

**CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY
 CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM
 Meeting Date: November 19, 2008
 Request Infill Grant Approval**

Prepared by: *Center for Creative Land Recycling (CCLR) and Dona Yee, CPCFA*

Applicant: Petrovich Development Company, LLC	Type of Funding Requested: Grant
Project Name: Curtis Park Village	Amount Requested: \$4,098,066
	Amount Recommended: \$3,898 4,018,066
Project Location: Sacramento, (Sacramento County)	Strategic Partner: CCLR

Summary. Petrovich Development Company, LLC (the “Applicant”) requests approval of a grant in the amount not to exceed \$4,098,066 to finance the remediation of a brownfield to develop Curtis Park Village. Staff is recommending an award of \$~~3,898~~4,018,066. The Applicant anticipates the Development Project will create 80 units of senior rental housing, of which 74% will be affordable, including 20 units of 50-60% Area Median Income (AMI), 27 units of 40-50% AMI, and 12 units at less than or equal to 40% AMI.

Applicant. Petrovich Development is a for-profit developer established August 22, 1997 in Fair Oaks, CA Members are Paul S. Petrovich and Cheryl K. Petrovich as trustees of the Petrovich Family Trust. The Manager is Paul S. Petrovich.

Legal Questionnaire. The Strategic Partner has reviewed the Applicant’s responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raises questions concerning the financial viability or legal integrity of this applicant.

Brownfield Project Description. In the early 1900's, Western Pacific Railroad developed a railroad maintenance yard at the Site to maintain and rebuild steam locomotives and boilers, refurbish rail cars and assemble trains. Activities conducted at the facility included sand-blasting, painting, machining, welding, dismantling, and reassembly of locomotives and rail cars and switching operations. Diesel engine repair and maintenance activities began in the mid 1950's. Union Pacific Railroad Company acquired the Site in 1982 and discontinued the railroad maintenance operations in 1983. Remaining buildings and structures in the maintenance yard were demolished in 1985/1986. Contaminants of concern include Metals, Petroleum, PCBS, PAHS, and VOCS.

Description of Activity	Cost	Amount Financed by
		Infill Grant
RAP Revision	\$ 505,000	\$ 0
Groundwater Remediation	266,402	0
Stockpile Control	84,175	0
Project Management	79,800	0
Community Outreach	15,130	0
Vegetation Control	7,016	0
SWPP Implementation	9,662	0
Costs associated with Discontinued Operations	28,900	0
Interim Support	55,000	0
Remedial Design and Implementation Plan	175,000	0
Regulatory Oversight	30,400	0
Soil Remediation	8,500,000	1,243,066
Relocating Groundwater Extraction Wells	100,000	100,000
Import Clean Fill Material	2,000,000	1,820,000.00 *
Confirmatory Sampling	100,000	100,000
Post-remediation Regulatory Oversight/Negotiation	75,000	75,000.00
Post-remediation Agency-required SWPP Implementation	30,000	30,000 *
Post-remediation Agency-required Stormwater Detention Basin	50,000	50,000 *
Vapor Barrier Installation	<u>500,000</u>	<u>500,000</u>

TOTAL ESTIMATED COST: \$12,611,485 * ~~\$3,898,018,066~~

**Brownfield Infill Project costs not covered by Infill Grant or Infill Loan will come from The Applicants funds; a project loan through First Bank in the amount of \$19.5 million (includes acquisition, entitlements, insurance, remediation); a cost cap insurance policy with Zurich).*

*** Staff has requested that the Applicant provide additional information to ensure these costs are eligible and meet the Program’s standards. Staff will determine if the Applicant is able to meet the Authority’s requirements prior to the November 19, 2008 Authority meeting.*

Oversight Agency. Department of Toxic Substances Control.

Infill Development Project Description. The Infill Development Project is an affordable 80-unit rental senior complex, of which 20 units will be at 60% AMI, 39 units will be at 50% AMI, and the remaining 21 will be market rate. The units will consist of one and two bedroom configurations. Once constructed, these units will be immediately adjacent to a bus stop, shopping and restaurants, and very close to William Land Park (William Land Park is a regional park with a Zoo, Amusement Park, nine-hole golf course, etc.), Curtis Park (Curtis Park is a 17+ acre park), Sacramento City College, and two light rail stations.

