



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
<https://dtsc.ca.gov>



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

October 21, 2024

Jesica Rawlings
Executive Director of Business Services and Classified Personnel
Bear Valley Unified School District
PO Box 1529
Big Bear Lake, CA 92315
jesica_rawlings@bearvalleyusd.org

RE: MITIGATED NEGATIVE DECLARATION FOR THE BEAR VALLEY UNIFIED SCHOOL DISTRICT EDUCATION FOUNDATION YOUTH SPORTS COMPLEX PROJECT DATED OCTOBER 14, 2024, STATE CLEARINGHOUSE NUMBER [2024100563](#)

Dear Jesica Rawlings,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Bear Valley Unified School District Education Foundation Youth Sports Complex Project (Project). The proposed Project would construct a three field multi-use sports complex within a 13.53-acre site. The Youth Sports Complex would include fields that would accommodate baseball, softball, and soccer. The Youth Sports Complex would be installed east of Baldwin Lane Elementary School in the unincorporated community of Sugarloaf within San Bernardino County. Access to the Youth Sports Complex would be through an existing driveway along Baldwin Lane at the southwestern boundary of the site. Access would be improved to include a 40' in length access road leading to a new parking area that would be adjacent to the southernmost field. The proposed project would include three backstops with associated fencing,

portable toilets and 2 storage containers for equipment. The three fields will comprise approximately 250,000 SF of natural turf area. The fields will not contain nighttime lighting, as the fields will not be for utilization outside of daylight hours.

After reviewing the project, DTSC recommends and requests consideration of the following comments:

1. If the district plans to use California Department of Education (CDE) State funds for the Project, then the district shall comply with the requirements of Education Code (EDC), [§17210](#), [§17213.1](#), and [§17213.2](#), unless otherwise specifically exempted under section [§17268](#). If the district is not using CDE State funds for the Project, or is otherwise specifically exempt under section [§17268](#), DTSC recommends the district continue to investigate, clean up the Site under the oversight of San Bernardino County and in concurrence with all applicable DTSC guidance documents, if necessary. For more information on the CDE State funding, please visit the [Office of Public-School Construction](#) webpage.

A local education agency may also voluntarily request the CDE site/plan approval for locally funded site acquisitions and new construction projects. In these cases, CDE will require DTSC to review and approve prior to its final approval, except when exempt under section 17268.

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) 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 fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional

information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

3. 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 PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the MND for the Bear Valley Unified School District Education Foundation Youth Sports Complex Project. If you would like to proceed with DTSC's school environmental review process, please visit [DTSC's Evaluating & Clean-up School 3-Step Process to begin a Phase I Environmental Site Assessment](#).

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 [email](#) for additional guidance.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Jesica Rawlings
October 21, 2024
Page 4

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Kaitlyn Dodson-Hamilton
Vice President/Consulting Firm
Tom Dodson & Associates
kaitlyn@tdaenv.com

Steve Foulkes
Director
Bear Valley Unified School District Education Foundation
sfoulkes2@gmail.com

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov