California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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Lara Tran, Senior Planner
County of Santa Clara
70 W Hedding St
San Jose, CA 95110

Re: 600 West Edmundson Avenue Project – Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Lara Tran:

Thank you for including the California Department of Transportation (Caltrans) in the Notice of Preparation of a Draft EIR review process for the 600 West Edmundson Avenue Project. 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 July 2026 NOP.

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

Project Understanding
The proposed project consists of the development of a residential subdivision including 52 housing units, water storage and wastewater treatment facilities; circulation and parking; and other facilities. The project also proposes widening West Edmundson Ave. The project is approximately 1.5 miles from U.S. Route 101 (U.S. 101).

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*).

Caltrans looks forward to reviewing the VMT analysis in the DEIR when it is available.

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 Suburban Community that typically consists of primarily lower density residential areas with a high proportion of detached housing. Some retail and service uses are interspersed in the area, but there is little mixing of housing with commercial uses. Street networks often have poor connectivity. There are low levels of transit service, large amounts of surface parking, and inconsistent pedestrian networks.

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:

Residential:
- Provide Electric Vehicle Charging Infrastructure
- Implement Market Price Public Parking (On-Street)
- Provide Secure Bike Parking
- Provide Pedestrian Network Improvement S
- Construct or Improve Bike Facility
- Construct or Improve Bike Boulevard
- Expand Bikeway Network
- Provide Traffic Calming Measures
- Create Urban Non-motorized zones
- Dedicate Land for Bike Trails

VMT Mitigation Program

Please consider exploring the following options to help further reduce the VMT impact if the implementation of applicable TDM measures is insufficient to mitigate the project VMT impact to a less-than-significant level: VMT based Transportation Impact Fee program, VMT Mitigation Exchange, and VMT Mitigation Bank. Please note that Caltrans has funded several local/regional agencies to study the feasibility of a variety of VMT mitigation programs through the Sustainable Transportation Planning Grant program (*link*). Caltrans welcomes the potential opportunities to work with the County of Santa Clara.

Lead Agency
As the Lead Agency, the County of Santa Clara is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Thailiya Thomas, 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.

Sincerely,

Marley Mathews

MARLEY MATHEWS
Acting Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse