

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



R0432

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

November 17, 2000

Catherine Jung Gong, Administrator of the Estate of Wesley D. Jung  
c/o Chase & Chase  
11 Embarcadero West  
Oakland, CA 94607

Dear Ms. Gong,

Subject: Accutune, 4045 Broadway, Oakland, CA 94603  
StId 1142

This office and the California Regional Water Quality Control Board, San Francisco Bay Region, have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells, MW-1, MW-2, MW-3, and MW-4, must be decommissioned. Please submit a copy of the well destruction permit and a report of the well destruction so a closure letter can be issued. (Well destruction permits may be obtained from James Yoo, Alameda County Public Works Agency, at 510/670-6633.)

If you have any questions, I can be reached at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

C: All Environmental, Inc., 3210 Old Tunnel Rd., Suite B, Lafayette, CA 94549

file

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



SENT 10-4-00

RO# 432

October 3, 2000

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

Catherine Jung Gong, Administrator of the Estate of Wesley D. Jung  
c/o Chase & Chase  
11 Embarcadero West  
Oakland, CA 94607

Dear Ms. Gong,

Subject: Accutune, 4045 Broadway, Oakland, CA 94603  
StId 1142

This office and the California Regional Water Quality Control Board, San Francisco Bay Region, have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells, MW-1, MW-2, MW-3, and MW-4, must be decommissioned. Please submit a copy of the well destruction permit and a report of the well destruction so a closure letter can be issued. (Well destruction permits may be obtained from James Yoo, Alameda County Public Works Agency, at 510/670-6633.)

If you have any questions, I can be reached at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

*u*  
C: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA 94549

file

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



Sent 1/27/00  
Including cc's

RO432.

January 26, 2000

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

Catherine Jung Gong, Administrator of the Estate of Wesley D. Jung  
c/o Chase & Chase  
11 Embarcadero West  
Oakland, CA 94607

Dear Ms. Gong,

Subject: Accutune, 4045 Broadway, Oakland, CA 94603  
Stid 1142

A review of your file for case closure found that it lacked a "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" for the 550 gal. waste oil underground storage tank removed on December 21, 1995. Please complete and return the enclosed "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" forms.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang  
Hazardous Materials Specialist

Enclosure: "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report"

c: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA 94549

file  
L.S.

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



*Sent 11-24-99  
Including CC's*

20432

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

November 23, 1999

Heirs of Estate of Wesley D. Jung  
C/o Chase & Chase  
11 Embarcadero West  
Oakland, CA 94607

Re: Accutune, 4045 Broadway, Oakland, CA 94603;  
StiID 1142

Dear Sir or Madam:

The results of the conduit survey from AEI Consultants in their letter of October 29, 1999 were reviewed and found acceptable. Previously, you were sent a letter dated September 22, 1999 entitled "LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS" with "SAMPLE LETTER (3): NOTICE OF PROPOSED ACTION" which was to be used as a template. This was to be completed and submitted to our office. To date, we have not received such a letter from you. Your case cannot be closed until such a letter is received from you. Please submit the information required within 30 days. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang

Hazardous Materials Specialist

C: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA  
94549

File

L.S.



R0432

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

September 22, 1999

Heirs of Estate of Wesley D. Jung  
C/o Chase & Chase  
11 Embarcadero West  
Oakland, CA 94607

Re: Accutune, 4045 Broadway, Oakland, CA 94603;  
StiID 1142

#### LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Heirs of Estate of Wesley D. Jung:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

Heirs of Estate of Wesley D. Jung  
Page 2 of 2  
September 22, 1999

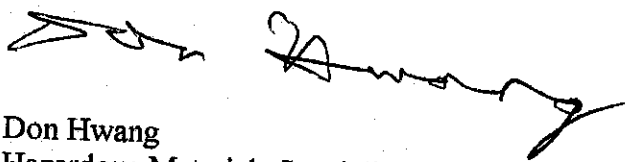
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang  
Hazardous Materials Specialist

Enclosures

C: file

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

R0432

May 12, 1998

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

ATTN: Bryan Campbell

All Environmental, Inc.  
3364 Mt. Diablo Blvd.  
Lafayette CA 94549

RE: Project # 3549A - Type R  
at 4045 Broadway in Oakland 94611

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$667.50, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested or any unused monies will be refunded to you or your designee.

