



California Regional Water Quality Control Board

San Francisco Bay Region



Terry Tamminen
Secretary for
Environmental
Protection

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<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 20th 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) if you have any questions.

Sincerely,

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

cc: see interested persons list

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Interested Parties List for 301 Industrial Road Remedial Action Plan

RWQCB staff:

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