

County of Santa Clara

Department of Planning and Development

"People Centered Services"

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San José, CA 95110

Phone: (408) 299-5700

Website: plandev.santaclaracounty.gov



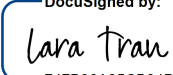
NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BAY AREA VIPASSANA CENTER

Project Applicant: Bay Area Vipassana Center
File Number: PLN20-003
Application For: Use Permit, Architecture and Site Approval, and Grading Approval

The County of Santa Clara ("County") as Lead Agency has prepared a Draft Environmental Impact Report (Draft EIR) for the Bay Area Vipassana Center Project (BAVC or "Project"). The County requests your comments on the content of the Draft EIR for the Project (State Clearinghouse Number 2024030083). A brief description of the Project, its location, and a summary of the potential environmental effects are provided below, as well as a description of the locations where these documents are available for public review. Approval of the Project will require actions by the County of Santa Clara, including the preparation and certification of a Final EIR and Use Permit, Architecture and Site Approval, Grading Approval, and Encroachment Permit.

The review period will start on February 9, 2026 and end on March 26, 2026. The purpose of the review period is to provide public agencies and individuals the opportunity to comment on the possible environmental effects of the Project. Please send your response to:

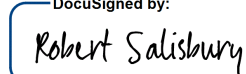
County of Santa Clara Department of Planning and Development
Attention: Lara Tran
County Government Center
70 W. Hedding Street, 7th Floor, East Wing, San Jose, CA 95110
Email: lara.tran@pln.sccgov.org

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2/4/2026

Lara Tran, Senior Planner

Date

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2/4/2026

Robert Salisbury, Principal Planner

Date

Project Location

The Project site is located in an unincorporated area of Santa Clara County, outside the Urban Service Area, west of the incorporated City of Gilroy (Figure 1). The Project site is a 54.59-acre parcel (A.P.N. 756-30-024) located at 9201 El Matador Drive (Figure 2). The General Plan designation of this parcel is Hillsides, and the zoning is Hillsides with a Scenic Road combining zoning district (HS-sr). The Project site is accessed from El Matador Drive and is surrounded by mostly low-density residential development, with agricultural uses to the north. The Project site is on relatively flat ground within the eastern half, then inclines steeply towards the west.

Project Description

The Project is a 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, pressure delivery effluent pipelines, pump stations, and subsurface drip disposal fields. 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.

Potential Environmental Effects of the Project

The Draft EIR identified that the Project would result in less-than-significant impacts with mitigation incorporated on the following resource topics: air quality, biological resources, and geology, soils, and paleontology.

Further, the Draft EIR identified that the Project would result in less-than-significant impacts to aesthetics, cultural and tribal cultural resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, transportation, utilities and service systems, and wildfire.

Additionally, the Draft EIR identified that the Project would result in no impacts to agriculture and forestry resources, land use and planning, mineral resources, and recreation.

Availability of Documents

As required by CEQA, the Draft EIR is being made available for agency and public review and comment for at least 45 days. An electronic copy of the Draft EIR is available on the County's website: <https://plandev.santaclaracounty.gov/services/planning-services/projects/current-planning-projects/current-projects-gilroy>. Printed copies of the Draft EIR and electronic copies of all appendices and documents referenced in the Draft EIR are available for review during normal business hours at the following locations:

County of Santa Clara
Department of Planning and Development
70 W. Hedding Street, 7th Floor, East Wing
San José, CA 95110

Gilroy Library
350 W. 6th Street
Gilroy, CA 95020

Comment Period

Please submit any written comments on the Draft EIR to the following address by 5 p.m. on Thursday, March 26, 2026:

County of Santa Clara Department of Planning and Development, Planning Office
Attention: Lara Tran, Senior Planner
County Government Center
70 West Hedding Street, 7th Floor, East Wing
San José, CA 95110
Email: lara.tran@pln.sccgov.org

After the end of the Draft EIR's public review period, the County will review all comments received during the review period and provide written responses to substantive comments in a final environmental impact report (Final EIR). The Final EIR will be made available to agencies and the public and will provide a basis for agency decision-making. The County Planning Commission will review and consider the Final EIR before taking action on the Project.



