



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 11, 2025

Lara Tran
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RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR BAY AREA VIPASSANA CENTER PROJECT DATED JULY 09, 2025, STATE CLEARINGHOUSE NUMBER [2024030083](#)

Dear Lara Tran,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Bay Area Vipassana Center (Project). 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 5 years (60 months) and would occur over five phases. DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing

materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).

2. All imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's PEA Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and/or fill material, there should be documentation of the origins of the soil and/or fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil and/or fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the NOP of a DEIR for the Bay Area Vipassana Center. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our [CEQA Review email](#) for additional guidance.

Sincerely,

Tamara Purvis

Tamara Purvis
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cc: (via email)

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