The Infill Development Project is part of a larger 70 acre Curtis Park Village master plan that will include roughly 475 residential units, over six acres of park and open space, multiple transit connections, and three commercial/retail areas including such amenities as a dinner theater, restaurants, bowling alley, and a supermarket.

Permits. The Applicant has submitted a General Plan amendment, application for rezoning, planned unit development and Special Permit, tentative map, and intends to submit an inclusionary housing plan.

Anticipated Timeline.

- Cleanup Began: October 2009.
- Cleanup to be Completed: October 2012.
- Development to Begin: September 2010.
- Development to be Completed: November 2014.

Local Government Support. The project is seeking consistency with the General Plan and Zoning Designation of the City of Sacramento. Petrovich Development has been in control of this site since 2003. Since then Paul Petrovich and project team members have held and attended over 100 community meetings. The City of Sacramento considers this a priority infill site and as such has been very helpful in facilitating the entitlement process. Several letters of support have been received for the project including:

Local Community Support.

- Dan Murphy, President, Sierra Curtis Neighborhood Association (A-1)
- Valeriejeanne M. Anderson, President, Hollywood Park Neighborhood Association (A-3)
- Mark Abrahams, President, South of Sutterville Improvement Association (A-4)
- Law Offices of Craig K. Powell, Sacramento (A-5)

Government Officials Support.

- Heather Fargo, Office of the Mayor, City of Sacramento (A-7)
- Lauren Hammond, Councilmember, District 5, Office of the City Council City of Sacramento (A-9)
- Dave Jones, Assemblymember (AD0-Sacramento) Assembly California Legislature (A-10)
- David Kwong, Planning Manager, City of Sacramento (A-12)
- Darryl Steinburg, Senator, California State Senate (A-13)
- Robert King Fong, Councilmember, City of Sacramento (A-15)

Application Score. The project earned a score of **105** out of **120** points in the following categories:

(a) Readiness to Proceed. TOTAL - 35/40.

- (1) Applicant has demonstrated that environmental review can be completed and all necessary entitlements can be received from the local jurisdiction within two years if receiving the award - 10/10.** Applicant confirms, by evidence of a Notice of Preparation, that all environmental review and clearances can be completed within two years of receiving the award.
- (2) Funding commitments are in place, or financing applications are under review, for the Infill Development Project - 10/10.** Funding commitments totaling full construction costs of \$19.5 Million are all either committed or under review.
- (3) The Infill Development Project has local community and government support - 10/10.** Multiple local community support letters include one from the South of Sutterville Improvement Association; government support includes City of Sacramento.

- (4) **Cleanup Plan has been approved by Oversight Agency - 5/5.** Project’s Remedial Action Plan was approved by DTSC June 30, 1995.
- (5) **Applicant has building permits, and all other governmental permits (i.e. encroachment, ROW, etc.) in place or under review - 0/5.**
- (b) **Location within an Economically Distressed Community. TOTAL - 30/30.** Project is a census tract with a median family income of 79.3% statewide average, below the threshold maximum of 80% required to qualify as an Economically Distressed Community.
- (c) **Location within a Priority Development of a Local Governmental Entity. TOTAL - 10/10.** A letter from the City of Sacramento verifies that this Project is in a “priority development area.”
- (d) **Depth of Affordability. TOTAL - 10/10.** 15% of the Project’s 80 units are restricted to residents at or below 40% AMI, meeting the 15% threshold for 10 points.
- (e) **Percentage of Affordability. TOTAL - 15/15.** 74% of the Project’s 80 units are affordable, well above the 50% threshold for the full 15 points.
- (f) **Utilization of Green Building Methods. TOTAL - 5/5.** The Project’s Inclusionary Housing Agreement with the City of Sacramento requires that the Project exceed Title 24 Standards by 30%, thus meeting the threshold for 5 points.
- (g) **Cleanup Plan for the Brownfield Infill Project does not require Ongoing Operation and Maintenance. TOTAL - 0/10.**

Tie-Breaker.

- (a) Total Brownfield Infill Project Cleanup Plan Cost: \$12,611,487.05
- (b) Total number of residential housing units produced and/or promoted by Infill Development Project: 80 units
- (c) Tie-breaker ratio [(a) / (b)]: \$157,644 /unit

Financing Details.

