



City of Saratoga

Notice of Preparation of Draft Environmental Impact Report

Project Name	Masson Estates
Project Location	West of Pierce Road and Saratoga Heights Drive (APN 503-46-005)
Applicant Name	Chateau Masson, LLC
Public Scoping Meeting	May 29, 2024

The City of Saratoga (City) intends to prepare a Draft Environmental Impact Report (Draft EIR) for the proposed Masson Estates (proposed project). The proposed project would consist of the construction of 25 single-family homes and associated improvements totaling approximately 118,670 of gross building square feet on a 72.45-acre site. Development would be focused on the northern approximate 18-acre portion of the parcel (Development Area); the southern approximate 54-acre portion would remain undeveloped with the exception of an emergency access road. Homes would consist of 2- to 3-stories.

The proposed project would construct 20 market-rate, and five affordable, single-family homes thereby providing 20 percent of the units for lower-income households. The proposed homes would range from 2,375 to 7,091 square feet on lots ranging from 2,086 to 86,351 square feet. Lots 1–8 would be 2,375-square-foot single-family homes with four bedrooms, two baths, and 2-car garages; of these, Lots 1-4 and 8 would be affordable units, and Lots 5-7 would be market-rate. Lots 9–25 would be market-rate single-family homes of up to 7,091 square feet with four bedrooms, four baths, and 3 to 4-car garages. The proposed project would also include improvements to an existing emergency access road.

Tree removal and landscaping would be located in areas directly adjacent to the proposed residences, roadways, and stormwater detention ponds. A total of 367 trees are proposed for removal. Removed trees would be replaced primarily by coast live oak (*Quercus agrifolia*). In areas where tree canopy space is limited, removed trees would be replaced by western redbud (*Cercis occidentalis*). Proposed landscaping trees, shrubs, and ground covers are all California native species, compatible with the oak woodland ecosystem. Additionally, shrubs and ground cover along proposed roadways and driveways would be planted for erosion control.

As required by the California Environmental Quality Act (CEQA), the City has prepared this Notice of Preparation (NOP). The purpose of the NOP is to inform recipients that the City is beginning the preparation of the Draft EIR and to solicit comments concerning the scope and content of the environmental review. This NOP includes an introduction to the proposed project and a description of the proposed project and its location as discussed above, and a summary of potential project impacts and information on how to provide comments to the City listed below.

The Draft EIR will evaluate whether the proposed project may potentially result in one or more significant environmental effects, which will be evaluated in the relevant sections listed below.

- Aesthetics, Light, and Glare
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, and Mineral Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed project to result in significant impacts, the following issue will be addressed in the Effects Found not to be Significant section of the Draft EIR:

- Agriculture and Forestry Resources: The project site is not located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and it is not zoned for agricultural use or timber production. No impact would occur.

The City is holding a public scoping meeting to provide an opportunity for the public to learn about the project and to share any concerns or comments they may have.

Participant Information:

The public meeting will be held at the Joan Pisani Community Center, Multi-purpose Room, located at 19655 Allendale Avenue, Saratoga, CA 95070.

- Date: Wednesday, May 29, 2024
- Time: 6:00 p.m.

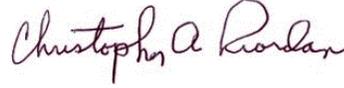
Meeting participants can also participate in the meeting by teleconference:

- Using the Zoom website, please click the link below to join the webinar:
<https://us02web.zoom.us/j/86878856216?pwd=dHJlJOG5ldjE3Zms0NER6bXRNR2dQdz09>
- Passcode: 150758
- Using the Zoom App: Webinar ID: 868 7885 6216
- Calling 1.408.638.0968 or 1.669.900.6833

In accordance with the Americans with Disabilities Act, if you need assistance to participate in this meeting due to a disability, please contact the City Clerk at bavrit@saratoga.ca.us or call 408.868.1216 as soon as possible before the meeting. The City will use its best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety.

The public comment period is from May 10, 2024 to June 9, 2024. All scoping comments must be received by June 9, 2024 by 5:00 p.m. Send written comments to City of Saratoga, Christopher Riordan, Senior Planner, 13777 Fruitvale Avenue, Saratoga, CA 95070. Comments may also be sent via email to criordan@saratoga.ca.us with a subject line that states "Masson Estates."

