City of Saratoga
Notice of Preparation of
Draft Environmental Impact Report

Date	October 13, 2025
Project Name	18500 and 18520 Marshall Lane Townhome Project
Project Location	18500 and 18520 Marshall Lane, West of Quito Road, Saratoga, CA (APNs 397-02-110 and 397-02-111)
Applicant Name	Marshall Lane Owner, LLC
Subject	Notice of Preparation of a Draft Environmental Impact Report for the 18500 and 18520 Marshall Lane Townhome Project
Comment Period	**October 13, 2025–November 12, 2025, at 5:00 p.m.**
Public Scoping Meeting	**October 23, 2025**

Notice is hereby given that the City of Saratoga (City), as the Lead Agency, is preparing an Environmental Impact Report (EIR) for the proposed 18500 and 18520 Marshall Lane Townhome Project (proposed project), pursuant to and in accordance with Title 14, Section 15060(d) of the California Code of Regulations, the California Environmental Quality Act (CEQA), and the State of California CEQA Guidelines.

The purpose of the Notice of Preparation (NOP) is to solicit input and feedback from the public and regulatory agencies on the proposed project, including project alternatives and environmental impacts. The intent of the NOP is to provide sufficient information to enable meaningful comments regarding the scope and content of the EIR. This NOP includes an introduction to the proposed project, a description of the proposed project and its location, a summary of potential project impacts, and information on how to provide comments to the City.

Project Description

The proposed project would consist of the construction of 132 3-story townhomes and related infrastructure, including new internal streets and driveways, parking, landscaping, bioretention and drainage features, and utility improvements on an approximately 9.84-acre project site (Exhibit 1). 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.

The proposed project is being processed pursuant to Senate Bill (SB) 330 (the Housing Crisis Act) and the Housing Accountability Act. The proposed project would construct 10 extremely low-income homes, thereby providing 7 percent of the units for extremely low-income households. The proposed units would range from 1,275-square-foot 2-bedrooms/2.5-bathroom units to 2,268-square-foot 4-bedroom/3.5-bathroom units, with six units in each proposed building (Exhibit 2).

All units would include private outdoor open space, and the portion of the project site bordering Quito Road would include approximately 88,000 square feet of landscaping and common space, including proposed recreation areas, seating areas, and children's play structures. In total, the proposed project would include 128,806 square feet of open space. Landscaping would be limited to areas directly adjacent to the proposed townhomes and roadways.

Parking would be provided via residential garages and street parking. The proposed project would provide 264 in-unit garage spaces (two spaces per garage), 32 on-street spaces, and two Americans with Disabilities Act (ADA) accessible spaces, for a total of 298 vehicle spaces. On-street spaces would be located along two of the north–south internal roadways in the central and western portions of the project site. The proposed project would also include 24 bicycle rack spaces. Site access would be provided via a 24-foot-wide driveway off Marshall Lane and an Emergency Vehicle Access (EVA) driveway off Sobey Road. All internal roadways would be 24 feet wide and would provide adequate turning radii for emergency vehicles within the project site.

Potential Environmental Effect Areas

The Draft EIR for the proposed project will focus on the resource areas/issues applicable to this project and will evaluate the potentially significant environmental impacts of the proposed project. The Draft EIR will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts and identify and evaluate alternatives to the proposed project. 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
- Agriculture and Forestry Resources
- 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:

- Mineral Resources: The project site is located in an area designated as Mineral Resource Zone (MRZ)-1, an area where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence. Furthermore, there are no mines or quarries operating in Saratoga or the Sphere of Influence. Quarries and reclamation plans for former quarries are regulated by the State of California Mining and Geology Board through the Surface Mining and Reclamation Act (SMARA) of 1975, as amended.

Public Scoping Meeting

The City is holding a public scoping meeting to provide an opportunity for the public to learn about the proposed project and to share any environmental concerns or comments they may have. The public meeting will be held at the Joan Pisani Community Center, Multipurpose Room, located at 19655 Allendale Avenue, Saratoga, CA 95070.

- Date: Thursday October 23, 2025
- 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/88562153359?pwd=vVJxlVSjizQxGk01U8W4aHITkmxUa9.1
- Passcode: 542793
- Using the Zoom App: Webinar ID: 885 6215 3359
- By phone: call 1.408.638.0968 or 1.669.900.6833

In accordance with the ADA, 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 accommodation to provide as much accessibility as possible while also maintaining public safety.

The public comment period is from October 13, 2025, to November 12, 2025. All scoping comments must be received by November 12, 2025, by 5:00 p.m. Send written comments to City of Saratoga, Kavitha Kumar, Contract Planner, 13777 Fruitvale Avenue, Saratoga, CA 95070. Comments may also be sent via email to kkumar@m-group.us with a subject line stating “18500 and 18520 Marshall Lane Townhome Project.”

When the Draft EIR is completed, it will be available for review at the City’s offices located at 13777 Fruitvale Avenue, Saratoga, CA 95070 and on the City’s website. The City will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

Kavitha Kumar, Contract Planner



10/8/2025

Signature ***Date***



Source: ESRI Aerial Imagery. Santa Clara County.

1,000 500 0 1,000 Feet

Exhibit 1
Local Vicinity Map



Source: KTGY, Marshall Lane Owner LLC., Carlson, Barbee & Gibson, Inc. (CBG), vanderToolen Associates, Inc. (VTA), 02/14/2025.

Exhibit 2
Site Plan