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By Alameda County Environmental Health at 2:46 pm, Mar 12, 2014

February 28, 2014

Ms. Kerel Detterman  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway, Suite 250  
Alameda CA, 94502-6577  
(510) 567-6700

**Decision Letter for Fuel Leak Case RO27, Grove Street Wash Rack/ Lucky Auto at 3884 Martin Luther King Jr. Way, Oakland, CA 94609**

Dear Ms. Detterman:

As required in your letter - Approval of Corrective Action Plan for Fuel Leak Case No. RO27 and Geotracker T06000102106, Grove Street Wash Rack, 3884 Martin Luther King Jr. Way, Oakland CA 94609, dated 12/24/2014, URS is writing on behalf of Mr. and Mrs. Neil and Mary Cotter and Mr. and Mrs. John and Anntoinette Coyle to inform you of their decision on how they plan to move forward with the 3884 Martin Luther King Jr. Way property located in Oakland, CA (site). The parties have decided that, as opposed to developing the property themselves, they are going to sell the property to another party for development.

They understand, as discussed in our meeting of December 23, 2013, that the sale of the property would be done with the understanding that in order for the approved Feasibility Study/Corrective Action Plan (FS/CAP) for the site to remain valid without modification or revision, the property would have to be developed as originally proposed, or in a very similar design, with a one story subterranean parking structure, commercial/retail with parking on the ground floor, and residential units above that.

Their intention is to find a buyer for development of the site in the near term. The buyer will be informed of the requirement to submit a Remedial Design Implementation Plan in order to finalize the (FS/CAP). They are hopeful that the property can be sold and the RDIP finalized by the new buyer within the next six months. However, this is very market dependent and may be contingent on specialized funding for the development of the property. The County will be kept informed on the progress of the sale of the property.

Sincerely,

Kali Futnani  
Environmental Scientist and Planner

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