- Amount of Overall Financing to be Leveraged:
 - Total Project Cost = \$19,500,000
 - Total CALReUSE Infill Grant Funding = \$24,018,066
 - CALReUSE remediation funding is leveraged 9.7 to 1.
- Sources of Financing for Brownfield Infill Project: Company funds; a project loan through First Bank in the amount of \$19.5 million (includes acquisition, entitlements, insurance, remediation); a cost cap insurance policy with Zurich
- Sources of Financing for Infill Development Project: First Bank loan

Staff Recommendation. Staff recommends approval of the attached Resolution for Petrovich Development Company, LLC for an amount not to exceed \$3,8984,018,066.

A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY
APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
PETROVICH DEVELOPMENT COMPANY, LLC
CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM

November 19, 2008

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations adopted to implement and make specific the statutory provisions of the California Recycle Underutilized Sites (CALReUSE) Remediation Program;

WHEREAS, the statutory provisions of the CALReUSE Remediation Program authorize grant and loan funding for the purpose of brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans;

WHEREAS, the Authority solicited applications for the CALReUSE Remediation Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, Center for Creative Land Recycling has submitted an application for the CALReUSE Remediation Program for a grant in the amount of \$3,8984,018,066 for the Curtis Park Village Project;

WHEREAS, the Strategic Partner Center for Creative Land Recycling has reviewed the application and determined to recommend Curtis Park Village Project to the Authority for funding consideration;

WHEREAS, the Authority staff has reviewed the Strategic Partner’s recommendation and has determined to recommend the Curtis Park Village Project for funding; and

WHEREAS, approval of a grant for the Petrovich Development Company, LLC (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the Curtis Park Village Project (the “Project”) is eligible for financing and hereby approves the grant described in the staff summary for the Project described in the Applicant’s CALReUSE Infill Application to the Authority.

Section 2. The ~~Executive Director~~Chair or designee is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The ~~Executive Director Chair or his designee~~ is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as the ~~Executive Director Chair or his designee~~ shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Section 4. The ~~Executive Director Chair or his designee~~ is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Proposition 1C (2006) funds allocated to this Program not to exceed those amounts approved by the Authority for the Project approved in Section 1. The ~~Executive Director Chair or his designee~~ is further authorized and directed, for and on behalf of the Authority, to execute and deliver from the Project identified in Section 1 any and all documents necessary to complete the transfer of funds. The authority of the ~~Executive Director Chair or his designee~~ is limited to payment of claims made by the Grantee in accordance with the Regulations and the grant Agreement.

Section 5. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever. Notice to the Applicant shall include a provision making it clear that continued funding under the program is not guaranteed but is entirely dependent upon funds being available to the CALReUSE Program and the Grantee's continued compliance with the grant agreement and the regulations governing the CALReUSE Program.

Section 6. The ~~Executive Director Chair or his designee~~ of the Authority is hereby authorized and directed, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT A

TERM SHEET

Name of Project:	Curtis Park Village
Maximum Amount of Grant:	\$ 3,8984,018 ,066
Strategic Partner:	Center for Creative Land Recycling
Grantee:	Petrovich Development Company, LLC
Financing Structure:	Grant
Maximum Grant Term:	Not to exceed 6 years from first draw on funds
Oversight Agency:	CA Department of Toxic Substance Control
Project Location:	Curtis Park Village 5046 Sunrise Boulevard Fair Oaks, California 95628
Infill Development Description:	The Infill Development Project includes 80 Senior Units: 20 units will be at 60% AMI, 39 units will be at 50% AMI, and the remaining 21 will be market rate.

