



# California Regional Water Quality Control Board

## San Francisco Bay Region



**Terry Tamminen**  
Secretary for  
Environmental  
Protection

1515 Clay Street, Suite 1400, Oakland, California 94612  
(510) 622-2300 • Fax (510) 622-2460  
<http://www.swrcb.ca.gov/rwqcb2>

**Arnold Schwarzenegger**  
Governor

Date: August 31, 2004  
File No. 41S0002 (SIM)

Mr. Alan Leavitt, P.E.  
Principal  
Northgate Environmental Management, Inc.  
3629 Grand Avenue  
Oakland, CA 94610

**Subject: Approval of Remedial Action Plan (RAP) dated June 16, 2004  
(with Addendum dated August 25, 2004)  
Communications and Power Industries property at 301 Industrial Way, San Carlos,  
as requested by 301 Industrial LLC**

Dear Mr. Leavitt:

We have reviewed and hereby approve the Remedial Action Plan and Addendum (RAP) for the above site that will allow for unrestricted use of the property. The approved RAP will be used to facilitate the development of the property. You have informed us that 301 Industrial LLC proposes to purchase the CPI site, develop it utilizing the RAP for probable sale to a private hospital and medical facility, and also utilize a Prospective Purchaser Agreement currently scheduled for adoption at the Board's October 20<sup>th</sup> meeting.

Previous contamination removal and closures and No Further Action Letters were sufficient for the existing industrial/commercial use. Redevelopment of the property to a hospital requires additional selected site cleanup so that the site meets unrestricted residential levels. The RAP will use the Regional Board's Residential ESLs as the Remedial Action Plan's cleanup goals to allow for unrestricted use. We concur in the concept as described in the RAP. Robust confirmation sampling and analysis will demonstrate satisfaction of the goals. You have also notified us that implementation of this RAP probably won't commence for up to 3 years and also won't be completed until 14 months later due to clearance of the site by CPI, building demolition, and the time necessary to complete removals and/or remediation. Should this time schedule change, please keep us informed in a timely manner.

Please contact Steve Morse (tel: 510-622-2393 or e-mail: [sim@rb2.swrcb.ca.gov](mailto:sim@rb2.swrcb.ca.gov)) if you have any questions.

Sincerely,

*for* /s/ Stephen I. Morse  
Bruce H. Wolfe  
Executive Officer

cc: see interested persons list

*Preserving, enhancing, and restoring the San Francisco Bay Area's waters for over 50 years*

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## **Interested Parties List for 301 Industrial Road Remedial Action Plan**

RWQCB staff:

Stephen Hill  
Anders Lundgren  
Nancy Katyl

Joel Littman  
Communication and Power Industries, Inc.  
811 Hansen Way  
Palo Alto, California 94303

Jon K. Wactor, Esq.  
Wactor & Wick LLP  
180 Grand Avenue, Suite 950  
Oakland, CA 94612

Gary Kern  
Varian Medical Systems, Inc.  
3100 Hansen Way  
Palo Alto, California 94304

Cecilia Montalvo  
Palo Alto Medical Foundation  
795 El Camino Road  
Palo Alto, California 94301

Greg Hibbard  
AIG Consultants, Inc.  
Environmental Management Division  
Two Rincon Center  
121 Spear Street  
San Francisco, California 94105

Brian Maura  
City of San Carlos  
600 Elm Street  
San Carlos, California 94070

Patrick Ledesma  
San Mateo County Environmental Health  
Services Division  
455 County Center  
Redwood City, California 94063

Barbara Cook, P.E., Chief  
Northern California – Coastal Cleanup  
Operations Branch  
Department of Toxic Substances Control  
700 Heinz, Suite 200  
Berkeley, California 94710