

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

COLLEEN CHAWLA, 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

May 31, 2018

Ms. Leslie Mulholland  
Leslie Mulholland Trust  
132 Guilford Road  
Piedmont, CA 94611

(Sent via electronic mail to [airleslie@hotmail.com](mailto:airleslie@hotmail.com))

Subject: Case Closure for Fuel Leak Case No. RO0003070 and GeoTracker Global ID T1000002521,  
Mulholland Residence, 132 Guilford Road, Piedmont, CA 94611

Dear Ms. Mulholland:

This letter transmits the enclosed Remedial Action Completion Certificate and Case Closure Summary for the subject leaking underground fuel tank case. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. This Remedial Action Completion Certificate and the case closure summary can also be viewed on the State Water Resources Control Board's GeoTracker website (<http://geotracker.waterboards.ca.gov>) and the Alameda County Environmental Health website (<http://www.acgov.org/aceh/index.htm>).

This site is closed with residual contamination in the public right-of-way but does not affect the current land use as a residential property. Land use restrictions are described in the attached Case Closure Summary.

If you have any questions, please call Mark Detterman at (510) 567-6876. Thank you.

Sincerely,



Dilan Roe, P.E.  
LOP and SCP Program Manager

Enclosures: 1. Remedial Action Completion Certification  
2. Case Closure Summary

Cc w/enc.: Megan Walsh, Esq., 1550 Vista Street, Oakland, CA 94602; (Sent via electronic mail to: [meganwalshesq@gmail.com](mailto:meganwalshesq@gmail.com))

Brent Wheeler, Wheeler Group Environmental, LLC, 369-B Third Street, Suite 221, San Rafael, CA 94519; (Sent via electronic mail: [bwheeler@wheelergroupenvironmental.com](mailto:bwheeler@wheelergroupenvironmental.com))

Mark Youngkin, Wheeler Group Environmental, LLC, 369-B Third Street, Suite 221, San Rafael, CA 94519 (Sent via electronic mail: [mark.youngkin@gmail.com](mailto:mark.youngkin@gmail.com))

Mr. Kevin Jackson, City of Piedmont, Planning Director, 120 Vista Avenue, Piedmont, CA 94611; (Sent via electronic mail: [kjackson@piedmont.ca.gov](mailto:kjackson@piedmont.ca.gov))

Mr. Chester Nakahara, City of Piedmont Planning, Public Works Director, 120 Vista Avenue, Piedmont, 94611; (Sent via electronic mail: [cnakahara@piedmont.ca.gov](mailto:cnakahara@piedmont.ca.gov))

Dilan Roe, ACDEH, (Sent via electronic mail to: [dilan.roe@acgov.org](mailto:dilan.roe@acgov.org))

Paresh Khatri, ACDEH; (Sent via electronic mail to: [paresh.khatri@acgov.org](mailto:paresh.khatri@acgov.org))

Mark Detterman, ACDEH, (Sent via electronic mail to: [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org))

Electronic File; GeoTracker

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REMEDIAL ACTION COMPLETION CERTIFICATION

May 31, 2018

Ms. Leslie Mulholland  
Leslie Mulholland Trust  
132 Guilford Road  
Piedmont, CA 94611  
(Sent via electronic mail to [airleslie@hotmail.com](mailto:airleslie@hotmail.com))

Subject: Case Closure for Fuel Leak Case No. RO0003070 and GeoTracker Global ID T1000002521, Mulholland Residence, 132 Guilford Road, Piedmont, CA 94611

Dear Ms. Mulholland:

This letter confirms the completion of a site investigation and remedial action for the underground storage tanks formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

Please be aware that claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code. Please contact our office if you have any questions regarding this matter.

Sincerely,

Ronald Browder  
Director

Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**1. CASE INFORMATION**

**A. Facility/Site Address (Case Name & Address)**

Project Name	Address
Mulholland Residence	132 Guilford Road, Piedmont, CA 94611

**B. Case Identification Numbers**

Cleanup Oversight Agencies	Case/ID No
Alameda County Local Oversight Program (LOP) - Lead Agency	RO0003070
San Francisco Bay Regional Water Quality Control Board (Region 2)	N/A
State Water Resources Control Board GeoTracker Global ID	T1000002521

**C. Lead Agency Information**

Agency Name:	Agency Address:	Agency Phone:
Alameda County Department of Environmental Health (ACDEH)	1131 Harbor Bay Parkway, Alameda, CA 94502-6577	(510) 567-6700
Case Worker:	LOP Supervisor:	Land Water Division Chief:
Mark Detterman, PG 4799, CEG 1788	Paresh Khatri	Dilan Roe, PE C73703

**D. Responsible Party Information**

Responsible Parties:	Address:
Leslie Mulholland Trust, c/o Ms. Leslie Mulholland	132 Guilford Road, Piedmont, CA 94611

Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**2. PROPERTY INFORMATION**

**A. Assessor Parcel Numbers (APNs)**

Current	51-4676-19
Historic	Not Applicable

**B. Alternate Addresses**

Not Applicable
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**C. Environmental Cases Associated with Property**

Case Type	Lead Oversight Agency	Site ID Geotracker ID/LOP Case No.	Potential Contaminants of Concern	Status (Open/Closed)
LUST <sup>1</sup>	ACDEH	T1000002521/RO0003070	TPHd, BTEX, MTBE, Naphthalene	April 2010/ May 2018
SCP <sup>1</sup>	ACDEH	Not Applicable	Not Applicable	Not Applicable
Other <sup>2</sup>	DTSC	Not Applicable	Not Applicable	Not Applicable
Other <sup>3</sup>	EPA	Not Applicable	Not Applicable	Not Applicable
Post-Closure <sup>1</sup>	N/A	Not Applicable	Not Applicable	Not Applicable

<sup>1</sup> Refer to the State Water Resources Control Board's GeoTracker database for case information: <https://geotracker.waterboards.ca.gov>

<sup>2</sup> Refer to the California Department of Toxics Substances Control Board's (DTSC) Envirostor database for case information: [http://www.dtsc.ca.gov/sitecleanup/cleanup\\_sites\\_index.cfm](http://www.dtsc.ca.gov/sitecleanup/cleanup_sites_index.cfm)

<sup>3</sup> Refer to the United States Environmental Protection Agency's (EPA) Site Specific National Cleanup Databases for case information: <https://www.epa.gov/cleanups/site-specific-national-cleanup-databases>

**D. Identified Historic Land Use & Operations**

Type	Description
Residential	The site has historically been used in a residential capacity.

Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**3. LUST CASE SUMMARY**

**A. Reason Case Opened**

Leaking Underground Storage Tank (LUST) Cleanup Site Case No. T1000002521/RO0003070 was opened in 2010 by ACDEH to investigate and evaluate impacts to human health and the environment associated with an unauthorized release from a home heating oil UST and associated UST system components that were removed from the site in 2010 during landscaping activities in the front yard.

Other potential chemicals of concern from historic land use and operations at the site were not evaluated in association with this LUST case.

**B. Known UST Systems at the Site**

UST System Component	Size / Quantity	Material Stored	Status	URF Filing Date:
UST	200-gallon	Heating Oil	Removed	4/28/2010

**C. Unauthorized Release Description**

In 2010, a single walled bare steel 200-gallon heating oil UST along with associated fuel delivery piping was removed from the site under oversight by the ACDEH Certified Unified Program Agency (CUPA). The tank measured approximately 4 feet in length by 3 feet in diameter, and the fill port was located on the west end of the tank. The subsurface product piping extending between the top of the tank and the foundation of the building was cut at each end, drained of any residual product and removed from the excavation area. Exposed vent lines and fill pipes were removed and the end of the cut pipe at the foundation plugged. The age of the tank was unknown and the property owner had no knowledge of the tank.

The tank was observed to be in poor condition with at least one visible hole. Soil discoloration and hydrocarbon odors were observed in the tank overburden soil and the soil underlying the tank. The overburden soil and soil underlying the tank was predominantly rock/silt. Groundwater was not observed in the excavation during tank removal activities. The overburden soil covering the tank was removed and placed on visqueen in a covered stockpile adjacent to the tank excavation. After removal of the UST, 11.76 tons of contaminated soil was off-hauled to an appropriate receiving landfill.

The observation of a hole in the tank and petroleum hydrocarbon concentrations in confirmation samples collected in native soil beneath the tank and in the excavated soil stockpile as well as a perched water sample collected from the bottom of the tank pit indicated an unauthorized release had occurred at the site.

**D. Site Investigations**

Site investigation activities were conducted in 2018 to evaluate the extent of subsurface impacts to soil, soil vapor and groundwater from the release. The investigations included collection and analysis of (1) soil samples from seven soil bores (B1 to B7); (2) sub-slab vapor samples from a temporary vapor probe (SS1) installed beneath the basement floor of the residential structure; and (3) water samples from two private water supply wells located at the distances of approximately 125 feet and 325 feet downgradient of the release.

**E. Site Geology & Hydrogeology**

Soil beneath the site consists of fine grained soil (clays and silts) between near ground surface and approximately 14 feet bgs (the total depth explored). Weathered bedrock was encountered at depths as ranging from approximately 1.5 feet to 8.5 feet bgs. Hard bedrock was encountered at a depths of approximately 13 to 14 feet bgs. Groundwater was not encountered in the tank pit excavation or soil borings.

Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**3. LUST CASE SUMMARY (CONTINUED)**

**F. Sensitive Receptors**

During the investigation two high schools were identified within 1000 feet of the site including Piedmont High School approximately 622 feet northwest of the site, and Piedmont Millennium High School approximately 830 feet west of the site.

Two private water supply irrigation wells were identified on residential properties located in close proximity to the estimated potential petroleum hydrocarbon plume length at 125 Guilford Road and 120 Hazel Lane.

Bushy Dell Creek is approximately 450 feet downgradient to the west northwest. The north branch of Wildwood Creek is located crossgradient to the south at a distance of approximately 1,050 feet, and Trestle Glen Creek is located upgradient to the east at a distance of approximately 2,830 feet.

**G. Non Aqueous Phase Liquid (NAPL)**

A concentration of 5,080 mg/kg diesel detected in the excavation soil stockpile sample indicate the historic presence of residual NAPL in soil. However, the analytical results of the confirmation sample collected at a depth of 9 feet bgs in the bottom of the excavated tank pit (217 mg/kg diesel) and soil samples collected from borings B-1 through B-7 (maximum concentration of 282 mg/kg diesel) indicate that the bulk of the residual NAPL has been removed, with the exception of residual NAPL located immediately adjacent to the former tank pit beneath the sidewalk at a depth of 2 to 4 feet bgs. Analytical results for BTEX and naphthalene in soil samples collected from borings B1 through B-7, indicate that the residual NAPL remaining in the vicinity of the former tank pit area is weathered and depleted of volatile organic compounds.

No free product was observed in the tank pit or evidence of free product observed in boring logs or indicated by dissolved phase concentrations of petroleum hydrocarbons in groundwater samples collected from the private wells.

**H. Remediation**

Other than removal of soil around the UST during tank removal, no remediation was conducted.

Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**4. POTENTIAL CONTAMINANTS OF CONCERN**

**A. Constituents Evaluated & Residual Contamination Remaining at Closure**

Material Stored/Dispensed in UST System	Analytes	Sampled, Residual	Media						
			S	GW	SW	SV	SS	IA	OA
<b>Engine Fuels</b> <input type="checkbox"/> Gasoline Fuel (1, 2, 9, 10, 11, 12, 13, 14)	TPH-g <sup>1</sup>	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Diesel Fuel (2, 9, 10)	TPH-d <sup>2</sup>	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Jet Fuel (1, 2, 4, 9, 10)	TPH-mo <sup>3</sup> (soil only)	Sampled	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating Oils</b> <input type="checkbox"/> Kerosene (2, 5, 9, 10)	TPH-k <sup>5</sup>	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Residential Heating Oils (2, 3, 9, 10)	TPH-ss <sup>6</sup>	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Commercial & Industrial Heating Oils (1, 2, 3, 7, 9, 10, 15, 16)	TPH-bo <sup>7</sup>	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other Oils</b> <input type="checkbox"/> Waste (Used) Oil (1, 2, 3, 9, 10, 15, 16, 17, 18)	BTEX <sup>9</sup>	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Hydraulic Oil (8, 16, 17)	Naphthalene <sup>10</sup>	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dielectric Oil (2, 3, 10, 16, 17)	MTBE/TBA <sup>11</sup>	Sampled	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Unknown Oil (1, 2, 3, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18)	EDB/EDC <sup>12</sup>	Sampled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Solvents</b> <input type="checkbox"/> Hydrocarbon Solvents (2, 3, 6, 9, 10)	Organic Lead <sup>13</sup> (TML, TEL)	Sampled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fuel Oxygenates <sup>14</sup> (DIPE, TAME, EIOH, ETBE)	Sampled	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	VOCs <sup>15</sup> (full scan)	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	SVOCs <sup>16</sup>	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PCBs <sup>17</sup>	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Metals <sup>18</sup> (Cd, Cr, Pb, Ni, Zn)	Sampled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Residual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

S = Soil, GW = Groundwater, SW = Surface Water, SV = Soil Vapor, SS = Sub-Slab Vapor, IA = Indoor Air, OA = Outdoor Air

Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**5. CLOSURE SUMMARY**

**A. Low Threat Closure Policy (LTCP) Evaluation**

This UST release case has been evaluated for closure consistent with the State Water Resource Control Board's Low-Threat Underground Storage Tank Closure Policy (LTCP) for petroleum related contaminants. ACDEH has determined that the site meets all the LTCP General and the Media Specific Criteria for Direct Contact and Outdoor Air. The site does not meet the Media Specific Criteria for Groundwater Media and the Specific Criteria Vapor Intrusion to Indoor Air. However, based on an analysis of site specific conditions a determination has been made that the residual contamination in soil at the site poses a low threat to human health and safety and to the environment under current and reasonably anticipated near-term future scenarios.

