Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 18500 and 18520 Marshall Lane Townhome Project

Lead Agency: City of Saratoga | Contact Person: Kavitha Kumar, Contract Planner

Mailing Address: 13777 Fruitvale Avenue | Phone: 408.340.5642

City: Saratoga | Zip: 95070 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: Saratoga

Cross Streets: Marshall Lane, Quito Road | Zip Code: 95070

Longitude/Latitude (degrees, minutes and seconds): 37 ° 15 ′ 45.73 ″ N / 121 ° 59 ′ 38.61 ″ W Total Acres: 9.84

Assessor's Parcel No.: 397-02-110, and 397-02-111 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: SR-85, SR-9 | Waterways: Vasona Reservoir

Airports: | Railways: | Schools: see overflow sheet

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 132 Acres
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☒ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Residential Very Low Density (RVLD) Zoning: Single Family Residential (R-1-40,000)

Project Description: *(please use a separate page if necessary)*

The project applicant, Marshall Lane Owner, LLC, proposes to develop 132 three-story attached townhomes and related infrastructure, including new internal streets and driveways, parking, landscaping, bioretention and drainage features, and utility improvements on an approximately 9.84 gross-acre project site. The color palette of the homes would include earth tones, such as shades of brown, tan, navy, and green, along with shades of white and gray.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Schools within 2 miles

Marshall Lane Elementary School, West Valley College, The Marvegos Fine Art School, Rolling Hills Middle School, Capri Elementary School, Village Elementary School, Forest Hills Elementary School, Westmont High School, Sacred Heart School, Redwood Middle School, Saratoga High School, The Harker School Lower School Campus, Prospect High School

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 13, 2025 Ending Date November 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: FirstCarbon Solutions
Address: 2999 Oak Road, Suite 250
City/State/Zip: Walnut Creek, CA 94597
Contact: Yael Marcus, Senior Project Manager
Phone: (714) 508-4100

Applicant: Pete Beritzhoff, Marshall Lane Owner, LLC
Address: 90 Railway Avenue
City/State/Zip: Campbell, CA 95008
Phone: (408) 680-4938

Signature of Lead Agency Representative: Kavitha Kumar **Date:** 10/7/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.