EXHIBIT A

TERM SHEET

Description of Activity	Amount Financed by Infill Grant
RAP Revision	\$ 0
Groundwater Remediation	0
Stockpile Control	0
Project Management	0
Community Outreach	0
Vegetation Control	0
SWPP Implementation	0
Costs associated with Discontinued Operations	0
Interim Support	0
Remedial Design and Implementation Plan	0
Regulatory Oversight	0
Soil Remediation	1,243,066
Relocating Groundwater Extraction Wells	100,000
Import Clean Fill Material	1,8 **
	<u>2,000,000</u>
Confirmatory Sampling	100,000
Post-remediation Regulatory Oversight/Negotiation	75,000.00
Post-remediation Agency-required SWPP Implementation	30,000 **
Post-remediation Agency-required Stormwater Detention Basin	50,000 **
Vapor Barrier Installation	<u>500,000</u>
TOTAL ELIGIBLE BROWNFIELD INFILL COSTS:	<u>\$3,898 4,018,066</u>

**Brownfield Infill Project costs not covered by Infill Grant or Infill Loan will come from company funds; a project loan through First Bank in the amount of \$19.5 million (includes acquisition, entitlements, insurance, remediation); a cost cap insurance policy with Zurich).*

~~*** Staff has requested that the Applicant provide additional information to ensure these costs are eligible and meet the Program's standards. Staff will determine if the Applicant is able to meet the Authority's requirements prior to the November 19, 2008 Authority meeting.*~~

Attachment A

SIERRA·CURTIS
NEIGHBORHOOD ASSOCIATION

November 2, 2008

Mr. Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

Subject: Letter of support for the Curtis Park Village project's application for Proposition 1C Brownfield Grant Funds

Dear Treasurer Lockyer,

I write on behalf of the board of directors of the Sierra Curtis Neighborhood Association to support the Curtis Park Village application as a Qualifying Brownfield Infill Project for the Proposition 1C Infill Brownfield Grant Program. We are a 501(c)(3) membership corporation which represents 2400 households that are immediately adjacent to the Curtis Park Village site. Our boundaries include the property on which the project is proposed. We believe Curtis Park Village has the potential to be one of the best infill and reuse of brownfield sites in all of California. The creation of a properly designed mixed-use project on this critical in-fill opportunity site would be a great asset to our neighborhood.

Petrovich Development Company has informed us that the Curtis Park Village plan has recently been modified to include higher-density multi-family housing, affordable senior housing, single-family housing, retail/commercial and entertainment uses. The project site once housed the industrial repair facilities and switching operations for the Western Pacific Railroad. The closure of the railyard has left a blighted 72 acre parcel in our neighborhood for many years. However, that problem now presents an in-fill development opportunity with great potential for the future.

Since the purchase of the property from the Union Pacific Railroad we have been working with the City of Sacramento to improve the design of the project and the entitlement application for a Planned Unit Development (PUD) for the site. We have been and will continue to work with the City of Sacramento and the developer to design and develop a PUD that, among other things, is: (1) based on the City of Sacramento's infill policies and sustainable design policies and consistent with the SACOG's Blue Print principles; (2) a transit oriented development incorporating transportation options that are supportive of the surrounding area, including bus routes, bicycle lanes and safe and easy pedestrian connections throughout the neighborhood, including the stations of Sacramento Regional Transit's Light Rail system that is west of the CPV site; (3)



2071 2nd Street
Sacramento, CA
95814
916 452-3005
Fax 916 251-4326
www.sierra2.org

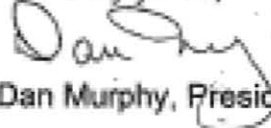
Attachment A

that integrates the existing street grid whenever possible in order to ease the flow of traffic and maximize route flexibility; (4) that incorporates traditional neighborhood elements in the CPV development, such as a plaza or village green that is in a large, public location where the community can gather and hold events apart from auto traffic; (5) that complies with the City's Mixed-Income Housing Ordinance and gives strong consideration for affordable senior housing; and (6) has a reasonably sized area planned for commercial development.

We have met with the project developer and understand that the costs associated with the clean-up of the site have exceeded expectations of the scope of the original RAP. We are encouraged, however, that the developer remains committed to the remediation of this important infill site. We will be working with the Department of Toxic Substance Control and our community through a RAP revision process to find solutions that can work for all of us to remediate the hazardous materials. We support the inclusion of the Curtis Park Village project in the State's 1C bond program for funding available for brownfield development and assure you that an allocation will greatly assist in the success of this important project.

We urge you to grant the application from Curtis Park Village for the CALReUSE Remediation Fund.

