

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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December 17, 2024

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Nicole Johnson, Senior Planner
City of Saratoga
13777 Fruitvale Avenue
Saratoga, CA 95070

Re: House Family Vineyards – Draft Environmental Impact Report (DEIR)

Dear Nicole Johnson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the House Family Vineyards. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the November DEIR.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project would consist of the construction of a new subterranean wine cave and secondary access road to allow for the operation of a winery at the facility.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical. Per the DEIR, this project is found to have a significant VMT impact throughout the different scenarios described. Please consider measures to mitigate the project's VMT impact.

Mitigation Strategies

Caltrans Smart Mobility Framework Guide defines a place type based on four physical elements: built form, land use, mobility options, and people. Based on the Smart Mobility Framework 2022, the proposed project area is identified as a Rural area that typically consists of very low-density urban design with widely spaced towns separated by farms, vineyards, orchards, or grazing lands. The area includes rural towns that provide a mix of housing, services, and public institutions in compact form that serve surrounding Rural Areas. Tourist and recreation destinations may be present which can significantly affect land uses, character, and mobility needs. Multi-modal choices are very limited.

We encourage the project applicant to develop and implement an effective Transportation Demand Management (TDM) Program to reduce VMT and greenhouse gas emissions from future development in this area. TDM programs should be documented with annual monitoring reports by a TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take to achieve those targets.

Please also consider the measures listed below are quantified by California Air Pollution Control Officers Association (CAPCOA) and shown to have different efficiencies reducing regional VMT:

- Provide Community Based Travel Planning for employees
- Provide Local Shuttle (gas or electric) to Increase Transit Outreach
- Increase Transit Service Frequency
- Provide Traffic Calming Measures
- Promote Rideshare for guests

VMT Mitigation Program

Please note that the Santa Clara Valley Transportation Authority (VTA)'s Equitable VMT Mitigation Program was awarded through Caltrans' Sustainable Transportation Planning Grants (STPG) to assist local agencies in identifying and quantifying mitigations to VMT impacts and improve multimodal transportation to serve Santa Clara's residents. It is scheduled to be completed in 2025. The City is encouraged to participate in the VTA's VMT mitigation program to reduce or consider applying for Caltrans' STPG to develop their own program to reduce VMT in an effective and feasible manner.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Marley Mathews, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Nicole Johnson, Senior Planner
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Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" and the last name "Yunsheng" written in a single continuous stroke.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse