



**FACT SHEET FOR PROPOSED REMEDIAL ACTIVITY**

**Palace Garage  
14336 Washington Avenue  
San Leandro, California**

**March 8, 2013**

**PURPOSE:** This fact sheet has been prepared to inform community members and other interested parties of the proposed soil and groundwater cleanup at the Palace Garage facility located at 14336 Washington Avenue in San Leandro, California. Mr. Kerry, the lead responsible party for the fuel leak case is proposing in-situ multi-phase extraction (MPE) as a remediation technology to clean up the Site. Remediation of petroleum hydrocarbons in soil and groundwater beneath the Site is necessary to restore the Site to a condition that will not pose a threat to the environment.

**SITE BACKGROUND:** The Site is currently an automotive body repair shop located near the intersection of Washington Avenue and 143<sup>rd</sup> Avenue in San Leandro, California. Land use in the vicinity of the property is primarily industrial/commercial. A 550-gallon gasoline underground storage tank (UST) was removed from the Site in 1991. Data obtained from soil and groundwater investigations conducted at the Site after removal of the UST indicate hydrocarbon impacts remain in soils above the groundwater table surrounding the former dispenser pad and UST.

**REMEDIAL ALTERNATIVE – MULTI-PHASE EXTRACTION:** MPE is proposed to remediate the soil and groundwater at the site. MPE removes vapor phase, dissolved phase, and separate phase contaminants from the soil and groundwater. In MPE, vapor and liquid are removed from each well using a high vacuum, with the liquids stored in a holding tank. The resulting separate phases (liquid and vapor) are treated by passing through granular activated carbon (GAC) (i.e. charcoal), an internal combustion engine (ICE), catalytic oxidizer (CatOx), air stripper, or other method to further remove contamination from liquid and vapor, which is then discharged to ambient air and/or to the sanitary or storm sewer. MPE systems typically require permanently-installed high-amperage electrical service, as well as natural gas or propane to operate.

**NEXT STEP:** Mr. Kerry and his consultant, Closure Solutions, Inc., are working with Alameda County Environmental Health (ACEH) to implement soil and groundwater cleanup at the site. The proposed alternative is described in a report prepared by Closure Solutions, Inc. on behalf of Mr. Kerry: “Revised Draft Corrective Action Plan,” dated February 28, 2013. The public is invited to review and comment on the cleanup action proposed in the Report. The report is available on ACEH’s website <http://www.acgov.org/aceh/lop/ust.htm> (Case No. RO00000208), or the State Water Resources Control Board’s GeoTracker website <http://www.geotracker.waterboards.ca.gov> (Global ID#T0600101043). The report and case

files are also available for review at the ACEH offices located at 1131 Harbor Bay Parkway in Alameda, California. Please send a fax to 510-337-9335 to request a date and time to review the case file. Please send written comments regarding the corrective action to Mr. Mark Detterman at the address below. All written comments received by **April 15, 2013** will be forwarded to the Responsible Party and will be considered and responded to prior to a final determination on the proposed cleanup.

**ADDITIONAL INFORMATION:** For additional information, please contact:

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