

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Santa Clara
Address: 110 West Tasman Drive (1st Floor)
San Jose, CA 95134

From:

Public Agency: City of Saratoga
Address: 13777 Fruitvale Ave
Saratoga CA 95070
Contact: Christopher Riordan
Phone: 408-868-1235

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024050461

Project Title: Masson Estates Project

Project Applicant: Chateau Masson, LLC

Project Location (include county): Pierce Road, APN 503-46-005, Saratoga, Santa Clara County

Project Description:

Subdivide the 72.45-acre parcel and develop 25 homes and related infrastructure in the northern 18.38 acre portion of the parcel. The proposed project would construct 20 for sale market rate single-family homes, and 5 for sale affordable single-family homes. The proposed project would also include improvements to the existing emergency access road. A total of 367 trees are proposed for removal.

This is to advise that the City of Saratoga has approved the above
☒ Lead Agency or ☐ Responsible Agency)

described project on August 19, 2026 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): Christopher A. Riordan Title: Senior Planner

Date: August 19, 2026 Date Received for filing at OPR: _____