Refer to Attachments 4 through 7 for detailed information on the LTCP evaluation.

**B. Well Status (Groundwater)**

No. of Wells Installed: 0	No. of Wells Lost: 0
No. of Wells Destroyed: 0	No. of Wells Retained: 0

**C. Vapor Probe Status**

No. of Soil Vapor Probes (VP) Installed: 0	No. of VPs Lost: 0
No. of Sub-Slab Probes Installed: 1	
No. of VPs Destroyed: 1	No. of VPs Retained: 0

**D. Waste Removal Status**

All investigation and remediation derived waste associated with the heating oil UST release was removed from the site.

**E. Public Comment**

A 60 day public notification period was completed on June 24, 2018. Refer to Attachment 3 for case closure notification information. Two comments were received. One in support of the closure, and the second likely related to PG&E natural gas odors.



Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**6. ADMINISTRATIVE, INSTITUTIONAL & ENGINEERING CONTROLS**

**A. Land Use at Time of Closure**

At the time of case closure, the 6,400 square foot parcel was developed a residential property with a 3,000 square foot two story wood frame single family structure with partial basement, detached garage and landscaping. The former UST was located beneath the lawn immediately west of the driveway located on Guilford Road Avenue.

The property is located within a residential suburban neighborhood and surrounded by similar single-family residential structures.

**B. Administrative Controls**

**Site Management Requirements:** Due to residual petroleum hydrocarbon subsurface contamination, the site has been closed with the following site management requirements. The site management requirements associated with this case are specific to petroleum hydrocarbon contamination related to historic releases from UST systems and do not address other site contamination that may be in the subsurface from historic land use at and in the vicinity of the site.

- a. **Repair & Maintenance of Existing Site Improvements:** Any repair or maintenance activity of existing site improvements in areas of residual contamination requires planning and implementation of appropriate health and safety procedures prior to and during excavation activities. These activities include repair or maintenance of existing foundations, utility lines, hardscape, landscaping or other work occurring beneath the grade level of the existing finished surface. Activities covered under this category do not include modifications or redevelopment activities described below.

Each contractor shall be responsible for the safety of its employees and site visitors and must adhere to a site-specific health and safety plan prepared for the work in accordance with California Occupational Safety and Health Administration requirements and use properly trained personnel in accordance with California Code of Regulations, Title 29, Part 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) standards.

- a. **Modifications to Existing Site Improvements:** Prior to permitting of any proposed modifications to the existing site improvements that include modifications to the foundation, subsurface utilities and/or hardscape or subsurface work, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed modifications to assess risk to human health under the proposed changes.
- b. **Site Redevelopment.** Prior to permitting of any proposed site redevelopment including a change in land use to residential, or other conservative land use, the property owner and the local building and planning authority with permitting jurisdiction at the site must notify ACDEH as required by Government Code Section 65850.2.2. ACDEH will re-evaluate the site relative to the proposed redevelopment to assess risk to human health under the proposed land use scenario from subsurface contamination associated all recognized environmental concerns at the site.

**C. Engineering Controls**

Not Applicable

**D. Institutional Controls**




Not Applicable

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Mulholland Residence (T1000002521/RO0003070)

**E. Environmental Due Diligence**

ACDEH recommends that during the environmental due diligence process (initiated as part of activities including, but not limited to, property transactions, bank refinancing, and redevelopment) that the site and parcels in the vicinity of the site be evaluated for risk from and exposure to potential chemicals of concern identified at this site.

**7. LOCAL AGENCY SIGNATURES**

Dilan Roe, PE, C73703	Title: Chief, Land Water Division
Signature: 	Date: 5/9/2018
Paresh Khatri	LOP Supervisor
Signature: 	Date: 5/9/2018
Mark Detterman, PG 4799, CEG 1788	Title: Senior Hazardous Materials Specialist
Signature: 	Date: 5/9/2018

This Case Closure Summary along with the Remedial Action Completion Certification provides documentation of the case closure. This closure approval is based upon the available information and with the provision that the information provided to this agency was accurate and representative of site conditions. Additional information on the case can be viewed in the online case file. Case files can be viewed over the Internet on the Alameda County Department of Environmental Health website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Both databases should be reviewed to obtain a complete history.

Leaking Underground Storage Tank (LUST) Cleanup Site  
Case Closure Summary Form  
Mulholland Residence (T1000002521/RO0003070)

**ATTACHMENTS**

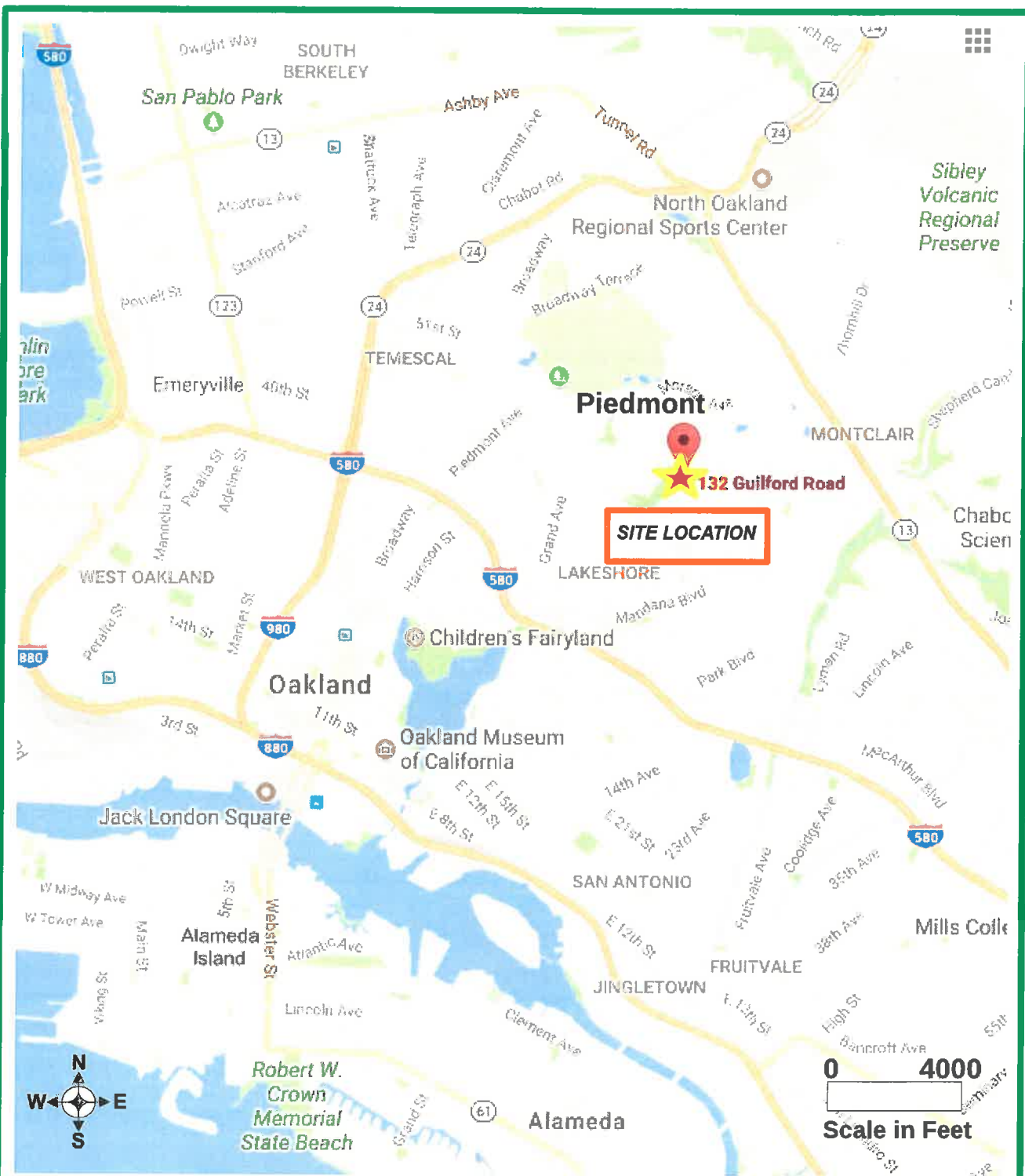
No.	Description	No. of Pages
1	Site Vicinity and Site Map Figures	2
2	Responsible Party Information	4
3	Case Closure Public Notification Information	2
4	Geotracker LTCP Evaluation Checklist	2
5	LTCP Media Specific Evaluation - Groundwater	2
6	LTCP Media Specific Evaluation - Vapor Intrusion	2
7	LTCP Media Specific Evaluation - Direct Contact	2
8	Figures with Sampling Locations	1
9	Boring Logs	7
10	Groundwater Data	1
11	Soil Data	2
12	Soil Vapor Data	1
13	Sensitive Receptor Data	3

Leaking Underground Storage Tank (LUST) Cleanup Site  
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Mulholland Residence (T1000002521/RO0003070)

**ACRONYMS**

ACDEH	Alameda County Department of Environmental Health
APN	Assessor Parcel Number
BTEX	benzene, toluene, ethylbenzene, xylenes
EDB	ethylene dibromide or 1,2-dichloroethane (1,2-DCA)
EDC	ethylene dichloride
CEG	Certified Engineering Geologist
Cd	cadmium
Cr	chromium
c/o	care of
DIPE	di-isopropyl ether
DTSC	California Department of Toxic Substances Control
EPA	Environmental Protection Agency
ETBE	Ethyl tert butyl ether
EtOC	ethanol
ft bgs	feet below ground surface
GW	groundwater
IA	indoor Air
ID	Identification
K	1,000
LOP	Local Oversight Program
LTCP	State Water Resources Control Board's Low Threat Closure Policy
LUST	Leaking Underground Storage Tank
MTBE/TBA	methyl tert butyl ether/t-Butyl alcohol
Ni	nickel
NA	not analyzed
NR	not required
OA	outdoor air
Pb	lead
PCBs	polychlorinated biphenyls
PE	California Professional Engineer
PG	California Professional Geologist
S	soil
SCP	Site Cleanup Program
SS	sub-slab vapor
SV	soil vapor
SVOCs	semi volatile organic compounds
SW	surface water
TAME	tert amyl methyl ether
TPHbo	total petroleum hydrocarbons as bunker oil
TPHd	total petroleum hydrocarbons as diesel
TPHg	total petroleum hydrocarbons as gasoline
TPHho	total petroleum hydrocarbons as hydraulic oil
TPHjf	total petroleum hydrocarbons as jet fuel
TPHk	total petroleum hydrocarbons as kerosene
TPHmo	total petroleum hydrocarbons as motor oil
TPHss	total petroleum hydrocarbons as stoddard solvent
UST	Underground Storage Tank
VOCs	volatile organic compounds
Zn	zinc
mg/kg	milligrams per kilogram
µg/L	microgram per liter
µg/m <sup>3</sup>	microgram per cubic meter
>, <, ≥	greater than, less than, or greater than or equal to
%	percent

# ATTACHMENT 1



Base map is a low resolution screen capture from Google Map data 2017

**WHEELER GROUP ENVIRONMENTAL, LLC**  
 369-B Third Street, Suite #221  
 San Rafael, CA 94901  
 P: (415) 686-8846  
 E: bwheeler@wheelergroupenvironmental.com

**SITE LOCATION MAP**  
**Data Gap Investigation Report**  
 132 Guilford Road, Piedmont, California

WGE No. 2017110

FN: 2017110\_Fig1\_SiteLocationMap\_Feb2018.odg

Drawing: MY Feb. 2018

Figure 1





# ATTACHMENT 2





Certified Mail #: 7009 2820 0001 4372 5075

October 28, 2010

ENVIRONMENTAL HEALTH DEPARTMENT  
 ENVIRONMENTAL PROTECTION  
 1131 Harbor Bay Parkway, Suite 250  
 Alameda, CA 94502-6577  
 (510) 567-6700  
 FAX (510) 337-9335

**NOTICE OF RESPONSIBILITY**

Site Name & Address:  
**MULHOLLAND RESIDENCE**  
**132 GUILFORD RD**  
**PIEDMONT, CA 94611**

**Local ID: RO0003070**  
**Related ID: NA**  
**RWQCB ID: NA**  
**Global ID: T10000002521**

Responsible Party:

**LESLIE MULHOLLAND**  
**LESLIE MULHOLLAND TR**  
**132 GUILFORD RD**  
**PIEDMONT CA 94611-3805**


**Date First Reported: 7/1/2010**  
**Substance: 12 Heater fuel**  
**Funding for Oversight: LOPS - LOP State Fund**  
**Multiple RPs?: No**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified LESLIE MULHOLLAND TR as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5650.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker DETTERMAN, MARK, at this office at (510)567-6876 if you have questions regarding your site.