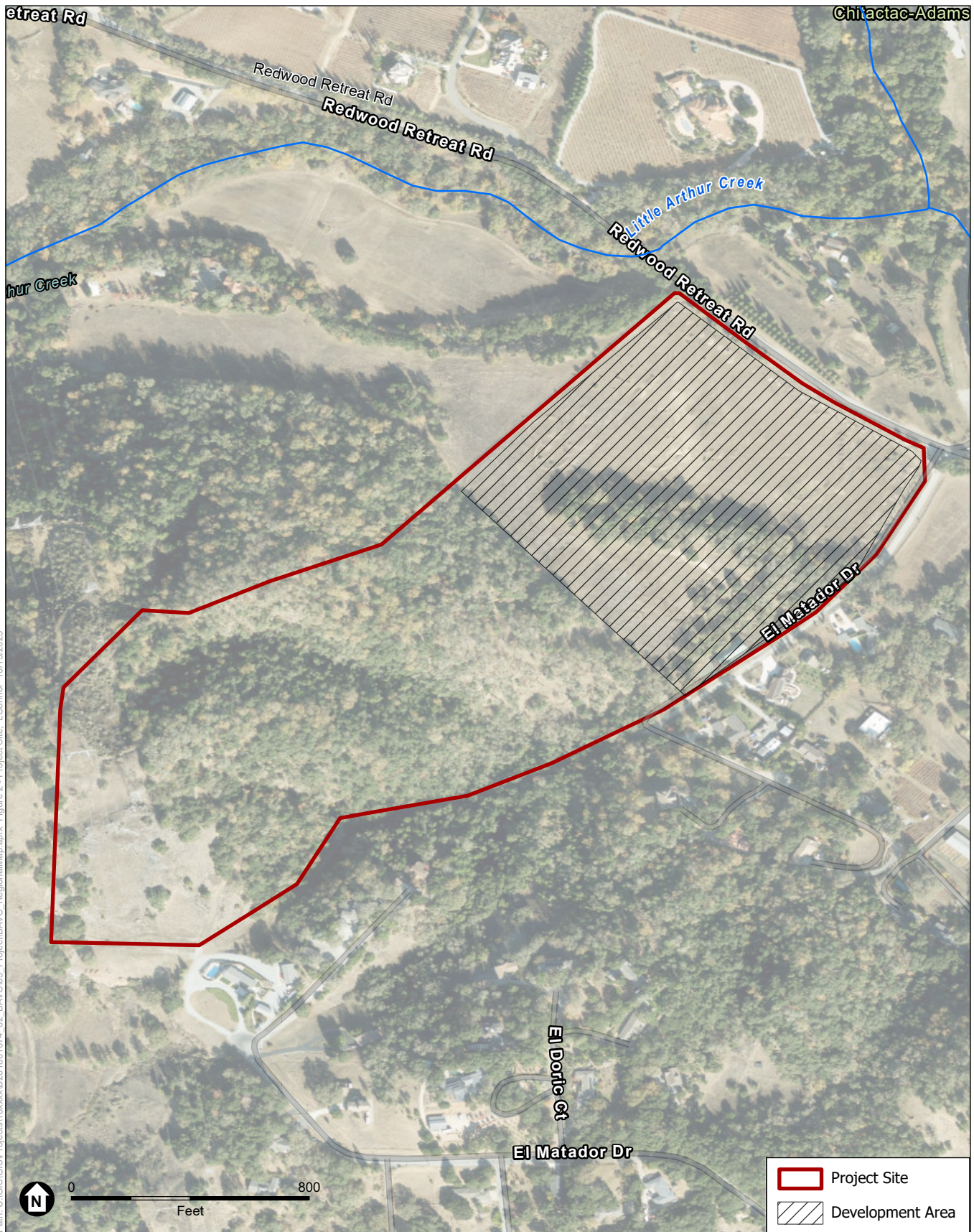
Path: \\A:\GIS\GIS\Projects\18xxxx\1801074_02_BAVC\03_Project\BAVC_RegionalMap.aprx Figure 1 - Regional Location. F:\Marquez_11/22/2023

SOURCE: Esri, 2021; ESA, 2023;

D201901231.10 Bay Area Vipassana Center

Figure 1
Regional Location





Path: U:\GIS\GIS\Projects\18xxxx\1801074_02_BAVC\03_Project\BAVC_RegionalMap.aprx Figure 2 - Project Site, L\Connor 10/15/2025

SOURCE: Esri, 2025; ESA, 2025

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Figure 2
Project Site and Development Area