The deposit refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$94 per hour.

Please be sure to write the following identifying information on your check:

- project #
- type of project and
- site address

(see RE: line above).

If you have any questions, please contact Amir Gholami at (510) 567-6876.

Sincerely,

Tom Peacock, Manager  
Environmental Protection

c: files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RO# 432

August 19, 1997

**Ms. Jennifer Anderson**  
All Environmental, Inc.  
2641 Crow Canyon Road, #5  
San Ramon, CA - 94583

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

**Ref: Accutune - 4045 Broadway, Oakland, CA - 94611**

Dear Ms. Anderson:

I am in receipt of the document "Phase II Subsurface Investigation and Monitoring Well Installation Workplan", dated August 5, 1997, prepared by All Environmental, Inc. for the above referenced site.

Based on the information submitted and review conducted by this Department, this workplan is acceptable. However, please notify us prior to initiating any field work. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan  
Hazardous Material Specialist

C: **Gong Associates, 637 Beacon Street, Oakland, CA - 94610**  
**Helen Kwong, Accutune - 4045 Broadway, Oakland, CA - 94611**



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY  
DAVID J. KEARS, Agency Director



RO#432

ENVIRONMENTAL HEALTH SERVICES

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

April 24, 1997

**Ms. Jennifer Anderson**  
All Environmental, Inc.  
2641 Crow Canyon Road, #5  
San Ramon, CA - 94583

**Ref: Accutune - 4045 Broadway, Oakland, CA - 94611**

Dear Ms. Anderson:

I am in receipt of the document "Soil and Groundwater Investigation Work plan", dated April 15, 1997, prepared by All Environmental, Inc. for the above referenced site.

This work plan has been reviewed by this Department and the proposed work is acceptable with the following modifications:

- Move the location of the proposed monitoring well in the northwest corner at least 10 feet to the right (towards east).
- At least two soil samples should be collected from each of the borings. Also, one of the soil samples should be collected just above the capillary zone.

Please submit a work plan to address the above listed requirements within 30 days from the date of this letter. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan  
Hazardous Material Specialist

C: **Gong Associates, 637 Beacon Street, Oakland, CA - 94610**  
**Helen Kwong, Accutune - 4045 Broadway, Oakland, CA - 94611**

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



Ro#432

March 11, 1997

STID 1142

**Ms. Jennifer Anderson**

All Environmental, Inc.

2641 Crow Canyon Road, #5

San Ramon, CA - 94583

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL PROTECTION (LOP)

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502-6577

(510) 567-6700

FAX (510) 337-9335

**Ref: Accutune - 4045 Broadway, Oakland, CA - 94611**

Dear Ms. Anderson:

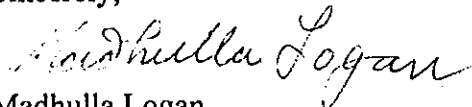
I am in receipt of the document "Groundwater Monitoring Well Installation Report", dated November 26, 1996 prepared by All Environmental, Inc for the above referenced site.

Based on the results of the soil and groundwater samples submitted to this Department, it is apparent that significant amounts of gasoline, diesel and BTEX. is present down gradient to the former underground storage tank area. Based on a review of pertinent documents, the following additional work needs to be conducted on the referenced site:

- Since significant amounts of petroleum hydrocarbons were identified in the down gradient well, MW-2, further investigation is required to delineate the extent of lateral and vertical contamination. This Department recommends that borings/hydropunches be used to define the contamination in soil and groundwater and based on the results of this investigation a monitoring well down gradient to MW-2 be installed.
- Monitoring wells, MW-2 and MW-3 should be sampled on a quarterly frequency and quarterly reports should be submitted to this Department. Monitoring well, MW-3, which is down gradient to the waste oil tank should be also be sampled for total oil and grease using the EPA 5520 method.