  
 Ariu Levi, Director  
 Contract Project Director  
 Date: 10/28/10

Action: Add  
 Reason: New Site

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 28, 2010

**Site Name & Address:**  
**MULHOLLAND RESIDENCE**  
**132 GUILFORD RD**  
**PIEDMONT, CA 94611**

**Local ID: RO0003070**  
**Related ID: NA**  
**RWQCB ID: NA**  
**Global ID: T10000002521**

**All Responsible Parties**

---

**RP has been named a Primary RP - LESLIE MULHOLLAND**  
**LESLIE MULHOLLAND TR**  
**132 GUILFORD RD | PIEDMONT, CA 94611-3805 | Phone (510) 681-6976**

---

**Responsible Party Identification Background**

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

**Existence of Unauthorized Release**

One 200-gallon underground storage tank (UST) that stored diesel / heating oil was excavated and removed from the site on April 28, 2010. At least one hole was reported to be visible in the UST. Groundwater was not encountered in the excavation. A total of one confirmation soil sample was collected from beneath the excavation and one from the soil stockpile. A concentration of TPH as diesel (217 mg/kg) was detected beneath the excavation, while a concentration of TPH as diesel (5,080 mg/kg) was detected in the four point composite sample from the stockpile; both indicate than an unauthorized release had occurred.

**Responsible Party Identification**

The Leslie D Mulholland Trust was the tank owner and property owner at the time of the tank removal. The Leslie D. Mulholland Trust is a responsible party for the site because it owned the underground storage tanks (Definition 1), owned the property where an unauthorized release occurred (Definition 3), and had control of underground storage tanks at the time of or following an unauthorized release (Definition 4).





COUNTY OF ALAMEDA  
**Assessor's Office**

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**Property Value System**

- [History](#)
- [Value](#)
- [Transfer](#)
- [Map](#)
- [Glossary](#)

Parcel Number: **51-4676-19** Inactive: **N** Lien Date: **01/01/2017** Owner: **MULHOLLAND LESLIE D TR**  
 Property Address: **132 GUILFORD RD, PIEDMONT, CA 94611-3805**

Mailing Name		Historical Mailing Address	Document Date	Document Number	Value From Trans Tax	Parcel Count	Use
MULHOLLAND LESLIE D TR	<a href="#">List</a> <a href="#">Owners</a>	132 GUILFORD RD , PIEDMONT, CA 94611-3805	04/21/2010	2010-109956		1	<a href="#">1100</a>
MULHOLLAND LESLIE D TR	<a href="#">List</a> <a href="#">Owners</a>	132 GUILFORD RD , PIEDMONT, CA 94611	04/13/2010	2010-102070		1	<a href="#">1100</a>
MULHOLLAND C B & LESLIE D TRS	<a href="#">List</a> <a href="#">Owners</a>	132 GUILFORD RD , PIEDMONT, CA 94611-3805	06/14/2005	2005-243685		1	<a href="#">1100</a>
MULHOLLAND BRADLEY & LESLIE	<a href="#">List</a> <a href="#">Owners</a>	132 GUILFORD RD , PIEDMONT, CA 94611-3805	06/16/1986	1986-141049	\$675,000	1	<a href="#">1100</a>
BELLING GERALDINE B	<a href="#">List</a> <a href="#">Owners</a>	132 GUILFORD RD , PIEDMONT, CA 94611-3805	02/01/1974	1974-12857		1	<a href="#">1100</a>
BELLING KENNETH B + GERALDINE B	<a href="#">List</a> <a href="#">Owners</a>	132 GUILFORD RD , PIEDMONT, CA 94611-3805	12/30/1966	AY-143857		1	<a href="#">1100</a>

All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.  
 Click [here](#) for more information regarding supported browsers.

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# ATTACHMENT 3



**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**Mulholland Residence  
132 Guilford Road, Piedmont, California  
FUEL LEAK CASE RO0003070  
GEOTRACKER GLOBAL ID T1000002521**

**April 23, 2018**

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Department of Environmental Health (ACDEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-Threat Closure Policy. Therefore, ACDEH is considering closure of the fuel leak case.

The public is invited to review and comment on the potential closure of the fuel leak case. This notice is being sent to the current occupants and landowners of the site and adjacent properties and other known interested parties. The entire case file can be viewed over the Internet on the ACDEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.waterboards.ca.gov>). Please send written comments to Mark Detterman at the address below; all comments will be forwarded to the responsible parties. Comments **received by June 24, 2018** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACDEH caseworker, Mark Detterman at 510-567-6876 or by email at [mark.detterman@acgov.org](mailto:mark.detterman@acgov.org). Please refer to ACDEH case RO0003070 in any correspondence.

Parcel APN	Name	StreetAddress	Unit	City	Zip	Zip_4	Attn	Email
51-4676-24-1	BERLEKAMP ELWYN & JENNIFER TRS	120 HAZEL LN		PIEDMONT CA	94611	4033		
51-4676-24-1	BERLEKAMP ELWYN & JENNIFER TRS	120 HAZEL LN		PIEDMONT CA	94611	4033		
51-4676-3-1	CALVIN & JANE CULLINAN/JAMES FAMILY TRUST	777 HIGHLAND AVE		PIEDMONT CA	94611	3808		
51-4676-5	CASTRO ROBERTO B & FRANCISCO NORMA T TRS	137 GUILFORD RD		PIEDMONT CA	94611	3804		
51-4680-1-4	CITY OF PIEDMONT	760 MAGNOLIA AVE		PIEDMONT CA	94611	4047		
51-4676-1	CITY OF PIEDMONT	120 VISTA AVE		PIEDMONT CA	94611	4031		
51-4676-27	CITY OF PIEDMONT	114 HAZEL LN		PIEDMONT CA	94611	4033		
51-4676-25-1	CLARK-FREDERIC H & NOLAN MARGARET H TRS	104 HAZEL LN		PIEDMONT CA	94611	4033		
51-4676-29	COLBY CHRISTOPHER P & SOLOMON PHYLLIS T TRS	793 HIGHLAND AVE		PIEDMONT CA	94611	3850		
51-4676-7	GOLDMAN JAY M & GOLDFINE MONA S	108 HAZEL LN		PIEDMONT CA	94611	4033		
51-4676-28	JEWELL NICHOLAS P & DEBRA TRS	38650 MISSION BLVD		FREMONT CA	94536	4391		
51-4676-20	JOSEPH CATHERINE TR & JOSEPH TOM & APRIL TRS	791 HIGHLAND AVE		PIEDMONT CA	94611	3850		
51-4676-6	KELSON JOHN M & ELIZABETH D TRS	135 GUILFORD RD		PIEDMONT CA	94611	3804		
51-4676-18	KINCH KELLY B & THEODORE	124 HAZEL LN		PIEDMONT CA	94611	4035		
51-4676-40-2	KWAN SIMON H & CHAN KRAMMIE M	100 GUILFORD RD		PIEDMONT CA	94611	3805		
51-4676-21	MANOLIS PAUL G & ELENE Z TRS	132 GUILFORD RD		PIEDMONT CA	94611	3805		
51-4676-19	MULHOLLAND LESLIE D TR	131 GUILFORD RD		PIEDMONT CA	94611	3804		
51-4676-17	NEWTON PAUL & DEBORAH K	711 HIGHLAND AV		PIEDMONT CA	94611			
51-4680-1-4	OCCUPANT	777 HIGHLAND AV		PIEDMONT CA	94611			
51-4676-3-1	OCCUPANT	781 HIGHLAND AV		PIEDMONT CA	94611			
51-4676-4-1	OCCUPANT	791 HIGHLAND AV		PIEDMONT CA	94611			
51-4676-6	OCCUPANT	793 HIGHLAND AV		PIEDMONT CA	94611			
51-4676-7	OCCUPANT	750 MAGNOLIA AV		PIEDMONT CA	94611			
51-4680-1-4	OCCUPANT	781 HIGHLAND AVE		PIEDMONT CA	94611	3808		
51-4676-4-1	SCHMIDT DAVID E & MARION TRS	1310 CONN VALLEY RD		ST HELENA CA	94574	9610		
51-4676-16	SEAVEY WILLIAM A TR ETAL	50 GUILFORD RD		PIEDMONT CA	94611	3805		
51-4676-2	STOCK JOHN V & PEGGY M TRS	125 GUILFORD RD		PIEDMONT CA	94611	3804		
51-4676-23	STRAUCH ROGER A & KUL-HANJIAN JULIE A TRS	129 GUILFORD RD		PIEDMONT CA	94611	3804		
51-4676-22	SULLIVAN WILLIAM J TR	100 HAZEL LN		PIEDMONT CA	94611	4033		
51-4676-30	THEIS DAVID S & ROYCE SARAH TRS	1515 CLAY STREET	SUITE 1400	OAKLAND CA	94612		LAURENT MEILLIER	<a href="mailto:laurent.meillier@waterboards.ca.gov">laurent.meillier@waterboards.ca.gov</a>
	SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD	P.O. BOX 24055	MS 702	OAKLAND CA	94623	1055	CHANDRA JOHANNESON	<a href="mailto:ciohanne@cbmiud.com">ciohanne@cbmiud.com</a>
	EAST BAY MUNICIPAL UTILITY DISTRICT INDUSTRIAL DISCHARGE SECTION						KATE BLACK	<a href="mailto:kblack@ci.piedmont.ca.us">kblack@ci.piedmont.ca.us</a>
	CITY OF PIEDMONT						CHESTER NAKAHARA	<a href="mailto:cnakahara@ci.piedmont.ca.us">cnakahara@ci.piedmont.ca.us</a>

# ATTACHMENT 4



MULHOLLAND RESIDENCE (T1000002521) - MAP THIS SITE PUBLIC PAGE

132 GUILFORD RD
PIEDMONT, CA 94611
ALAMEDA COUNTY
LUST CLEANUP SITE (INFO)
STATUS: OPEN - VERIFICATION MONITORING

PERTINENT INFORMATION:
CUF Claim #: 20374 CUF Priority Assigned: A CUF Amount Paid: \$0

CLEANUP OVERSIGHT AGENCIES
ALAMEDA COUNTY LOP (LEAD) - CASE #: R00003070 - MARK DETTERMAN
SAN FRANCISCO BAY RWQCB (REGION 2) - CASE #: NA - Regional Water Board

Activities Report Documents / Data Environmental Conditions Admin Funding Case Reviews

THIS PROJECT WAS LAST MODIFIED BY MARK DETTERMAN ON 4/19/2018 11:16:04 AM - HISTORY

CLOSURE POLICY THIS VERSION IS FINAL AS OF 4/19/2018 CHECKLIST INITIATED ON 7/26/2013 CLOSURE POLICY HISTORY

General Criteria - The site satisfies the policy general criteria - CLEAR SECTION ANSWERS YES

- a. Is the unauthorized release located within the service area of a public water system?
b. The unauthorized release consists only of petroleum (info).
c. The unauthorized ("primary") release from the UST system has been stopped.
d. Free product has been removed to the maximum extent practicable (info).
e. A conceptual site model that assesses the nature, extent, and mobility of the release has been developed (info).
f. Secondary source has been removed to the extent practicable (info).
g. Soil or groundwater has been tested for MTBE and results reported in accordance with Health and Safety Code Section 25296.15.
h. Does a nuisance exist, as defined by Water Code section 13050.

