

Notice of Completion & Environmental Document Transmittal

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

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)

SCH # 2024030083

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

☐ Early Cons

☐ Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR
(Prior SCH No.)

NEPA:

☐ NOI

☐ EA

☐ Draft EIS

Other:

☐ Joint Document

☒ Final Document

☐ Other _____

☐ Mit Neg Dec

Other: Final EIR (FIN)

☐ FONSI

Final EIR (FIN)

Local Action Type:

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☐ Rezone

☐ Prezone

☒ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☐ Other _____

Development Type:

☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☒ Commercial: Sq.ft. 53,260

Acres _____

Employees 30

☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Educational

☐ Recreational

☐ Water Facilities: Type _____

MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____

MW _____

☐ Waste Treatment: Type _____

MGD _____

☐ Hazardous Waste: Type _____

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☒ Septic Systems

☒ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☒ Wetland/Riparian

☒ Growth Inducement

☒ Land Use

☒ Cumulative Effects

☒ 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 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

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.

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.

Reviewing Agencies Checklist

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

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

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

Starting Date n/a Ending Date n/a

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates (ESA)- Darcy Kremin</u>	Applicant: <u>Bay Area Vipassana Center- Brian McNamara</u>
Address: <u>1901 Harrison St, Suite 1300</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:



Date: 09/17/2026

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