Please submit a work plan to address the above listed requirements within 30 days from the date of this letter. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

  
Madhulla Logan  
Hazardous Material Specialist

C: **Gong Associates, 637 Beacon Street, Oakland, CA - 94610**  
**Helen Kwong, Accutune - 4045 Broadway, Oakland, CA - 94611**

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

DAVID J. KEARS, Agency Director



R0432

RAFAT A. SHAHID, Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Environmental Protection Division  
1131 Harbor Bay Parkway, #250  
Alameda, CA 94502-6577  
(510) 567-6700

February 22, 1996

ATTN: Jennifer Anderson

All Environmental, Inc.  
2641 Crow Canyon Rd. #5  
San Ramon CA 94526

RE: Project # 3549A - R  
at 4045 Broadway in Oakland 94611

Dear Property Owner/Designee:

Our records indicate the deposit/refund account for the above project has fallen below the minimum deposit amount. To replenish the account, please submit an additional deposit of \$1,000.00, payable to Alameda County.

Please write your project number and site address on your check.

We must receive this deposit before we perform any further work on this project. At the completion of this project, any unused monies will be refunded to you or your designee.

If you have any questions, please contact Madhulla Logan at (510) 567-6700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Peacock'.

Tom Peacock, Area Manager  
Environmental Protection Division

c: files/inspector

ALAMEDA COUNTY  
HEALTH CARE SERVICES



AGENCY  
DAVID J. KEARS, Agency Director

RO# 432  
RAFAT A. SHAHID, DIRECTOR

February 21, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6700

Ms. Jennifer Anderson  
All Environmental, Inc.  
2641 Crow Canyon Road, #5  
San Ramon, CA - 94583

Ref: Accutune - 4045 Broadway, Oakland, CA - 94611

Dear Ms. Anderson:

I am in receipt of the results of the geophysical survey and the results for the soil sampling conducted subsequent to the removal of an underground waste oil tank for the above referenced property.

Although the tank was used to store waste oil, the laboratory results of soil samples submitted to this Department did not include any analysis for oil and grease and PNAs (polynuclear aromatics) as required by the Tri-Regional Valley Guidelines and as mentioned in the tank removal application form submitted to this Department. Hence additional investigation needs to be conducted around the former tank area to determine the presence or absence of oil and grease and PNAs contamination, and if needed, to define the extent of the contamination. Also, the stockpiled soil needs to be tested for oil and grease and PNAs before this Department can make a decision to backfill the excavated soil.

The magnetometer survey did not observe any signs indicative of the presence of underground storage tanks. However, the survey mentions that existing vent lines on site extend to the north, then bend and continue to the northeast up to a distance of 40 feet. The lines were found to truncate near a large asphalted patched area. Since this is highly indicative of a former tank area, additional investigation is required to confirm the presence or absence of any petroleum hydrocarbon contamination. Also, since no historical information is available at this time, the samples should be tested for total petroleum hydrocarbons, as gasoline, diesel and oil and grease, and BTEX, chlorinated solvents, heavy metals, and PNAs.

A workplan should be submitted to this Department within 30 days of receiving this letter. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan,  
Hazardous Material Specialist

CC: Gong Associates, 637 Beacon Street, Oakland, CA - 94610

Helen Kwong, Accutune - 4045 Broadway, Oakland, CA - 94611  
Chief/files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



STID: 1142

20432

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH

1131 Harbor Bay Parkway  
Alameda, CA 94502-6577  
(510) 567-6777

December 19, 1995

Gong Associates  
637 Beacon Street,  
Oakland, CA - 94610

Ref: Accutune, 4045 Broadway, Oakland, CA - 94611

Dear Mrs. Gong:

I was informed by Michael Killoran of All Environmental, Inc. that a tank removal is planned for December 21, 1995 for the waste oil tank located at the above referenced property. This Department is concerned about the possibility of additional tanks being present on the property. This was brought to our attention through Kevin Tinsley, a hazardous material specialist in our inspection group.

According to the information we received, the site was originally a Shell Gasoline Station in the 1960's and records shows that 3 fuel tanks were present on site. We have been unable to find any records confirming the fuel tank removal both in our files and in our database system. Also, during his inspection of the referenced property, Mr. Tinsley observed 4 vent lines cut-off at grade at the north-east side of the building. Hence, based on the information we have, there is a possibility of additional tanks being present on the referenced property.