1. Media-Specific Criteria: Groundwater - The contaminant plume that exceeds water quality objectives is stable or decreasing in areal extent, and meets all of the additional characteristics of one of the five classes of sites listed below. - CLEAR SECTION ANSWERS NO

EXEMPTION - Soil Only Case (Release has not Affected Groundwater - Info) YES NO

Does the site meet any of the Groundwater specific criteria scenarios? YES NO

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:
Plume Length (That Exceeds Water Quality Objectives):
Plume is Stable or Decreasing in AREAL Extent:
Free Product in Groundwater:
Free Product Has Been Removed to the Maximum Extent Practicable:
For sites with free product, the Plume Has Been Stable or Decreasing for 5-Years (Info):
For sites with free product, owner Willing to Accept a Land Use Restriction (if required):
Free Product Extends Offsite:
Benzene Concentration:
MTBE Concentration:
Nearest Supply Well (From Plume Boundary):
Nearest Surface Water Body (From Plume Boundary):

2. Media Specific Criteria: Petroleum Vapor Intrusion to Indoor Air - The site is considered low-threat for the vapor-intrusion-to-air pathway if site-specific conditions satisfy items 2a, 2b, or 2c - CLEAR SECTION ANSWERS NO

EXEMPTION - Active Commercial Petroleum Fueling Facility YES NO

Does the site meet any of the Petroleum Vapor Intrusion to Indoor Air specific criteria scenarios? YES NO

ADDITIONAL QUESTIONS - Please indicate only those conditions that do not meet the policy criteria:
Soil Gas Samples:
Exposure Type:
Free Product:
TPH in the Bioattenuation Zone:
Bioattenuation Zone Thickness:
O2 Data in Bioattenuation Zone:

**Benzene in Groundwater :**  
  $\geq 100 \mu\text{g/l}$  and  $< 1,000 \mu\text{g/l}$    $\geq 1,000 \mu\text{g/l}$   Unknown

**Soil Gas Benzene :**  
  $\geq 85 \mu\text{g/m}^3$  and  $< 280 \mu\text{g/m}^3$    $\geq 280 \mu\text{g/m}^3$  and  $< 85,000 \mu\text{g/m}^3$    $\geq 85,000 \mu\text{g/m}^3$  and  $< 280,000 \mu\text{g/m}^3$    $\geq 280,000 \mu\text{g/m}^3$   Unknown

**Soil Gas EthylBenzene :**  
  $\geq 1,100 \mu\text{g/m}^3$  and  $< 3,600 \mu\text{g/m}^3$    $\geq 3,600 \mu\text{g/m}^3$  and  $< 1,100,000 \mu\text{g/m}^3$    $\geq 1,100,000 \mu\text{g/m}^3$  and  $< 3,600,000 \mu\text{g/m}^3$    $\geq 3,600,000 \mu\text{g/m}^3$   Unknown

**Soil Gas Naphthalene :**  
  $\geq 93 \mu\text{g/m}^3$  and  $< 310 \mu\text{g/m}^3$    $\geq 310 \mu\text{g/m}^3$  and  $< 93,000 \mu\text{g/m}^3$    $\geq 93,000 \mu\text{g/m}^3$  and  $< 310,000 \mu\text{g/m}^3$    $\geq 310,000 \mu\text{g/m}^3$   Unknown

---

**3. Media Specific Criteria: Direct Contact and Outdoor Air Exposure - The site is considered low-threat for direct contact and outdoor air exposure if it meets 1, 2, or 3 below. - [CLEAR SECTION ANSWERS](#)**  YES  NO

**EXEMPTION - The upper 10 feet of soil is free of petroleum contamination**  YES  NO

Does the site meet any of the Direct Contact and Outdoor Air Exposure criteria scenarios?  YES  NO

3(a) - Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in the following table ([LINK](#)) for the specified depth below ground surface.  YES  NO

---

**Additional Information**

Should this case be closed in spite of NOT meeting policy criteria?  
**Explain:**

Groundwater Criteria - The site does not meet this criteria due to the presence of two downgradient residential water supply wells at the distances of approximately 125 and 325 feet, and the presence of a creek at approximately 450 feet downgradient. However, both water supply wells were sampled and returned non-detectable concentrations of contaminants of concern for the site, at standard reporting limits. The data appear to indicate the groundwater plume does not affect vicinity water supply wells. Therefore ACDEH has determined that based on an analysis of site specific conditions the site under current and reasonably anticipated near-term future scenarios, the contaminant plume poses a low threat to human health and safety and to the environment.

Vapor Intrusion to Indoor Air - In general a bicattenuation zone has been established on the subject parcel close to the residence; however, residual soil contamination above 100 mg/kg TPHd is documented beneath the grass sidewalk strip within the 0 to 5 foot depth interval. The potential for vapor intrusion was assessed by the installation of a subslab vapor point immediately adjacent to the former boiler and supply line for the house. While trace concentrations of toluene and total xylenes were detected, the concentrations were not above their Environmental Screening Levels (ESLs). Benzene and ethylbenzene were not detected, at concentrations below their ESLs. Therefore ACDEH has determined that the use of ESLs constitute a form of risk assessment for the vapor intrusion pathway and demonstrates that human health is protected to the satisfaction of the agency.

YES  NO

Has this LTCP Checklist been updated for FY 17/18?  YES  NO

[SPELL CHECK](#)

# ATTACHMENT 5

# Attachment 5: LTCP Media Specific Evaluation - Groundwater

LTCP MEDIA SPECIFIC CRITERIA - GROUNDWATER					
Closure Scenario					
<input type="checkbox"/> Exemption - Site has not affected groundwater; <input type="checkbox"/> Scenario 1 – Short stabilized contaminant plume; <input type="checkbox"/> Scenario 2, <input type="checkbox"/> Scenario 3 – Moderate stabilized contaminant plumes; <input type="checkbox"/> Scenario 4 – Long stabilized contaminant plumes; <input checked="" type="checkbox"/> Scenario 5 – Site specific conditions demonstrate that the contaminant plume poses a low threat to the human health and the environment					
Evaluation Criteria					
Key: Shading = site specific data; <input checked="" type="checkbox"/> = type of data or criteria met; hatched box indicates no criteria					
Element Evaluated	Site Specific Data	Short Plume Scenario	Moderate Plume Scenario		Long Plume Scenario
		<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
<b>Plume Length (feet)</b>	<input checked="" type="checkbox"/> <100 <input type="checkbox"/> <250 <input type="checkbox"/> <1,000 <input type="checkbox"/> ≥1,000	<input checked="" type="checkbox"/> <100	<input checked="" type="checkbox"/> <250	<input checked="" type="checkbox"/> <250	<input checked="" type="checkbox"/> <1,000
<b>Free Product</b>	<input checked="" type="checkbox"/> No FP <input type="checkbox"/> FP Onsite <input type="checkbox"/> FP Offsite <input type="checkbox"/> Removed to Max Extent	<input checked="" type="checkbox"/> No FP	<input checked="" type="checkbox"/> No FP	<input type="checkbox"/> Removed to max extent onsite; <input type="checkbox"/> Does not extend offsite	<input checked="" type="checkbox"/> No FP
<b>Plume Stability</b>	<input type="checkbox"/> Stable <input type="checkbox"/> Decreasing <input type="checkbox"/> ≥5 Years	<input type="checkbox"/> Stable or decreasing	<input type="checkbox"/> Stable or decreasing	<input type="checkbox"/> Stable or decreasing for ≥ 5 years	<input type="checkbox"/> Stable or decreasing
<b>Distance to Nearest Water Supply Well from Plume Boundary (feet)</b>	<input checked="" type="checkbox"/> <250 <input type="checkbox"/> >250 <input type="checkbox"/> >1,000	<input type="checkbox"/> >250	<input type="checkbox"/> >1,000	<input type="checkbox"/> >1,000	<input type="checkbox"/> >1,000
<b>Distance to Nearest Surface Water Body from Plume Boundary (feet)</b>	<input checked="" type="checkbox"/> >250 <input type="checkbox"/> >1,000	<input checked="" type="checkbox"/> >250	<input type="checkbox"/> >1,000	<input type="checkbox"/> >1,000	<input type="checkbox"/> >1,000
<b>Maximum Benzene Concentrations (µg/l)</b>	Historic Max: <0.5 Current Max: <0.5		<input checked="" type="checkbox"/> <3,000		<input checked="" type="checkbox"/> <1,000
<b>Maximum MTBE Concentrations (µg/l)</b>	Historic Max: <0.5 Current Max: <0.5		<input checked="" type="checkbox"/> <1,000		<input checked="" type="checkbox"/> <1,000
<b>Property Owner Willing to Accept a Land Use Restriction</b>	Not Required			<input type="checkbox"/> Yes	

## Attachment 5: LTCP Media Specific Evaluation - Groundwater

<b>LTCP MEDIA SPECIFIC CRITERIA - GROUNDWATER (CONTINUED)</b>	
<b>Element</b>	<b>Analysis</b>
<b>Plume Length</b>	Groundwater was not encountered to a depth of 14 feet below surface grade (bgs) at the subject site in soil bores where refusal was met on bedrock by the hollow-stem auger drilling technique; however, groundwater is anticipated to be present at depth as demonstrated by two downgradient private water supply wells. Except in the former UST excavation, soil contamination was not documented below approximately five feet bgs onsite. Contaminated soil at the base of the excavation is documented at a depth of approximately nine feet bgs; however, lateral soil samples indicate non-detectable analytical concentrations, at standard limits of reporting, at and below this depth. Based on this the hydrocarbon release at the site may not have affected groundwater. However, to determine if the water supply wells were impacted samples were collected from the wells. The wells are located downgradient at the distances of 125 and 325 feet. Analytical results documented non-detectable concentrations at standard reporting limits.
<b>Free Product</b>	Free Product has not been detected at the site.
<b>Plume Stability</b>	A groundwater plume has not been documented.
<b>Water Supply Wells</b>	An Alameda County Public Works Agency (ACPWA) well survey indicated two water supply irrigation wells within 2,000 feet of the site. The wells are referenced above and are located on site figures. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicated there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
<b>Surface Water Bodies</b>	Bushy Dell Creek is approximately 450 feet downgradient to the west northwest. The north branch of Wildwood Creek is located crossgradient to the south at a distance of approximately 1,050 feet, and Trestle Glen Creek is located upgradient to the east at a distance of approximately 2,830 feet.

