

# County of Santa Clara

Department of Planning and Development  
Planning Office

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January 20, 2022

Bay Area Vipassanna Centre  
C/o Sandeep Nayyar  
530 Lawrence Expressway, #365  
Sunnyvale, CA 94085

**\*\*Sent via email/US mail\*\***

**FILE NUMBER:** PLN20-0003  
**SUBJECT:** Use Permit, Architecture and Site Approval, and Grading Approval  
**SITE LOCATION:** 9201 El Matador Drive, Gilroy, CA 95020 (APN: 756-30-024)  
**DATE RECEIVED:** December 20, 2021

Dear Mr. Nayyar,

Your application for Use Permit, Architecture and Site Approval and Grading Approval for the property located at the intersection of Redwood Retreat Road and El Matador Drive in Gilroy (APN: 756-30-024) is **incomplete** by Land Development Engineering (LDE). For the application processing to resume, you must resolve the following issues and submit the information listed below.

Following are the incomplete comments on the submitted application, pursuant to the Government Code Section 65943 and the County's Zoning Ordinance Section 5.20.080. If you have any questions about the information being requested below, you should first call the person whose name is listed as the contact person for that item. He or she represents a specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR A RE-SUBMITTAL. PLEASE CALL OR EMAIL ME TO SCHEDULE AN APPOINTMENT.**

A re-submittal meeting is required prior to responding to the following comments. All items must be addressed and included in the resubmittal.

### **LAND DEVELOPMENT ENGINEERING (LDE)**

Contact Eric Gonzales and Chris Freitas at (408) 299-5700 or [eric.gonzales@pln.sccgov.org](mailto:eric.gonzales@pln.sccgov.org) and [chris.freitas@pln.sccgov.org](mailto:chris.freitas@pln.sccgov.org) regarding the following comments:

### **Water System**

1. In accordance with Standard and Policies Manual (Volume II) for Water Systems Development, link can be found in the Standards and Policies Manual, Volume II (Water Systems), see written policy under 1.3.3.B.1 on page I/21, the wells shall be "drilled, tested,

and certified” prior to Tentative Map or Building Site Approval unless Environmental Health Services has sufficient information on the ground water in the area to justify waiver of this requirement”.

The applicant shall perform preliminary well drilling to verify the findings in the previously submitted and reviewed water supply assessments. Assessments reviewed by LDE staff are titled “Water Supply Assessment Bay Area Vipassana Center 9201 El Matador Drive, Gilroy” by Mohr HydroGeoScience, LLC and “Water Supply Assessment Addendum” dated December 16, 2021 also by Mohr HydroGeoScience, LLC.

**PLANNING** - Complete

Contact Valerie Negrete at (408) 299-5791 or [valerie.negrete@pln.sccgov.org](mailto:valerie.negrete@pln.sccgov.org) regarding the following comments:

- a. California Environmental Quality Act (CEQA)  
Per the California Environmental Quality Act (CEQA); an Environmental Assessment would be required for the proposed project. Please note that there will be additional information needed in order to complete the required environmental review should staff proceed with a favorable recommendation.
  - i. Please note that any visual assessments submitted shall be taken from the vantage point of the street or pedestrian scale.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project planner.** If the requested information is not submitted within **180 days**, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of this letter. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

Please note that the application have been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

If you have questions regarding the application, please call (408) 299-5791 or email [valerie.negrete@pln.sccgov.org](mailto:valerie.negrete@pln.sccgov.org).

Respectfully,



Valerie Negrete  
Senior Planner

**cc:**  
Valerie Negrete  
Bharat Singh

Eric Gonzales, LDE  
Chris Freitas, LDE  
Darrin Lee, DEH