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HEALTH CARE SERVICES AGENCY
 DEPARTMENT OF ENVIRONMENTAL HEALTH
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ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY

REBECCA GEBHART, Interim Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

December 15, 2017

Mr. Todd A. Deutscher
CATALYST Development Partners
822 Hartz Wat, Suite 200
Danville, CA 94526
(Sent via electronic mail to: tdeutscher@catdevpartners.com)

Natale and Darlene Piazza Trust
7613 Peppertree Road
Dublin, CA 94568
(Sent via electronic mail to: natdarp@comcast.net)

CDP Castro Valley Investors, LLC
18 Crow canyon court, Suite 190
San Ramon, CA 94583

Subject: Conditional Approval of the Remediation Action Implementation Plan and Remedial Action Plan for Site Cleanup Program Case No. RO0003234, Baker Road Development, 20785 Baker Road (APN: 64A-16-5-9) and 20957 Baker Road (APN: 84A-16-6-4), Castro Valley, CA 94546

Dear Mr. Deutscher:

Alameda County Department of Environmental Health (ACDEH) has reviewed the case file in conjunction with the proposed remedial actions and proposed site redevelopment for the subject site presented in the following documents prepared by ENGeo, Inc. (ENGeo) on behalf of CATALYST Development Partners (CATALYST).

- *Draft Remedial Action Plan (RAP)*, dated June 29, 2017. The RAP provides a description of the nature and extent of the Chemicals of Concern (COCs) at the site, the goals and cleanup levels for soil to be achieved by the remedial actions, and a description of the remedial actions proposed for the impacted soil at the site.
- *Draft Remedial Action Implementation Plan (RAIP)*, dated August 31, 2017. The RAIP presents a more comprehensive and detailed plan for the proposed remedial actions presented in the RAP.

The above-listed documents were prepared to support proposed redevelopment of the site, as detailed in the following document prepared by Mackay & Soms of Pleasanton California and submitted to Alameda County Planning Commission and approved in *Resolution No. 17-16 – PLN2017-00067 / Vesting Tentative Tract Map 8408* on November 6, 2017. This submittal includes schematic and entitlement set development plans for 20785 and 20957 Baker Road (APNs: 84A-16-5-9 and 84A-16-6-4, respectively), submitted to the Alameda County Planning Commission on April 24, 2017, and approved by the Alameda County Planning Commission on November 6, 2017.

ACDEH understands the site is located in a mixed residential and commercial/light industrial area of Castro Valley and consists of two parcels (APNs above) currently developed with the remnant of a