# ATTACHMENT 6

# Attachment 6: LTCP Media Specific Evaluation - Vapor Intrusion

LTCP MEDIA SPECIFIC CRITERIA - VAPOR INTRUSION TO INDOOR AIR								
Closure Scenario								
<input type="checkbox"/> Exemption - Active fueling station exempt from vapor specific criteria; <input type="checkbox"/> Scenario 1 – Unweathered free phase LNAPL on groundwater; <input type="checkbox"/> Scenario 2 – Unweathered residual LNAPL in soil; <input type="checkbox"/> Scenario 3a, <input type="checkbox"/> Scenario 3b, <input type="checkbox"/> Scenario 3c – Dissolved phase benzene concentrations in groundwater; <input type="checkbox"/> Scenario 4a - Soil vapor concentrations without bioattenuation zone; <input type="checkbox"/> Scenario 4b - Soil vapor concentrations with bioattenuation zone; <input checked="" type="checkbox"/> Site specific risk assessment demonstrates human health is protected; <input type="checkbox"/> Exposure controlled through use of mitigation measures or institutional or engineering controls								
Evaluation Criteria.								
Key: Shading = site specific data; ☒ = type of data or criteria met; hatched box indicates no criteria								
Element Evaluated	Site Specific Data	High Conc Source Scenarios	Low Conc Source Scenarios			Soil Vapor Scenarios		
		Unweathered NAPL	Dissolved Phase Benzene in Groundwater					
		<input type="checkbox"/> 1 or <input type="checkbox"/> 2	<input checked="" type="checkbox"/> 3a	<input type="checkbox"/> 3b	<input type="checkbox"/> 3c	<input type="checkbox"/> 4a	<input type="checkbox"/> 4b	
<b>Groundwater</b>  <input type="checkbox"/> <b>Water Table (WT)</b>  <input type="checkbox"/> <b>Confined (PZ)</b>	Highest Historic Water Level (ft bgs): >14  <input type="checkbox"/> WT or <input type="checkbox"/> PZ:							
	Max Current Benzene Concentration (µg/L): <0.25	<input type="checkbox"/> ≥3,000	<input checked="" type="checkbox"/> <100	<input type="checkbox"/> ≥100 & <1,000	<input checked="" type="checkbox"/> <1,000			
<b>NAPL</b>  <input checked="" type="checkbox"/> <b>Weathered (W)</b> <input type="checkbox"/> <b>Unweathered (UW)</b>	<input type="checkbox"/> No NAPL <input checked="" type="checkbox"/> NAPL (Residual) in Soil <input type="checkbox"/> NAPL (Free Phase) on Groundwater	<input type="checkbox"/> UW in Soil; or <input type="checkbox"/> UW on GW	<input checked="" type="checkbox"/> No UW in Soil or GW					
<b>Foundations</b> <input checked="" type="checkbox"/> <b>Existing</b> <input type="checkbox"/> <b>Proposed</b> <input type="checkbox"/> <b>None</b>	Type: Partial Basement  Depth: Unknown							
<b>Bioattenuation Zone Beneath:</b>  <input type="checkbox"/> <b>Existing Foundations</b>  <input checked="" type="checkbox"/> <b>Existing Grade</b>	Thickness (ft): <input checked="" type="checkbox"/> <5; <input type="checkbox"/> ≥5; <input type="checkbox"/> ≥10; <input type="checkbox"/> ≥30	<input type="checkbox"/> ≥30	<input type="checkbox"/> ≥5	<input type="checkbox"/> ≥10	<input type="checkbox"/> ≥5	<input checked="" type="checkbox"/> <5; or <input type="checkbox"/> ≥100; or or <input checked="" type="checkbox"/> < 4	<input type="checkbox"/> ≥ 5	
	TPHg+d Conc (mg/kg): 282	<input type="checkbox"/> <100	<input type="checkbox"/> <100	<input type="checkbox"/> <100	<input type="checkbox"/> <100		<input type="checkbox"/> <100 (at 2 depths)	
	Oxygen Conc (%): <input checked="" type="checkbox"/> <4; <input type="checkbox"/> ≥4; <input type="checkbox"/> No data		<input type="checkbox"/> No data or <input checked="" type="checkbox"/> <4	<input type="checkbox"/> No data or <input type="checkbox"/> <4	<input type="checkbox"/> ≥4		<input type="checkbox"/> ≥4 (at bottom)	
<b>Soil Vapor (Current Conditions)</b>  <input type="checkbox"/> <b>Soil Vapor</b> <input checked="" type="checkbox"/> <b>Subslab Vapor</b> <input type="checkbox"/> <b>No Samples Collected</b>	Sample Depth (ft bgs): 0.5 beneath the basement floor					<input type="checkbox"/> ≥5	<input type="checkbox"/> ≥5	
	Benz Conc (µg/m³): <1.6					<input type="checkbox"/> R< 85 <input type="checkbox"/> C<280	<input type="checkbox"/> C<85K <input type="checkbox"/> C<280K	
	Ethylb Conc (µg/m³): <2.2					<input type="checkbox"/> R<1,100 <input type="checkbox"/> C<3,600	<input type="checkbox"/> R<1,100K <input type="checkbox"/> C<3,600K	
	Napht Conc (µg/m³): <2.6					<input type="checkbox"/> R<93 <input type="checkbox"/> R<310	<input type="checkbox"/> R<93K <input type="checkbox"/> C<310K	

## Attachment 6: LTCP Media Specific Evaluation - Vapor Intrusion

LTCP MEDIA SPECIFIC CRITERIA - VAPOR INTRUSION TO INDOOR AIR (CONTINUED)	
Location	Analysis
<b>Onsite</b>	<p>The site does not meet the Media Specific Criteria for Vapor Intrusion to Indoor Air. Although a minimum 10 foot bioattenuation zone has been established on the parcel close to the residence, residual soil contamination above 100 mg/kg TPHd is documented beneath the grass sidewalk strip within the 0 to 5 foot depth interval. Due to utilities entering the parcel from the street and the assumed alignment of the supply line from the former heating oil tank to a former boiler located in the a partial basement, the potential for vapor intrusion to the onsite residential building was assessed by the installation of a subslab vapor point immediately adjacent to the former boiler and supply line for the house. Trace concentrations of toluene and total xylenes were detected, however the concentrations were not above their respective San Francisco Bay Regional Water Quality Control Board's 2016 Environmental Screening Levels (ESLs). Benzene and ethylbenzene were not detected, at concentrations below their ESLs. Based on this data, coupled with the lack of detections of volatile organic compounds in soil in the former tank pit, ACDEH has determined that the residual contamination at the site poses a low risk for the vapor intrusion to indoor exposure.</p>
<b>Offsite</b>	<p>There were no detectable concentrations, at standard reporting limits, of petroleum volatile organic compounds, including naphthalene, in soil or groundwater reported at the site that would pose an offsite vapor intrusion risk.</p>



# ATTACHMENT 7

## Attachment 7 – Direct Contact Evaluation and Data

LTCP MEDIA SPECIFIC CRITERIA - DIRECT CONTACT AND OUTDOOR AIR EXPOSURE						
Closure Scenario						
<input type="checkbox"/> Exemption (no petroleum hydrocarbons in upper 10 feet); <input checked="" type="checkbox"/> Maximum concentrations of petroleum hydrocarbons are less than or equal to those in Table 1 below; <input type="checkbox"/> Maximum concentrations of petroleum constituents are less than levels that a site specific risk assessment demonstrates will have no significant risk of adversely affecting human health; <input type="checkbox"/> Concentrations of petroleum in soil will have no significant risk of adversely affecting human health as a result of controlling exposure through the use of mitigation measures or through the use of institutional or engineering controls; <input type="checkbox"/> This case should be closed in spite of not meeting the direct contact and outdoor air specific media criteria.						
Evaluation Criteria						
Green shading is site specific data; checked box indicates type of date or criteria met; hatched box indicates no criteria						
Constituent (LTCP Criteria & Site Maximum)		Residential		Commercial/Industrial		All Scenarios
		<input checked="" type="checkbox"/> Direct Contact	<input checked="" type="checkbox"/> Volatilization to Outdoor Air	<input checked="" type="checkbox"/> Direct Contact	<input checked="" type="checkbox"/> Volatilization to Outdoor Air	<input checked="" type="checkbox"/> Construction or Utility Worker
		0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 5 ft bgs (mg/kg)	5 to 10 ft bgs (mg/kg)	0 to 10 ft bgs (mg/kg)
Analysis Required For All Tanks						
<b>Benzene</b>	Site Max	<0.010	<0.010	<0.010	<0.010	<0.010
	LTCP Criteria	<input checked="" type="checkbox"/> ≤1.9	<input checked="" type="checkbox"/> ≤2.8	<input checked="" type="checkbox"/> ≤8.2	<input checked="" type="checkbox"/> ≤12	<input checked="" type="checkbox"/> ≤14
<b>Ethylbenzene</b>	Site Max	<0.010	<0.010	<0.010	<0.010	<0.010
	LTCP Criteria	<input checked="" type="checkbox"/> ≤21	<input checked="" type="checkbox"/> ≤32	<input checked="" type="checkbox"/> ≤89	<input checked="" type="checkbox"/> ≤134	<input checked="" type="checkbox"/> ≤314
<b>Naphthalene</b>	Site Max	<0.010	<0.010	<0.010	<0.010	<0.010
	LTCP Criteria	<input checked="" type="checkbox"/> ≤9.7	<input checked="" type="checkbox"/> ≤9.7	<input checked="" type="checkbox"/> ≤45	<input checked="" type="checkbox"/> ≤45	<input checked="" type="checkbox"/> ≤219
Analysis Required For Tanks with Waste Oil, Bunker C Fuel or Unknown Contents						
<b>PAHs<sup>1</sup></b>	Site Max	NR	NR	NR	NR	NR
	LTCP Criteria	<input type="checkbox"/> ≤0.063		<input type="checkbox"/> ≤0.68		<input type="checkbox"/> ≤4.5

NR = Not Required    NA = Not Analyzed

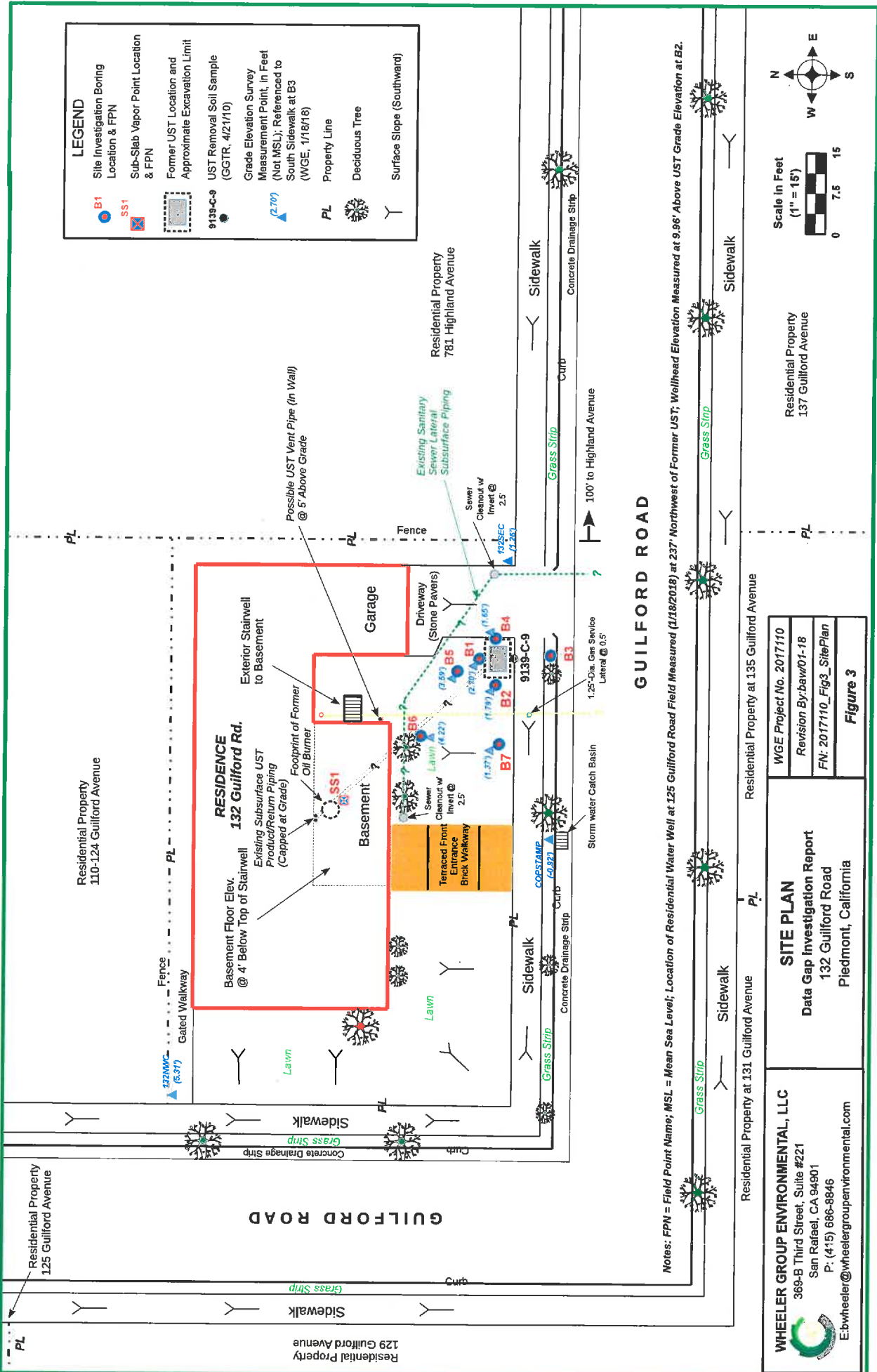
Notes:

1. Based on the seven carcinogenic poly-aromatic hydrocarbons (PAHs) as benzo(a)pyrene toxicity equivalent (BaPe).
2. The area of impacted soil where a particular exposure occurs is ≤ 82 by 82 feet

## Attachment 7 – Direct Contact Evaluation and Data

LTCP MEDIA SPECIFIC CRITERIA – DIRECT CONTACT AND OUTDOOR AIR EXPOSURE (CONTINUED)	
Location	Analysis
<b>Onsite</b>	Maximum concentrations of hydrocarbons in soil are less than the concentrations in Table 1 for residential and construction worker exposure as defined by soil borings B-1 through B-7.
<b>Offsite</b>	The petroleum hydrocarbon soil plume may extend beneath the public street based on soil samples collected; however, appropriately collected analytical data from beneath the sidewalk grass median strip indicates that the concentration in soil offsite are less than the concentrations in Table 1 for residential and construction worker exposure.

