

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Bay Area Vipassana Center (BAVC)

Lead Agency: County of Santa Clara Planning Department

Contact Name: Valerie Negrete

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Project Location: 9201 El Matador Drive , Gilroy, CA  
*City*

Santa Clara County  
*County*

Project Description (Proposed actions, location, and/or consequences).

The application is for the approval of a Use Permit (UP), Architecture and Site Approval (ASA), and Grading Approval for the development of a meditation camp and silent retreat center. The applicant, Bay Area Vipassana Center (BAVC or "BAVC retreat center" ), is proposing a silent retreat center for teaching and practicing Vipassana meditation. The proposed project will house staff and volunteers and be open to the public for 10-day, 30-day, and 45-day retreats.

The project consists of 18 structures totaling 53,260 square feet (sq.ft.), demolition of an accessory structure (barn), and on-site improvements including a new 97,000-gallon water tank, driveway, access road, parking lot with 122 spaces, new landscaping, sewage collection lines, septic tanks, effluent collection lines, wastewater pre-treatment system (circulating textile filter system), pressure delivery effluent pipelines, pump stations, and subsurface drip disposal areas. Total development would consist of approximately 10 acres of the 54.59-acre site. Grading consists of 4,689 cubic yards (cy) of cut and 4,644 cy of fill.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project will require mitigations for Biological Resources to avoid impacts to the American Badger, Nesting Birds, Bats, and the Tricolored Blackbird. In addition, the un-developed portion of the property is located within the Very High Fire Hazard Severity Zone and mitigations to require the applicant to maintain defensible space between structures and brush, building design to reduce the spread of wildfires, limitat parking within fire access lanes, and to place utilities underground in order to ensure there is a less than significant impact to occupants as a result of a wildfire.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW)  
State Water Resources Control Board – Division of Drinking Water  
Valley Water District  
Santa Clara Habitat Agency