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## State Water Resources Control Board

July 17, 2015

Jay Paul Company dba Seaport Campus LLC  
Attention: Mr. Ray Paul  
4 Embarcadero Center, Suite 3260  
San Francisco, CA 94111

Dear Mr. Paul:

CLOSURE DENIAL REVIEW FOR PETROLEUM UNDERGROUND STORAGE TANK CASE,  
FORMER MALIBU CASTLE FACILITY, 320 BLOMQUIST STREET, REDWOOD CITY,  
SAN MATEO COUNTY

State Water Resources Control Board (State Water Board) Resolution No. 2012-0062 requires that State Water Board staff review a lead agency's decision when the lead agency has denied a request by a responsible party for an underground storage tank (UST) case closure pursuant to the Low-Threat UST Case Closure Policy (Policy).

The subject case has the following identification numbers:

- State Water Board, GeoTracker No. T0608100317
- San Francisco Regional Water Quality Control Board (San Francisco Bay Water Board), Case No. 41-0332
- County of San Mateo Health System (San Mateo County), Case No. 330051

State Water Board staff reviewed the closure request dated November 19, 2014, and the response from the San Mateo County in the letter dated January 14, 2015. After careful consideration of the GeoTracker record, State Water Board staff agrees with the San Mateo County staff determination that the media-specific criteria have not been met. Based on information in the above-referenced case file, this agency finds that the subject site does not meet the following media-specific criterion:

- Petroleum Vapor Intrusion to Indoor Air – Soil vapor concentrations are too high to meet Policy criteria and are not protective of human health and safety.

Soil gas samples collected near the former product line had reported benzene concentrations exceeding Policy criteria.

Petroleum constituents in soil vapor continue to pose a threat to human health, safety, and the environment. Criteria for low-threat UST case closure have not been met at this time, therefore closure of the UST case is not appropriate.

If you have any questions, please contact George Lockwood at (916) 341-5752 or [George.Lockwood@waterboards.ca.gov](mailto:George.Lockwood@waterboards.ca.gov).

Sincerely,



Victoria A. Whitney, Deputy Director  
Division of Water Quality

cc: [Via email only]

Mr. Bruce H. Wolfe , Executive Officer  
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