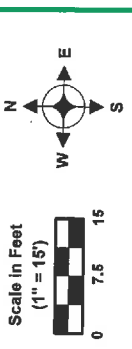
# ATTACHMENT 8



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**SITE PLAN**  
 Data Gap Investigation Report  
 132 Guilford Road  
 Piedmont, California

Residential Property at 135 Guilford Avenue  
 Residential Property at 137 Guilford Avenue



# ATTACHMENT 9

## SOIL BORING LOG B1

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: small; margin-right: 5px;">GeoProbe</div> </div>	B1-3	NA	0.0	CL	(0'-2') <b>CLAY (CL)</b> . Damp, Dark Yellowish Brown (10YR 4/2), Soft w/ Trace Coarse-Grained Sand and Root Material; No Odor / No Staining.	← Topsoil (0'-0.5')
	B1-5	NA	0.0	ML	(2'-3.5') <b>SILT (ML)</b> . Damp to Moist, Grayish Orange (10YR 7/4) and Dark Yellowish Orange (10YR 6/6), Clayey, Soft w/ Trace Sandstone Fragments; No Odor, No Staining.	← Neat Portland Cement (0.5'-6.5')
	B1-6.5	NA	0.1		(3.5'-6.5') <b>SILT (ML)</b> . Damp, Pale Yellowish Brown (10YR 6/2), fine/pulverized, w/ Siltstone Fragments (Weathered Bedrock); No Odor, No Staining.	↔ 2.25"
					Total Borehole Depth = 6.5 fbg (Refusal w/ GeoProbe Equipment)	
10						
15						
20						
25						

**BORING NUMBER / FIELD POINT NAME: B1**  
**LOCATION: 132 Guilford Road, Piedmont, CA**  
**PROJECT No: 2017110**  
**DRILLING CONTRACTOR: EnProbe**  
**DRILLING METHOD: GeoProbe**  
**DRILLING DATE: January 17, 2017**  
**Logged By: B. Wheeler Checked By: M.Youngkin**

**Legend/Notes:**

fbg = feet below grade  
 ppm = parts per million  
 = Lithologic Sample Interval  
 = Sample Retained for Laboratory Analysis  
 Grade Elevation at B1 @ 339.01'  
 (Not Mean Sea Level) NA = Not applicable

**Wheeler Group Environmental, LLC**

### SOIL BORING LOG B2

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">1</div> <div style="margin-bottom: 10px;">↓</div> <div style="margin-bottom: 10px;">5</div> <div style="margin-bottom: 10px;">↓</div> <div style="margin-bottom: 10px;">10</div> <div style="margin-bottom: 10px;">↓</div> <div style="margin-bottom: 10px;">15</div> <div style="margin-bottom: 10px;">↓</div> <div style="margin-bottom: 10px;">20</div> <div style="margin-bottom: 10px;">↓</div> <div style="margin-bottom: 10px;">25</div> </div>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">B2-2.5</div> <div style="margin-bottom: 10px;">B2-5</div> <div style="margin-bottom: 10px;">B2-6</div> </div>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">NA</div> <div style="margin-bottom: 10px;">NA</div> <div style="margin-bottom: 10px;">NA</div> </div>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">0.0</div> <div style="margin-bottom: 10px;">0.0</div> <div style="margin-bottom: 10px;">0.0</div> <div style="margin-bottom: 10px;">0.0</div> </div>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">ML</div> </div>	<p>(0'-2.5') <b>SILT (ML)</b>. Damp to Moist, Dark Yellowish Brown (10YR 4/2), Soft w/ Coarse-Grained Sand &amp; Root Material; No Odor, No Staining.</p> <p>@ 2'; Change in Color to Grayish Orange (10YR 7/4 and Dark Yellowish Orange (10YR 6/6)</p> <p>(2.5'-6') <b>SILT (ML)</b>. Dry, Grayish Yellow (5Y8/4), to Pale Greenish Yellow (10Y 8/2) fine/pulverized, w/ Siltstone Fragments (Weathered Bedrock); No Odor, No Staining.</p> <p>@ 5'; Change in Color to Pale Yellowish Brown (10YR 6/2)</p> <p>Total Borehole Depth = 6 fbg (Refusal w/ GeoProbe Equipment)</p> <p><i>Note: B2 Drilled at 25 Degree Angle from Vertical Plane (Y Axis)</i></p>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 10px;">Topsoil (0'-0.5')</div> <div style="margin-bottom: 10px;">←</div> <div style="margin-bottom: 10px;">Neat Portland Cement (0.5'-6')</div> <div style="margin-bottom: 10px;">↔</div> <div style="margin-bottom: 10px;">2.25"</div> </div>

**BORING NUMBER / FIELD POINT NAME:** B2  
**LOCATION:** 132 Guilford Road, Piedmont, CA  
**PROJECT No:** 2017110  
**DRILLING CONTRACTOR:** EnProbe  
**DRILLING METHOD:** GeoProbe  
**DRILLING DATE:** January 17, 2017  
**Logged By:** B. Wheeler **Checked By:** M.Youngkin

**Legend/Notes:**

fbg = feet below grade  
 ppm = parts per million  
 = Lithologic Sample Interval  
 = Sample Retained for Laboratory Analysis  
 Grade Elevation at B2 @ 338.10'  
 (Not Mean Sea Level) NA = Not applicable

**Wheeler Group Environmental, LLC**



### SOIL BORING LOG B3

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
<div style="display: flex; flex-direction: column; align-items: center;"> <div style="margin-bottom: 20px;"> <p style="font-size: small;">GeoProbe</p> </div> <div style="margin-bottom: 20px;"> <p style="font-size: small;">Rotary HSA</p> </div> </div>	1		0.0	SM	(0'-2.5') <b>SAND (SM)</b> . Moist, Dark Yellowish Brown (10YR 4/2), Fine-Grained, Clayey; No Odor, No Staining.	← Grass / Topsoil (0'-0.5')
	B3-2.5	NA	0.9			
	B3-4	NA	4.4		(2.5'-6.5') <b>SILT (ML)</b> . Dry to Damp, Pale Yellowish Brown (10YR 6/2) and Dark Yellowish Orange (10YR 6/6), fine/pulverized, w/ Siltstone and Rock Fragments (Weathered Bedrock); No Odor, No Staining .	← Neat Portland Cement (0.5'-14')
	B3-5	NA	0.1			2.25"
	B3-6.5	NA	0.0		Refusal @ 6.5' with GeoProbe (1/17/18)	↔
					(6.5'-9.5') <b>SILT (ML)</b> . Dry to Damp, Dark Yellowish Brown (10YR 4/2) and Light Olive Gray (5Y 5/2), fine/pulverized, w/ Siltstone Fragments (Weathered Bedrock); No Odor, No Staining. <i>Described from Auger Cuttings</i>	8.25"
	B3-10	NA	0.0		(9.5'-11') <b>SILT (ML)</b> . Dry to Damp, Pale Yellowish Brown to Dark Yellowish Brown (10YR 6/2, 4/2), Fine/Pulverized, w/ Siltstone and Rock Fragments (Weathered Bedrock); No Odor, No Staining. <i>Described from Auger Cuttings</i>	
					11'-13' (Not Logged – No Samples Collected)	
	B3-14	NA	0.0		(13'-14') <b>SILT (ML)</b> . Dry to Damp, Pale Yellowish Brown (10YR 6/2), Fine/Pulverized, w/ Siltstone and Rock Fragments (Weathered Bedrock); No Odor, No Staining. <i>Described from Auger Cuttings</i>	
	15				Total Borehole Depth = 14 fbg (Refusal w/ Rotary HSA Rig on 1/18/18)	
20						
25						

**BORING NUMBER / FIELD POINT NAME:** B3  
**LOCATION:** 132 Guilford Road, Piedmont, CA  
**PROJECT No:** 2017110  
**DRILLING CONTRACTOR:** EnProbe  
**DRILLING METHOD:** GeoProbe/Rotary HSA  
**DRILLING DATE:** January 17 & 18, 2018  
**Logged By:** B. Wheeler **Checked By:** M.Youngkin

**Legend/Notes:**

- fbg = feet below grade
- ppm = parts per million
- ☒ = Lithologic Sample Interval
- ☐ = Sample Retained for Laboratory Analysis
- Grade Elevation at B3 @ 336.31' (Not Mean Sea Level)
- NA = Not applicable

**Wheeler Group Environmental, LLC**

### SOIL BORING LOG B4

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
1	B4-2.5	NA	0.0	ML	(0'-3.5') SILT (ML). Moist, Dark Yellowish Brown (10YR 4/2), Soft, Sandy (Fine-Grained), Clayey; No Odor, No Staining.	← Topsoil (0'-0.5')
5					(3.5'-5.5') SILT (ML). Moist to Wet, Olive Gray (5Y 4/1), Soft, Sandy (Fine-to-Coarse Grained), Gravelly; No Odor, No Staining.	← Neat Portland Cement (0.5'-7')
7					B4-5.5	NA
10	B4-7	NA	0.0			
15						
20						
25						
					Total Borehole Depth = 7 fbg (Refusal w/ GeoProbe Equipment)	

<p><b>BORING NUMBER / FIELD POINT NAME: B4</b>  <b>LOCATION: 132 Guilford Road, Piedmont, CA</b>  <b>PROJECT No: 2017110</b>  <b>DRILLING CONTRACTOR: EnProbe</b>  <b>DRILLING METHOD: GeoProbe</b>  <b>DRILLING DATE: January 17, 2017</b>  <b>Logged By: B. Wheeler Checked By: M.Youngkin</b></p>	<p><b>Legend/Notes:</b>  fbg = feet below grade  ppm = parts per million  ☒ = Lithologic Sample Interval  ☐ = Sample Retained for Laboratory Analysis  Grade Elevation at B4 @ 337.96'  (Not Mean Sea Level) <span style="float: right;">NA = Not applicable</span></p> <p style="text-align: center;"><b>Wheeler Group Environmental, LLC</b></p>
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### SOIL BORING LOG B5

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
1			0.0		(0'-2') SILT (ML). Damp, Dusky Yellowish Brown (10YR 2/2) to Dark Yellowish Brown (10YR 4/2), Sandy (Fine-Grained) Clayey, Soft w/ Root Material; No Odor, No Staining.	Grass / Topsoil (0'-0.5')
			0.0		@ 2'; 4" Lense of Rock Fragments Present.	
	B5-2.5	NA	0.0	ML	(2'-4.5') SILT (ML). Damp, Grayish Orange (10YR 7/4) and Dark Yellowish Orange (10YR 6/6), Slightly Clayey, w/ Fine-Grained Sand; No Odor / No Staining.	Neat Portland Cement (0.5'-13')
5			0.0		(4.5'-8.5') SILT (ML). Damp, Grayish Orange (10YR 7/4) to Very Pale Orange (10YR 8/2), fine/pulverized, w/ Siltstone Fragments (Weathered Bedrock); No Odor, No Staining.	2.25"
	B5-5	NA	0.0		@ 7.5'-8.5'; Change in Color to Light Olive Gray (5Y 5/2)	8.25"
	B5-7	NA	0.0		@ 8.5 fbg (Refusal w/ GeoProbe Equipment)	
	B5-8.5	NA	0.0	ML	(8.5'-13') SILT (ML). Dry to Damp, Light Olive Gray (5Y 5/2), fine/pulverized, w/ Siltstone Fragments (Weathered Bedrock); No Odor, No Staining. <i>Described from Auger Cuttings</i>	
10			0.0			
	B5-13	NA	0.0			
15					Total Borehole Depth = 13 fbg (Refusal w/ Rotary HSA Rig on 1/17/18)	
20						
25						

**BORING NUMBER / FIELD POINT NAME: B5**  
**LOCATION: 132 Guilford Road, Piedmont, CA**  
**PROJECT No: 2017110**  
**DRILLING CONTRACTOR: EnProbe**  
**DRILLING METHOD: GeoProbe/Rotary Auger**  
**DRILLING DATE: January 17, 2018**  
**Logged By: B. Wheeler Checked By: M.Youngkin**

**Legend/Notes:**

fbg = feet below grade  
 ppm = parts per million  
 = Lithologic Sample Interval  
 = Sample Retained for Laboratory Analysis  
 Grade Elevation at B5 @ 339.90'  
 (Not Mean Sea Level) NA = Not applicable

**Wheeler Group Environmental, LLC**

### SOIL BORING LOG B6

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
1	Hand Auger No Samples		0.0	ML	(0'-1.5') SILT (ML). Damp, Dark Yellowish Brown (10YR 4/2), Clayey, Soft w/ Root Material; No Odor, No Staining. @ 1.0'; Change in Color to Grayish Orange (10YR 7/4); Rock Fragments Present.  Total Borehole Depth = 1.5 fbg (Refusal w/ Hand Auger Equipment on Dense Rock)	Grass / Topsoil (0'-0.5') Neat Portland Cement (0.5'-1.5') 2.25"
5						
10						
15						
20						
25						

**BORING NUMBER / FIELD POINT NAME:** B6  
**LOCATION:** 132 Guilford Road, Piedmont, CA  
**PROJECT No:** 2017110  
**DRILLING CONTRACTOR:** EnProbe  
**DRILLING METHOD:** Hand Auger  
**DRILLING DATE:** January 18, 2018  
**Logged By:** B. Wheeler **Checked By:** M.Youngkin