Christopher Riordan, Senior Planner

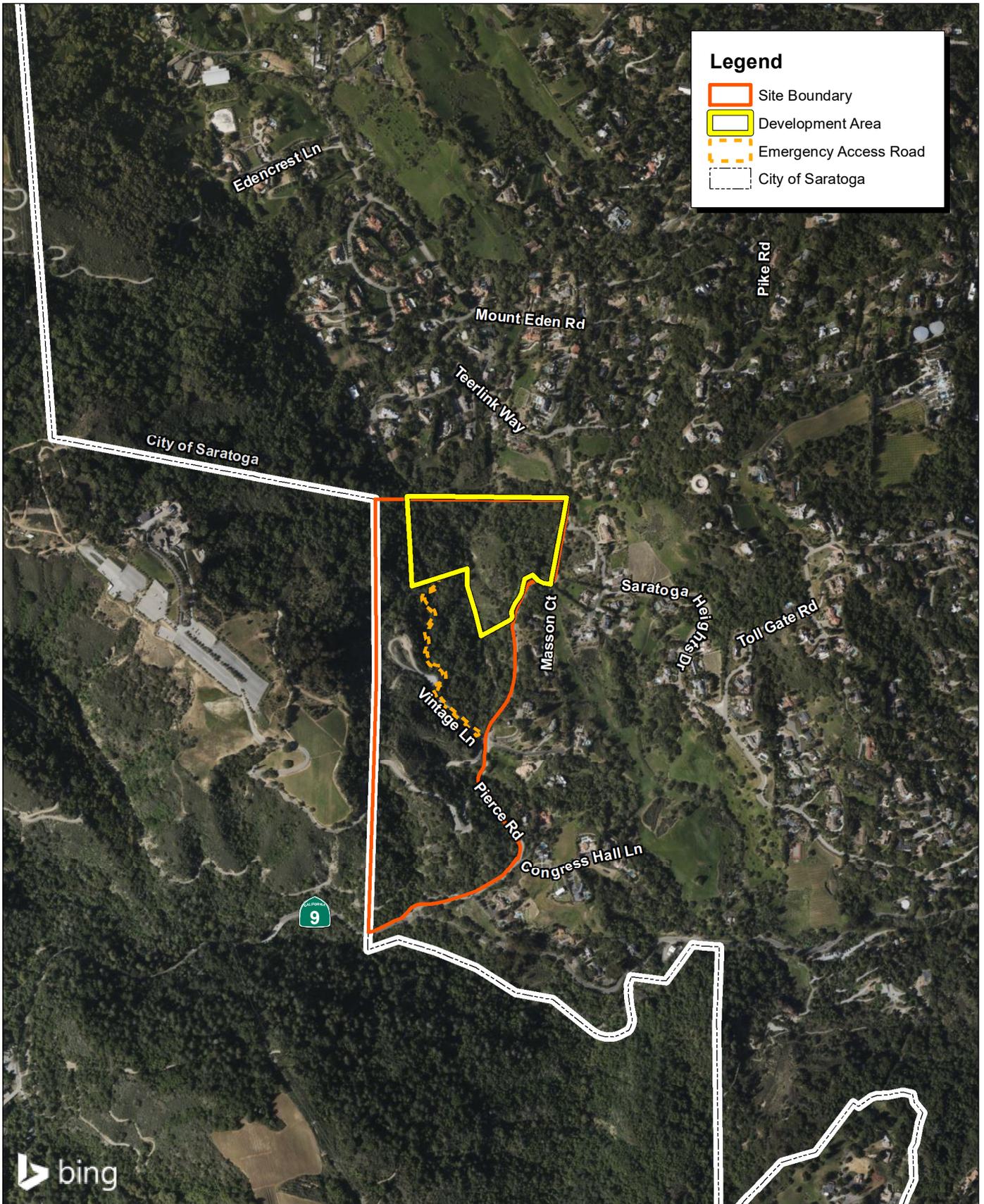


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Signature

Date

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Source: Bing Aerial Imagery. Hanna-Brunetti Civil Engineers, 02/2024.