Sincerely yours,



Dan Murphy, President

Attachment A

Hollywood Park Neighborhood Association
P.O. Box 22278
Sacramento, CA 95822-9998

Mr. Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

**Subject: Letter of support for the Curtis Park Village project's application for Proposition 1C
Brownfield Grant Funds**

Dear Treasurer Lockyer,

We would like to express our support for the Curtis Park Village application as a Qualifying Brownfield Infill Project for the Proposition 1C Infill Brownfield Grant Program. The Hollywood Park Neighborhood Association represents the residents that are immediately adjacent to the southwest of the Curtis Park Village site. We believe Curtis Park Village has the potential to be a representation of the best of infill opportunities and reuse of brownfield sites in all of California. The achievement of a mixed-use project on this critical in-fill opportunity site would be a great asset to our neighborhood and the surrounding residents of the City of Sacramento.

The Curtis Park Village plan has recently been modified to include higher-density multi-family housing, affordable senior housing, single-family housing, retail/commercial uses, and entertainment venues. The project site, which once housed the repair facilities and switching operations for the Western Pacific Railroad, was an integral part of the fabric of our area until the rail operations ceased. The closure of the railyard has left a blighted 72 acre parcel for many years that presents an in-fill development opportunity with great potential to the future of our community.

Since the purchase of the property from the Union Pacific Railroad by the current owner, Calvine Elk Grove-Florin, LLC, the developer has been working with our neighborhood association, the other surrounding neighborhood associations, and the City of Sacramento to design the project and process an entitlement application for a Planned Unit Development (PUD) for the site. We have been and will continue to work with the City of Sacramento and the developer to design and develop a PUD that is supportive of the surrounding area and is based upon the City of Sacramento's infill policies, sustainable design policies, and is a transit oriented development including bus routes, bicycle, and pedestrian connections to our neighborhood and the surrounding area including Sacramento Regional Transit's Light Rail system to the west of the Curtis Park Village site.

There has been much information provided by the developer over the last few months and we understand that the costs associated with the clean-up of the site have exceeded any expectations of the scope of the original RAP. We are very encouraged, however, that the developer remains committed to the remediation of this important infill site. The developer will be working with the Department of Toxic Substance Control and the surrounding neighborhoods through a RAP revision process to find solutions that can work for all of us to remediate the hazardous materials on this important site. We support the inclusion of the Curtis Park Village project in the State's 1C bond program for funding available for brownfield development and that an allocation will greatly assist in the success of this important project.

We strongly urge you to support the application from Curtis Park Village for the CALReUSE Remediation Fund.

Sincerely,



Valériejanyk M. Anderson, President

Attachment A

SOUTH OF SUTTERVILLE IMPROVEMENT ASSOCIATION
3801 West Pacific Avenue
Sacramento, CA 95820
(916) 812-2446

Mr. Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

Subject: Letter of support for the Curtis Park Village project's application for Proposition 1C Brownfield Grant Funds

Dear Treasurer Lockyer,

The South of Sutterville Improvement Association (SSIA) represents property owners in the 5-acre (approximately) industrial area immediately to the south of the Curtis Park Village site. Our organization expresses great support for the Curtis Park Village application as a Qualifying Brownfield Infill Project for the Proposition 1C Infill Brownfield Grant Program.

The nature of the Curtis Park Village development is the economic driver that will provide momentum for any future economic development in the area surrounding the proposed site. The location, adjacent to Land Park and Curtis Park, encompasses two very established and desirable neighborhoods, Sacramento City College, and two light rail stations. The transit-oriented development will provide public transportation links to downtown and areas to the north and south sections of the county. The project will clean up a toxic site created from its previous use as an active railroad yard. The pedestrian friendly design will provide the neighborhood and city with positive amenities for its citizens by incorporating the City of Sacramento's "Pedestrian Friendly Street Standards and other innovative urban mixed-use features."

The funds available in California's 1C bond program will help the developer defray some of the unexpected costs associated with the toxic remediation of the site. Our organization strongly urges you to support the application from Curtis Park Village for the CALReUSE Remediation Fund.

