

Lead Agency: City of San José

Project Applicant: Borello Asset Management, Inc. (Attn: Chris Borello); 45 1ST Street West,
Morgan Hill, California, 95037; chris@borellofamily.com; (408) 710-7069

Project Title: 1000 South De Anza Boulevard Residential Project

Project Description: The project is a Site Development Permit to allow the demolition of an existing single-story commercial structure and the removal of 13 trees for the construction a 97-foot tall, seven-story, 77,660 square foot, 120-unit residential building on a 0.72-gross-acre site. The new residential building would have 5,017 square feet of common open space and a 148-stall parking area with mechanical lifts and eight outdoor guest parking spaces. The building would be 91 feet tall from the top of the grade to the roofline. Sixteen of the units in the building are included as below market rate affordable living spaces.

Location: 1000 South De Anza Boulevard, San Jose, CA 9512921

Assessor's Parcel Numbers: 372-26-018

Council District: 1

This is to advise that the Director of Planning, Building, and Code Enforcement of the City of San José approved the above-described project on **December 17, 2025** and made the following determinations regarding such project:

1. The Final Environmental Impact Report (FEIR) was prepared and completed in compliance with CEQA.
2. The Director of Planning, Building, and Code Enforcement has reviewed the FEIR and other information in the record and has found that the FEIR represents the independent judgement of the City as the lead agency for the project.
3. The Director of Planning, Building, and Code Enforcement recognized that the FEIR contains additions, clarifications, modifications, and other information in response to comments on the Draft EIR or obtained after the Draft EIR was issued and circulated for public review and found that such changes and additional information would not result in

(i) any new significant environmental impact or substantially more severe environmental impact not already disclosed and evaluated in the Draft EIR (ii) any feasible mitigation measure considerably different from those analyzed in the Draft EIR that would lessen a significant environmental impact of the project, or (iii) any feasible alternative considerably different from those analyzed in the Draft EIR that would lessen a significant environmental impact of the project.

4. The Director of Planning, Building, and Code Enforcement determined that recirculation of the FEIR is not warranted or required under the provisions of CEQA.
5. Mitigation measures were made a condition of the approval of the Project.
6. A Mitigation Monitoring and Reporting Program was adopted for this Project.
7. Findings were made and adopted for this Project pursuant to the provisions of CEQA.

The documents and other materials that constitute the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Sections 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director
Planning, Building and Code Enforcement

Date: December 17, 2025


Deputy



State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

ENV25942

STATE CLEARINGHOUSE NUMBER (If applicable)

2024050237

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL nhu.nguyen@sanjoseca.gov	DATE 12/18/2025
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE

100 SOUTH DE ANZA BOULEVARD RESIDENTIAL PROJECT

PROJECT APPLICANT NAME BORELLO ASSET MANAGEMENT, INC. (ATTN:	PROJECT APPLICANT EMAIL chris@borellofamily.com	PHONE NUMBER (408) 710-7069
PROJECT APPLICANT ADDRESS 45 1ST STREET WEST	CITY MORGAN HILL	STATE CA
	ZIP CODE 95037	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$

☐ 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 \$ 4,173.50

SIGNATURE

X

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: 25-216286

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$4,173.50
	# Pages	3
	Document #	ENV25942
	Document Info:	CITY OF SAN JOSE
	Filing Type	I
Total		\$4,173.50
Tender (Check)		\$4,173.50
Paid By	CITY OF SAN JOSE	
Check #	1836963	
Paid By	CITY OF SAN JOSE	

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)
Order Date/Time: 12/18/2025 01:08 PM PST
Order Number: 213110699
Operator: MikeL
Location Code: *****615

Authorization: Paid in Full
Agency Amount: \$4173.50
Other Agency Amount: \$0.00
Shipping Amount: \$0.00
LN Service Fee: \$2.50
Total Amount(USD): \$4176.00

Payment Information

Transaction Type: Purchase
Card Holder: Chris Borello
Payment Method: Credit Card (MASTERCARD
*****8378)
Approval Code: 68853C
AVS Response:

Expiration ###/##
Transaction Ref #: 217217546
CVV2 Response:
Auth Txn Id #: MABKKFH231218
Val Code:

Merchant Copy

Agency Amount \$4173.50
Product Clerk Payment

Product Detail**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: 12/18/2025 01:08 PM PST
Confirmation Number: 213110699
Payment Applied towards: Clerk Payment
Card Holder: Chris Borello

Transaction Type: Purchase
Approval Code: 68853C
Transaction Ref #: 217217546
Payment Method: MC(8378)

Bill To

Chris Borello
United States of America

Authorization: Paid in Full
Agency Amount: \$4173.50
Other Agency Amount: \$0.00
LN Service Fee: \$2.50
Total Amount(USD): \$4176.00

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