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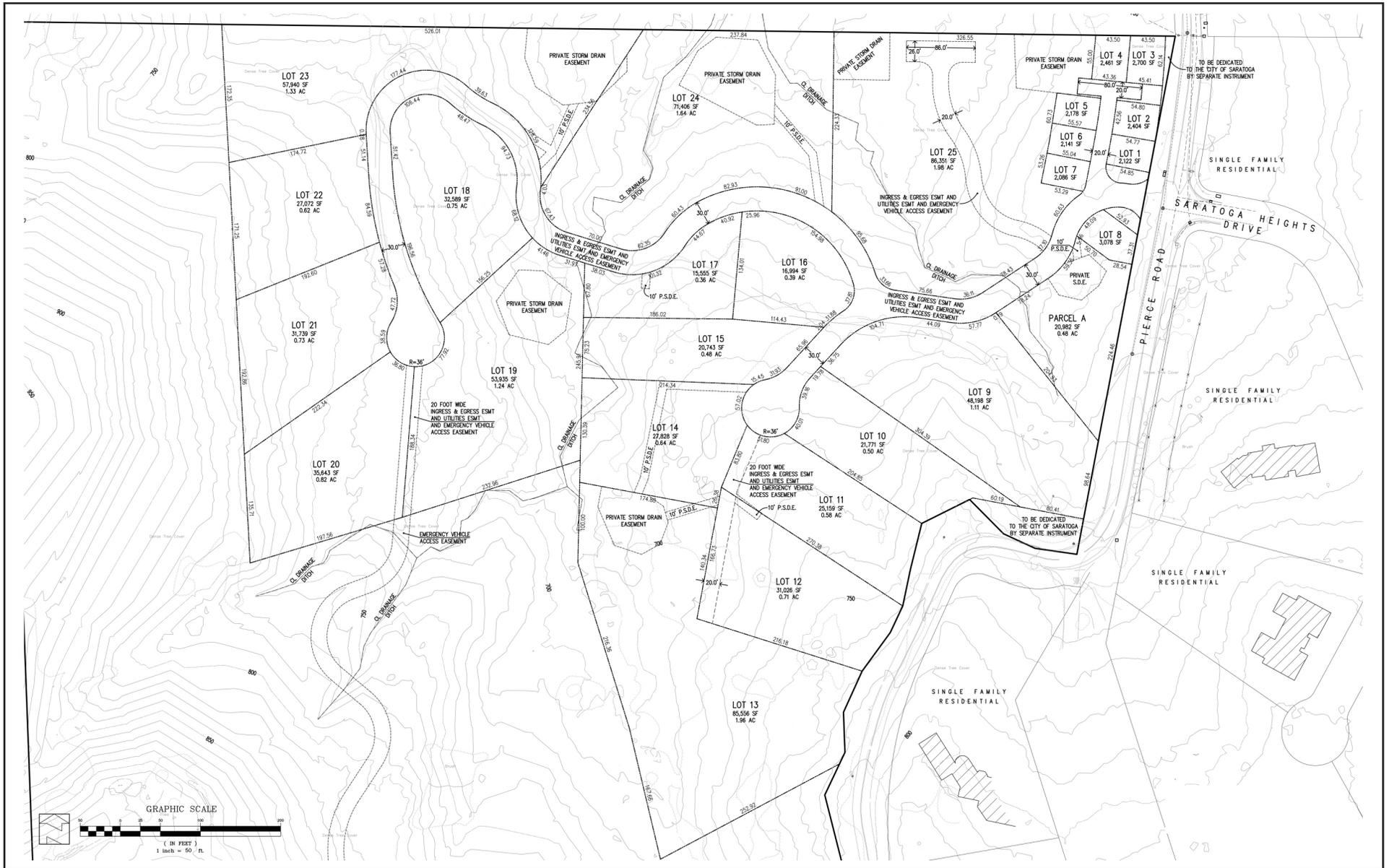


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Exhibit 1 Local Vicinity Map

CITY OF SARATOGA
MASSON ESTATES
NOTICE OF PREPARATION

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Source: Hanna-Brunetti. 12/2023.

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