**Legend/Notes:**

- fbg = feet below grade
- ppm = parts per million
- ☒ = Lithologic Sample Interval
- ☐ = Sample Retained for Laboratory Analysis
- Grade Elevation at B6 @ 340.53' (Not Mean Sea Level)
- NA = Not applicable

### SOIL BORING LOG B7

Depth (fbg)	Recovery/ Sample ID	Blow Counts (#/6")	Organic Vapor (ppm)	USCS Soil Type	Description	Boring Backfill Detail
1	B7-2.5	NA	0.0	ML	(0'-2.5') SILT (ML). Damp to Moist, Dark Yellowish Brown (10YR 4/2), Soft w/ Coarse-Grained Sand & Root Material; No Odor, No Staining.	← Topsoil (0'-0.5')
			0.0		(2.5'-5') SILT (ML). Dry, Light Olive Gray to Olive Gray (5Y5/2,3/2), fine/pulverized, w/ Siltstone Fragments (Weathered Bedrock); No Odor, No Staining.	← Neat Portland Cement (0.5'-5')
5	B7-5	NA	0.0		Total Borehole Depth = 5 fbg (Refusal w/ GeoProbe Equipment)	↔ 2.25"
10						
15						
20						
25						

**BORING NUMBER / FIELD POINT NAME: B7**  
**LOCATION:** 132 Guilford Road, Piedmont, CA  
**PROJECT No:** 2017110  
**DRILLING CONTRACTOR:** EnProbe  
**DRILLING METHOD:** GeoProbe  
**DRILLING DATE:** January 17, 2017  
**Logged By:** B. Wheeler **Checked By:** M.Youngkin

**Legend/Notes:**

fbg = feet below grade  
 ppm = parts per million  
 = Lithologic Sample Interval  
 = Sample Retained for Laboratory Analysis  
 Grade Elevation at B7 @ 337.68'  
 (Not Mean Sea Level) NA = Not applicable

# ATTACHMENT 10

**TABLE 2**  
**Water Sample Laboratory Analysis Results for Petroleum Hydrocarbons**  
**UST Removal & Data Gap Investigation**  
 132 Guilford Road, Piedmont, California

Field Point Name / Sample ID	Sampling Date	Depth Feet	Results in micrograms per Liter (ug/L)									
			TPH as Diesel µg/L	TPH as Motor Oil µg/L	Benzene µg/L	Toluene µg/L	Ethyl Benzene µg/L	Total Xylenes µg/L	MTBE µg/L	Naphtha µg/L		
<b>UST Removal - April 2010</b>												
9139-PW 1	04/21/2010	Perched Water in Drum	11,000	NA	ND (0.6)	1.5	ND (0.6)	4.7	ND (1)	NA		
<b>Data Gap Investigation - January 2018</b>												
125 Guilford / 125GII	01/18/2018	Spigot	ND (28)	ND (67)	ND (0.25)	ND (0.17)	ND (0.13)	ND (0.40)	ND (0.069)	ND (0.22)		
120 Hazel / 120HAZI	01/18/2018	Spigot	ND (28)	ND (68)	ND (0.25)	ND (0.17)	ND (0.13)	ND (0.40)	ND (0.069)	ND (0.22)		
SF BAY RWQCB February 2016	Tier 1 ESL		100	Note 2	1	40	13	20	5	0.12		

**Table 2 Notes**

Abbreviations:

- TPH = total petroleum hydrocarbons; MTBE – Methyl tertiary butyl ether; Naphtha = Naphthalene
- ND = Not Detected above Method Detection Limit (MDL) shown in parentheses, unless otherwise noted
- NA = Not Analyzed
- NM = Not Measured

Notes:

- 1 = Sample also analyzed for Fuel Oxygenates, with results in ug/L: 1,2-Dibromoethane (ND<0.4); 1,2-Dichloroethane (ND<0.6); Di-Isopropyl ether (ND<1); Ethyl Tert Butyl Ether (ND<1); Tert-Amyl Methyl Ether (ND<1); Tert-Butyl Alcohol (ND<10).
- 2 = Tier 1 ESL has Note 3 on Table on Page 2 as follows: "TPH motor oil is not soluble. TPH motor oil in water most likely are petroleum degradates"

Tier 1 ESL = SF Bay Regional Water Quality Control Board (February 2016) Environmental Screening Level

# ATTACHMENT 11



**TABLE 1**  
**Soil Sampling & Laboratory Analysis Results**  
**UST Removal & Data Gap Investigation**  
 132 Guilford Avenue, Piedmont, CA

Field Point Name / Sample ID	Sampling Date	Depth Feet	Field VOCs ppm*	TPH-DRO <sup>1</sup>	Results in milligrams per kilogram (mg/kg)						
					Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	MTBE	
9139-C-9 <sup>2</sup>	04/21/2010	9	NM	217	ND(0.072)	ND(0.072)	ND(0.072)	ND(0.19)	NA	ND(0.048)	
9139-SP(A-D)Comp <sup>2</sup>	04/21/2010	NA	NM	5080	ND(0.15)	ND(0.15)	ND(0.15)	ND(0.4)	NA	ND(0.1)	
<b>UST Removal - April 2010</b>											
B1 / B1-3	01/17/2018	3	0.0	2.45 <sup>3</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B1 / B1-5	01/17/2018	5	0.0	ND (2.0)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B1 / B1-6.5	01/17/2018	6.5	0.1	ND (2.0)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B2 / B2-2.5	01/17/2018	2.5	0.0	6.15 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B2 / B2-5	01/17/2018	5	0.0	7.37 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B2 / B2-6	01/17/2018	6	0.0	2.00 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B3 / B3-2.5	01/17/2018	2.5	0.9	231 <sup>5</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B3 / B3-4	01/17/2018	4	4.4	282 <sup>5</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B3 / B3-5	01/17/2018	5	0.1	11.7 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B3 / B3-6.5	01/17/2018	6.5	0.0	12.7 <sup>5</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B3 / B3-10	01/18/2018	10	0.0	4.83 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B3 / B3-14	01/18/2018	14	0.0	2.19 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B4 / B4-2.5	01/17/2018	2.5	0.0	ND (4.0)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B4 / B4-5.5	01/17/2018	5.5	0.1	2.76 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B4 / B4-7	01/17/2018	7	0.0	2.02 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B5 / B5-2.5	01/17/2018	2.5	0.0	2.27 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B5 / B5-5	01/17/2018	5	0.0	ND (2.0)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B5 / B5-7	01/17/2018	7	0.0	ND (2.0)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B5 / B5-8.5	01/17/2018	8.5	0.0	3.34 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B5 / B5-13	01/17/2018	13	0.0	4.11 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B7 / B7-2.5	01/17/2018	2.5	0.0	2.66 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
B7 / B7-5	01/17/2018	5	0.0	2.36 <sup>4</sup>	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	ND (0.010)	
SF BAY RWQCB February 2016 Tier 1 ESL				230	0.044	2.9	1.4	2.3	0.033	0.023	

Table 2 Abbreviations and Notes on Following Page

**TABLE 1 (Cont'd)**  
**Soil Sampling & Laboratory Analysis Results**  
**Data Gap Investigation**

132 Guilford Avenue, Piedmont, CA

**Table 1 Notes**

Abbreviations:

TPH = total petroleum hydrocarbons; MTBE – Methyl tertiary butyl ether

ND = Not Detected above Practical Quantitation Limit (PQL) shown in parentheses

NA = Not Analyzed

NM = Not Measured

Notes:

1 – DRO (Diesel Range Organics) = C10-C28

2 – Sample also analyzed for 1,2-EDB=1,2-Dibromoethane; 1,2-EDC=1,2-Dichloroethane; DIPE=Di-Isopropyl ether; ETBE=Ethyl Tert Butyl Ether; TAME=Tert-Amyl Methyl Ether; TBA=Tert-Butyl Alcohol (All results ND<MDL; See GGTR UST Closure Report, dated May 18, 2010);

Stockpile Sample also analyzed for Total Lead (Result = 45.4 mg/kg).

3 – Diesel result due to over-lapping of oil range into diesel range.

4 – Presence of discrete peaks not typical of diesel reference pattern.

5 – Chromatographic pattern does not resemble typical diesel reference standard; unknown organics within diesel range slightly heavier than diesel quantified as diesel.

\* – Measured using calibrated photoionization detector (PID)

Tier 1 ESL = SF Bay Regional Water Quality Control Board (February 2016) Environmental Screening Level

# ATTACHMENT 12

**TABLE 3**  
**Soil Vapor Sampling & Laboratory Analysis Results**  
**Data Gap Investigation**  
 132 Guilford Road, Piedmont, CA

Results in micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ )

Field Point Name / Sample ID	Sampling Date	Sample Type	Sample Location	Sample Intake, Feet Above Grade	Diesel Range Organics	2-Propanol / IPA	Benzene	Toluene	Ethylbenzene	Total Xylenes	Naphthalene	MTBE	Hexane
SS1 <sup>1</sup>	02/01/18	Sub-Slab Vapor	Furnace Room	Sub-slab	ND (25) <sup>2</sup>	9800	ND (1.6)	8.4	ND (2.2)	4.6	ND (2.6) <sup>3</sup>	ND (1.8)	17
SS1 / SS1 DUP	02/01/18	Sub-Slab Vapor	Furnace Room	Sub-slab	NA	8900	ND (40)	ND (47)	ND (54)	ND (54)	ND (66) <sup>4</sup>	ND (45)	ND (44)
SS1SHROUD	02/01/18	Shroud	Furnace Room	Shroud (1')	NA	230000	NA	NA	NA	NA	NA	NA	NA
SF BAY RWQCB February 2016 Tier 1 ESL					Sub-Slab/ Soil Gas	68000	NE	48	160000	560	41	5400	NE

**Table 3 Notes**

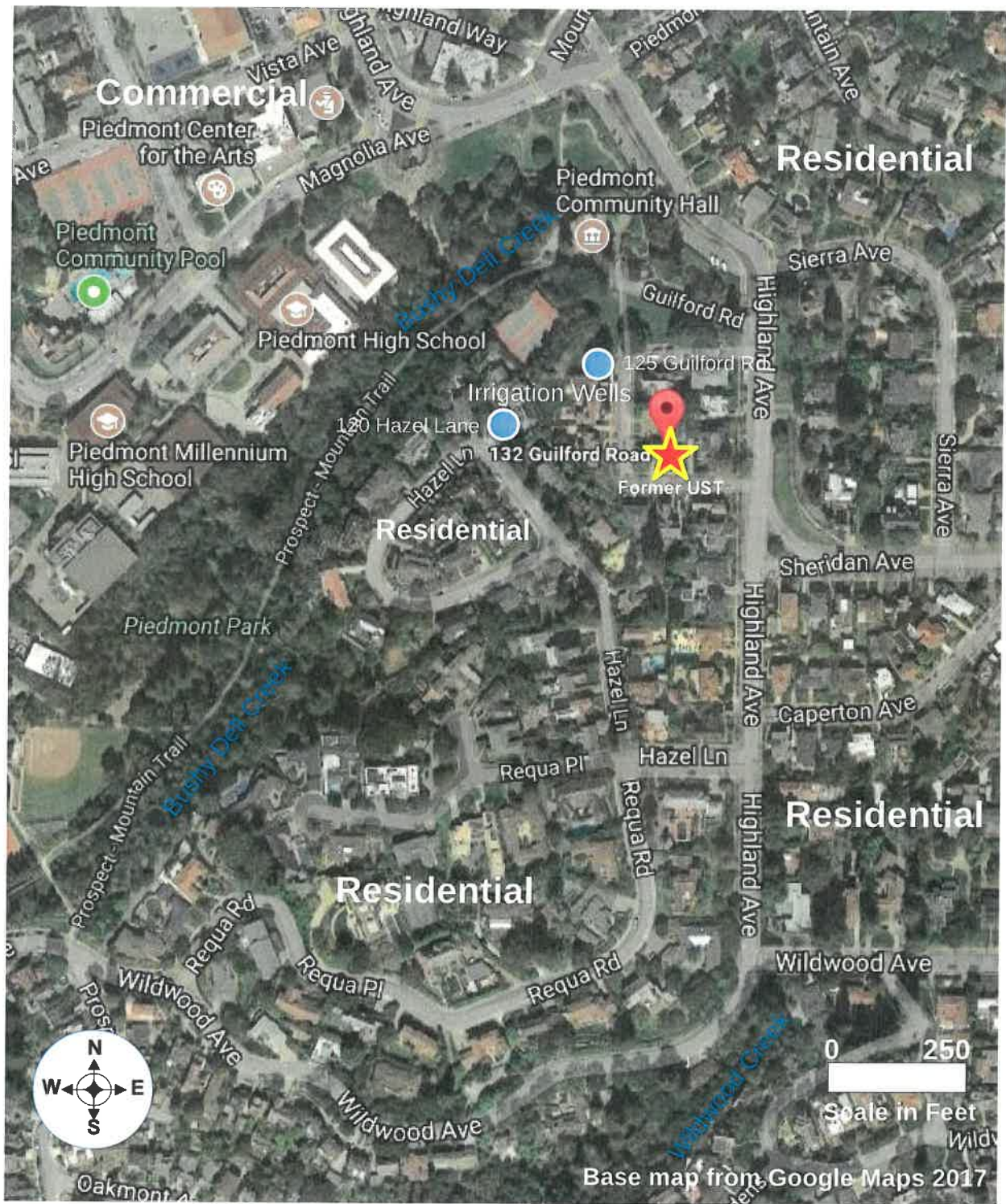
Abbreviations: ND = Not Detected above Practical Quantitation Limit (PQL) shown in parentheses, unless otherwise noted  
 NA = Not Analyzed  
 NE = Not Established  
 IPA=isopropyl alcohol, MTBE=methyl tertiary butyl ether

