

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
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: Cindy McCormick
Phone: 408-868-1232

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): 2022030238

Project Title: House Family Vineyards

Project Applicant: Old Oak Vineyards, dba House Family Vineyards

Project Location (include county): Old Oak Way, Saratoga, Santa Clara County

Project Description: House Family Vineyards (applicant) is requesting a conditional use permit (CUP) to operate a winery at their property located at the end of Old Oak Way. The proposed project also consists of the construction of a new subterranean wine cave and secondary emergency vehicle access road, and modifications to an existing dirt road to make it a fire access road and an existing tasting deck (i.e., tasting deck, restrooms and office), as well as an open space easement exchange. The proposed winery operations include public wine tastings (no appointment needed) and private wine tasting and events (by appointment only).

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

described project on May 7, 2025 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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): Cindy McCormick Title: Development Manager
Date: May 8, 2025 Date Received for filing at OPR: