



SARATOGA
California

Community Development Department

13777 Fruitvale Avenue
Saratoga, CA 95070
408.868.1222

March 30, 2026

Celina Ni
481 N Santa Cruz Ave #306
Los Gatos, CA 95030

RE: Housing Development Project AB 130 Exemption Review
12048 Parker Ranch Rd (APN #366-43-018)
Application # CPX24-0018 / ENV26-0003

Dear Ms. Ni,

The City of Saratoga with assistance from the City's CEQA consultant, Michael Baker International, Inc, has completed their review of the Assembly Bill (AB) 130 California Environmental Quality Act (CEQA) Exemption for the proposed Parker Ranch Housing Development Project at 12048 Parker Ranch Road. The following comments have been identified on the analysis. Staff will need the requested information in order to make a determination of whether the exemption applies.

1. 7. Environmental Exclusions on p. iii of Exhibit A-2: Please provide documentation to show how the site complies with the environmental conditions related to farmlands, wetlands, hazardous waste sites, flood hazard areas/regulatory floodways, conservation lands, protected species habitat, and conservation easement similar to the hyperlinks included for fire hazard severity zones and earthquake fault zones and to complete the administrative record for the project. More specifically, the project site is located immediately adjacent to a wetland (Prospect Creek), a regulatory floodway, and a Special Flood Hazard Area that is in Zone AE. The project site is also located in an earthquake fault zone and the southwestern portion of the project site in a landslide zone. Clarify if an arborist report been prepared and a biological resources assessment have been completed to verify that none of the vegetation and mature trees on-site serve as habitat for sensitive species.

Sincerely,

Kyle Rathbone
Associate Planner
krathbone@saratoga.ca.us