Notes:

- 1 – Sample Additionally Analyzed for Oxygen (3.7%), Carbon Dioxide (7.3%) & Methane (ND<0.18%) by ASTM D1946
- 2 – Collected in Thermal Desorption Tubes (2) and Analyzed by EPA Method TO-17
- 3 – Naphthalene Analyzed by EPA Method TO-15 (ND<2.6  $\mu\text{g}/\text{m}^3$ ) and by EPA Method TO-17 (ND<5.0  $\mu\text{g}/\text{m}^3$ ); reported using Practical Quantitation Limit
- 4 – Naphthalene Analyzed by EPA Method TO-15 (ND<66  $\mu\text{g}/\text{m}^3$ ); reported using Practical Quantitation Limit

Tier 1 ESL = SF Bay Regional Water Quality Control Board (February 2016) Environmental Screening Level

# ATTACHMENT 13



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WGE No. 2017110

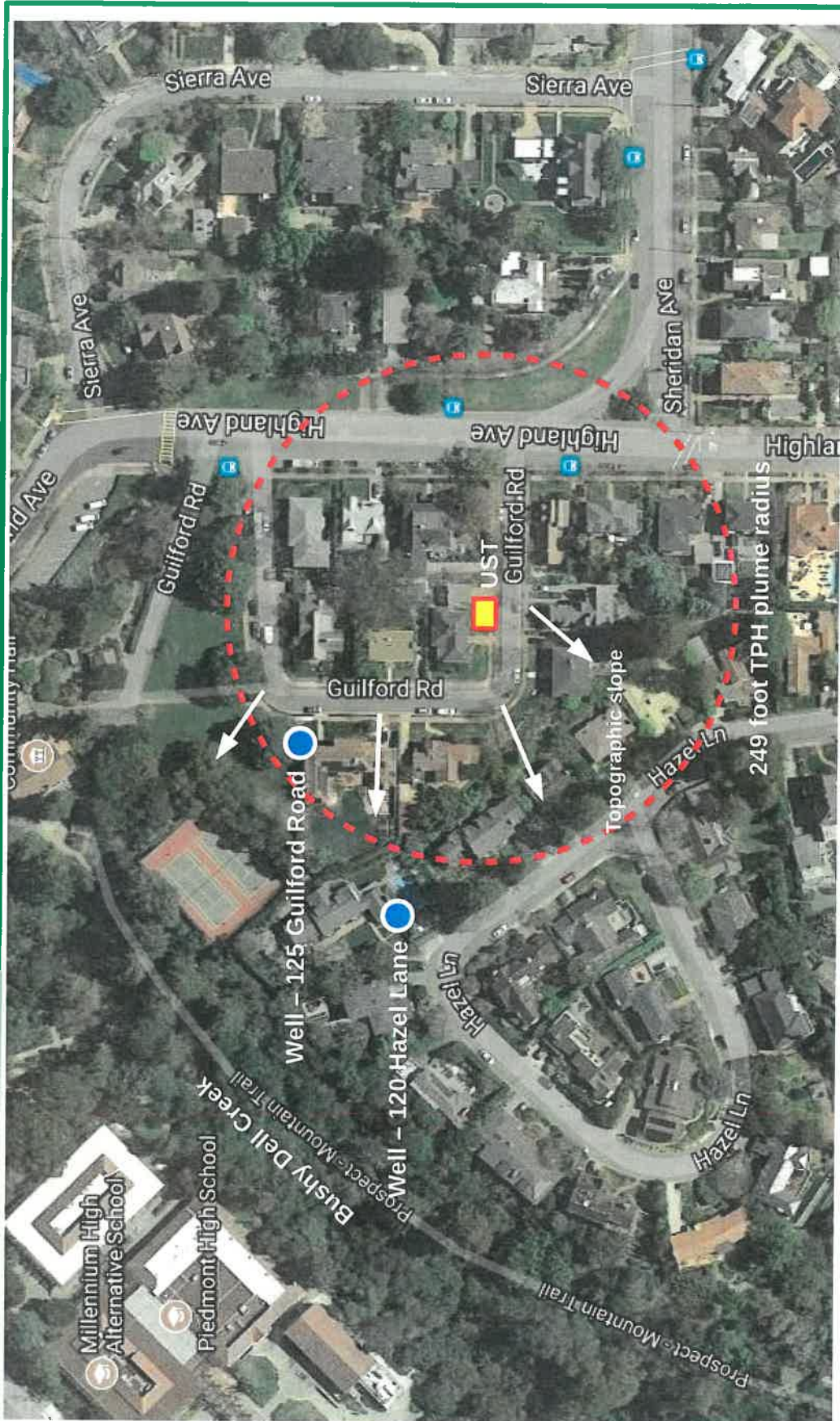
FN: 2017110\_Fig2\_SiteVicinityMap\_Feb2018.odg

**SITE VICINITY MAP**  
**Data Gap Investigation Report**  
 132 Guilford Road, Piedmont, California

Drawing: MY Feb. 2018

**Figure 2**





Potential TPH plume from heating oil UST at 132 Guilford Road based on 249 foot diameter potential plume diameter. The nearest well at 125 Guilford Road is within the plume radius. Other well at 120 Hazel Lane is just outside the potential plume estimate. Direction of topographic slope shown by white arrows. Base map from Google Maps 2017 with annotations by Wheeler Group Environmental, LLC.



**POTENTIAL TPH PLUME MAP**  
**Data Gap Investigation Report**  
 132 Guilford Road, Piedmont, CA

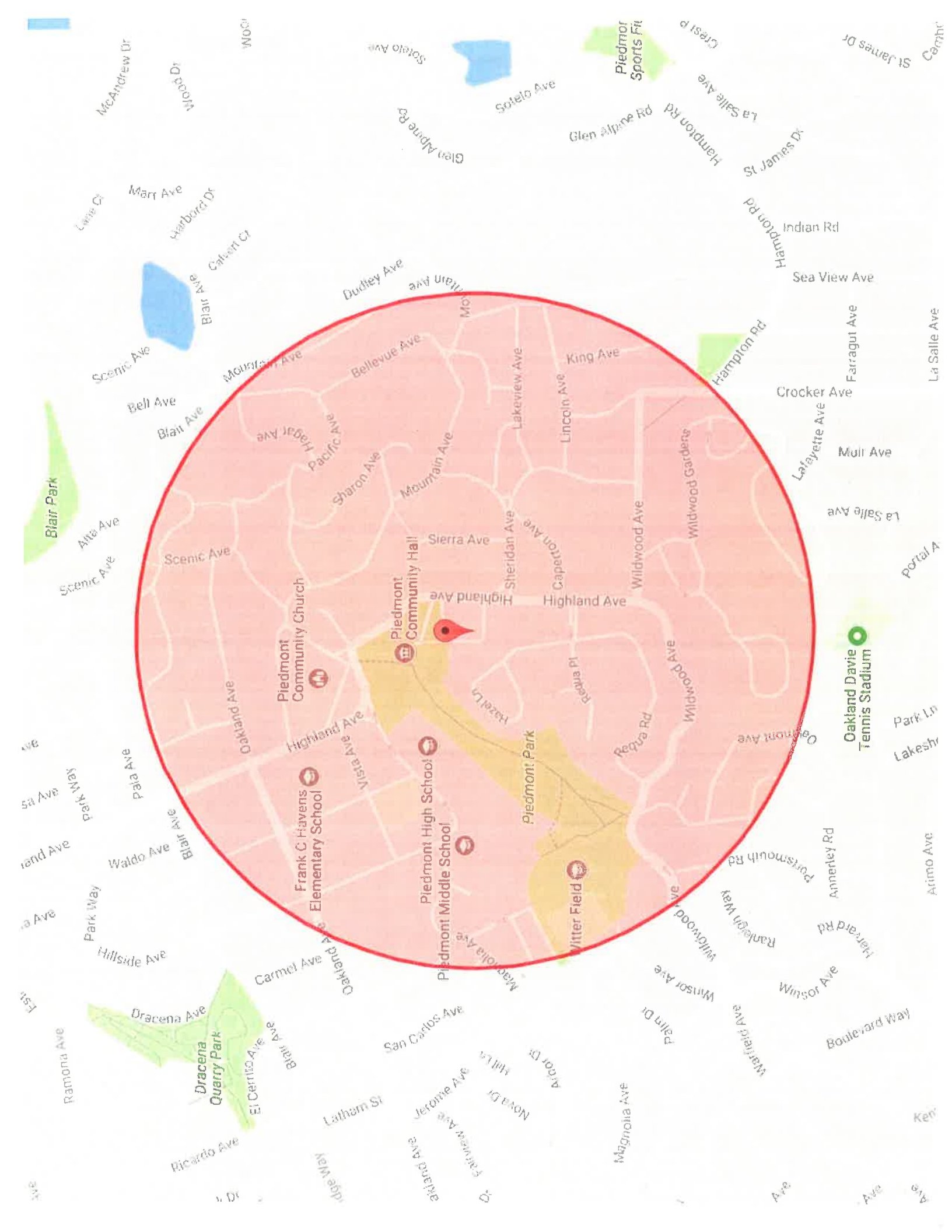
**WHEELER GROUP ENVIRONMENTAL, LLC**  
 369-B Third Street, Suite #221, San Rafael, CA 94901  
 phone: (415) 686-8846

Project No. 2017110

FN: 2017110\_Fig6\_PlumeMap\_Feb2018.odg

Drawing By: MY Feb. 2018

Figure 6



McAndrew Dr  
Wood Dr

Sotelo Ave  
Glen Alpine Rd

Piedmor Sports Fit  
Glen Alpine Rd  
Hampton Rd  
La Salle Ave  
Crestal P

St James Dr  
Carrh  
Indian Rd  
Sea View Ave

Laine Ct  
Marr Ave  
Harbord Dr  
Blair Ave  
Calvert Ct

Scenic Ave  
Bell Ave  
Blair Ave

Dudley Ave  
Mountain Ave

Bellevue Ave  
Lakeview Ave  
King Ave  
Lincoln Ave

Hampton Rd  
Farragut Ave  
La Salle Ave

Blair Park

Mourning Ave  
Sharon Ave  
Mountain Ave

Highland Ave  
Sierra Ave  
Highland Ave

Wildwood Ave  
Wildwood Park

Wildwood Park  
Wildwood Park

Crocker Ave  
Lafayette Ave  
Muir Ave  
La Salle Ave

Alto Ave  
Scenic Ave

Highland Ave  
Piedmont Community Church

Highland Ave  
Piedmont Community Hall

Highland Ave  
Highland Ave

Oakland Davie Tennis Stadium

Scenic Ave  
Oakfield Ave

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Piedmont Park  
Witter Field

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr

Waldo Ave  
Bar Ave

Highland Ave  
Frank C Havens Elementary School

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr

Park Way  
Waldo Ave  
Bar Ave

Highland Ave  
Frank C Havens Elementary School

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr

Park Way  
Waldo Ave  
Bar Ave

Highland Ave  
Frank C Havens Elementary School

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr

Park Way  
Waldo Ave  
Bar Ave

Highland Ave  
Frank C Havens Elementary School

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr

Hillside Ave  
Carmel Ave  
Oakland Ave

Highland Ave  
Frank C Havens Elementary School

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr

Ramona Ave  
Dracena Ave  
Quarry Park  
El Cerrito Ave  
Bar Ave

Highland Ave  
Frank C Havens Elementary School

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr

Ramona Ave  
Dracena Ave  
Quarry Park  
El Cerrito Ave  
Bar Ave

Highland Ave  
Frank C Havens Elementary School

Highland Ave  
Piedmont High School  
Piedmont Middle School

Highland Ave  
Highland Ave

Portals  
Park Ln  
Lakeshr