Please make arrangements within 15 days to conduct a geo-technical survey or use any other available methods to confirm the removal/presence of tanks from the referenced property. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan  
Hazardous Material Specialist.

CC: Michael Killoran, All Environmental Inc, 2641 Crow Canyon Road, #15, San Ramon, CA - 94526.  
Helen Kwong, Accutune 4045 Broadway, Oakland, CA - 94611

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

BRIAN P. OLIVA, Agency Director



R0432

RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

October 13, 1993

Acc-U-Tune  
4045 Broadway  
Oakland, CA 94611

Re: **FIVE-YEAR PERMITS FOR OPERATION OF ONE  
UNDERGROUND STORAGE TANK(S) (UST's) AT  
4045 Broadway, Oakland, CA 94611**

According to our records the above mentioned facility has not received a five-year permit to operate UST's. Please complete the following items marked below and return them to me within 30 days. The example plans enclosed should be used only as guidelines and may not meet your requirements under Title 23.

- ✓ 1. Complete UST PERMIT FORM A - one per facility. (enclosed)
- ✓ 2. Complete UST PERMIT FORM B - one per tank. (enclosed)
- ✓ 3. Complete UST PERMIT FORM C - one per tank if information is available. (enclosed)
- ✓ 4. A written tank monitoring plan. (enclosed)
- ✓ 5. Results of precision tank test(s) (initial and annual).
- 6. Results of precision pipeline leak detector tests (initial and annual).
- ✓ 7. An accurate and complete plot plan. (enclosed)
- ✓ 8. A written spill response plan. (enclosed)

Title 23 of the California Code of Regulation prohibits the operation of ANY UST without a permit. Please feel free to contact Brian P. Oliva at 510/271-4320 if you have any questions which may arise in completing the mandatory five year permit process.

Sincerely,

Handwritten signature of Brian P. Oliva in cursive.

Brian P. Oliva, REHS, REA  
Hazardous Materials Specialist

cc: Ed Howell/files

ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



R0432

RAFAT A. SHAHID, Assistant Agency Director

March 17, 1993

Dr. Westley Jung, Property Owner  
C/O Lee Realty  
3873 Piedmont Avenue  
Oakland CA 94611

DEPARTMENT OF ENVIRONMENTAL HEALTH  
Hazardous Materials Division  
80 Swan Way, Rm. 200  
Oakland, CA 94621  
(510) 271-4320

NOTICE OF LEGAL OBLIGATION

RE: Acc-u-Tune, 4045 Broadway, Oakland

Dear Dr. Jung:

I performed an inspection at the above site on March 11, 1993, and discovered what appears to be an underground storage tank. In accordance with the California Code of Regulations, Title 23, Chapter 3, Subsection 16, Underground Tank Regulations, you must perform one of the following actions:

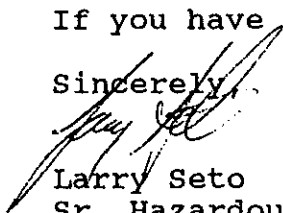
1. Submit a underground tank closure plan to this Department as required in Section 2670, Article 7.
- or
2. Apply for a permit as required by Section 2710, Article 10.

Please note that Section 25299 of the California Health and Safety Code states that any operator or owner of an underground storage tank is liable for a civil penalty of not less than five hundred dollars or more than five thousand dollars per day for failure to obtain a permit, or failing to properly close an underground storage tank, as required by Section 25298.

Please complete the enclosed permit application, or underground tank closure plan, and submit it to my office within 10 days of the receipt of this letter.

If you have any questions, please contact me at 271-4320.

Sincerely,

  
Larry Seto  
Sr. Hazardous Materials Specialist

cc: Gil Jensen, Alameda County District Attorney's Office  
Consumer and Environmental Protection  
Ed Howell, Chief, Hazardous Materials  
RWQCB  
Pam Colwell, Vice-President, Acc-u-Tune  
George Kwong, Dealer, Acc-u-Tune