

Notice of Completion & Environmental Document Transmittal

Mail to: Governor's Office of Land Use and Climate Innovation, 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024030083

Schedule a drop-off appointment: email state.clearinghouse@opr.ca.gov or call (916) 445-0613 9 a.m. – 4 p.m. Monday – Friday, excluding holidays

Project Title: Bay Area Vipassana Center Project

Lead Agency: County of Santa Clara Planning Department Contact Person: Lara Tran
Mailing Address: 70 West Hedding St. 7th Floor Phone: (408) 299-5700
City: San Jose Zip: 95110 County: Santa Clara

Project Location: County: Unincorporated Santa Clara County City/Nearest Community: City of Gilroy
Cross Streets: Redwood Retreat Road, El matador Drive Zip Code: 95020
Lat. / Long. (degrees, minutes, and seconds): 37° 01' 32.5" N/ 121° 39' 31.17" W Total Acres: 54.59
Assessor's Parcel No.: 756-30-024 Section: N/A Twp.: N/A Range: N/A Base: N/A
Within 2 Miles: State Hwy #: Route 152 Waterways: Little Arthur Creek, Uvas Creek
Airports: None Railways: None Schools: None

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 53,260 Acres _____ Employees 30 Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational _____ Hazardous Waste: Type _____
 Recreational _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Wildfire

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Hillside. Zoning Designation: Hillside - Scenic Road (HS-sr).

Project Description: (please use a separate page if necessary)

The Project is a camp and retreat center for teaching and practicing Vipassana meditation. The Project proposes to construct 18 structures totaling 53,260 square feet, demolish an accessory structure (barn), and install on-site improvements including a new 97,000-gallon water tank, driveway, access road, parking lot, new landscaping, sewage collection lines, septic tanks, effluent collection lines, wastewater treatment system (circulating textile filter system), pressure delivery effluent pipelines, pump stations, and subsurface drip irrigation. The total footprint of the Project would be approximately 10 acres in clusters, mostly along the eastern half of the 54.59-acre site. Project construction would take 6 years (72 months) and would occur over five phases.

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # 4	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 3
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Commission
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Wildlife Region # 3	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		


Local Public Review Period (to be filled in by lead agency)

Starting Date February 9, 2026 Ending Date March 26, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates (ESA)</u>	Applicant: <u>Bay Area Vipassana Center (Brian McNamara)</u>
Address: <u>180 Grand Avenue, Suite 1050</u>	Address: <u>530 Lawrence Expressway, #365</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Sunnyvale, CA 94085</u>
Contact: <u>Darcy Kremin</u>	Phone: <u>(415) 283-9192</u>
Phone: <u>(510) 463-6747</u>	

Signature of Lead Agency Representative:

DocuSigned by:

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Date: 02/04/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.