PUBLIC NOTICE OF THE NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND A NOTICE OF PUBLIC MEETING FOR THE MASSON ESTATES RESIDENTIAL DEVELOPMENT

The City of Saratoga (City) as the Lead Agency has prepared a Draft Environmental Impact Report (Draft EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential impacts of the above referenced project (SCH #2024050461) to develop 25 homes and related infrastructure including new internal streets and driveways on an approximately 72 acre vacant site near the intersection of Pierce Road and Saratoga Heights Drive, Saratoga, CA (APN 503-46-005).

The Draft EIR and referenced documents are available on the City's website at: https://www.saratoga.ca.us/641/13-Pierce-Road-Masson-Estates. Hard copies can be viewed during normal business hours at:

City of Saratoga, Community Development Department
13777 Fruitvale Avenue, Saratoga, CA 95070

The Draft EIR will also be available at:
Saratoga Library
13650 Saratoga Avenue, Saratoga, CA 95070

The Draft EIR identified that the project would result in significant and unavoidable impacts to :

- Emergency response and evacuation
- Wildland Fires
- Conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect
- Emergency Access
- Transportation VMT Impacts
- Expose project occupants to pollutant concentrations from wildfire

All other environmental impacts would be less than significant or could be mitigated to less than significant with the implementation of mitigation measures recommended in the Draft EIR. This notice is required to disclose whether the project site is listed as a hazardous waste site. The project site is not a listed hazardous waste site.

Your comments regarding the environmental effects of this project and the adequacy of the Draft EIR are welcome. The 45-day public review period for this Draft EIR begins on Monday December 29, 2025 and ends on Thursday February 12, 2026, 5:00 p.m.

Please send written comments on the Draft EIR to the following address by 5:00 p.m. February 12, 2026, with the subject line "Masson Estates."

City of Saratoga Community Development Department
Attention: Christopher Riordan
13777 Fruitvale Avenue, Saratoga, CA 95070
Or
E-mail: criordan@saratoga.ca.us

A public meeting via Zoom to receive verbal comments on the Draft EIR will be held at 6:00 p.m. Pacific Time on Tuesday, February 10, 2026.

Members of the public may participate in the meeting by using the Zoom website or App https://us02web.zoom.us/j/88082716144 (Webinar ID 880 8271 6144); OR Calling 1.408.638.0968 or 1.669.900.6833.