Sincerely,



Mark Abrahams
President
South of Sutterville Improvement Association

Attachment A

LAW OFFICES
OF
CRAIG K. POWELL
4678 CABANA WAY
SACRAMENTO, CALIFORNIA 95822
TELEPHONE (916) 456-9839
FACSIMILE (916) 454-1180 • E-MAIL • CKEP@CKPACTO@AOL.COM

October 13, 2008

Mr. Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

Subject: Letter of support for the Curtis Park Village project's application for Proposition 1C Brownfield Grant Funds

Dear Treasurer Lockyer,

I have been a life-long resident of the Land Park neighborhood and I have been active on many community issues in the City of Sacramento. Currently, I serve on the Board of Directors of the Land Park Community Association (LPCA) and as Vice-Chair of the LPCA's Commercial Revitalization Committee. As a member of the neighborhood, I would like to express my support for the Curtis Park Village application as a Qualifying Brownfield Infill Project for the Proposition 1C Infill Brownfield Grant Program. The project, which is owned by Calvins & Elk Grove-Florin, LLC, is a true catalyst project and a representation of the best of infill opportunities and reuse of brownfield sites in the City of Sacramento if not in all of California.

Curtis Park Village includes multi-family housing, affordable senior housing, single-family housing, retail/commercial uses, and entertainment venues on approximately 72 acres surrounded by existing historic and well established neighborhoods that are immediately south of downtown Sacramento. The project site, which once housed the repair facilities and switching operations for the Western Pacific Railroad, was purchased by the current property owner from the Union Pacific approximately five years ago. Since that time the owner has been working with my neighbors and the City of Sacramento to design the project and process an entitlement application for a Planned Unit Development (PUD). The proposed PUD is supportive of the surrounding area and is based upon the City of Sacramento's infill policies and sustainable design policies.

Not only is Curtis Park Village a mixed-use development but the project is also a transit oriented development. Located within an eighth-of-a mile from two light rail stations on Sacramento Regional Transit's light rail system, the project plans includes bus routes through project streets with strategically placed bus stops that will provide direct transit services to downtown as well as to areas of northern and southern Sacramento County. The bus and light rail will provide linkage to Amtrak at the Sacramento Valley Station and will further enhance the project's connections through transit to regional destinations.

Attachment A

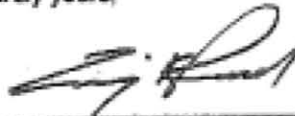
Mr. Bill Lockyer
October 13, 2008
Page 2

Park Village is also designed as a pedestrian, bicycle, and alternative transportation friendly neighborhood. Incorporating the City of Sacramento's "Pedestrian Friendly Street Standards" the project's street system will include separated sidewalks and bicycle routes which will connect the many amenities on the project site such as restaurants, coffee shops, neighborhood shopping, entertainment venues, and employment opportunities to both the residents of Curtis Park Village and the surrounding neighborhoods.

Our neighborhood is very excited that such a vibrant and exciting infill project will become part the urban fabric of Sacramento. To achieve the lofty goals of Curtis Park Village, however, the site must first be remediated of the toxic materials that have resulted from over 125 years as use as an active railroad and industrial facility. The surrounding neighborhoods are very encouraged that the project developer is cleaning up a site that has been such a negative and a "black hole" in the midst our neighborhoods for too long. The property owner has been working under the direction of the State of California Department of Toxics and Substance Control for the past five years on the implementation of an approved Remedial Action Plan (RAP). The costs associated with the clean-up of the site have exceeded any expectations of the property owner or the original scope of the RAP. The developer, however, remains committed to the remediation of this important infill site. The inclusion of the Curtis Park Village project in the State's 1C bond program for funding available for brownfield development will greatly assist in the success of this important project.

I strongly urge you to support the application from Curtis Park Village for the CALReUSE Remediation Fund.

Very truly yours,



Craig K. Powell

Attachment A



OFFICE OF THE
MAYOR

HEATHER FARGO
MAYOR

CITY OF SACRAMENTO
CALIFORNIA

November 3, 2008

The Honorable Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

Subject: **Support – Curtis Park Village project's application for Proposition 1C
Brownfield Grant Funds**

Dear Treasurer Lockyer,

I would like to express my support for the Curtis Park Village application as a Qualifying Brownfield Infill Project for the Proposition 1C Infill Brownfield Grant Program. The project, which is owned by Calvine & Elk Grove-Florin, LLC, is a representation of the best of infill opportunities and reuse of brownfield sites in the City of Sacramento if not in all of California. The development of Curtis Park Village is key to the long term redevelopment of our area of the City of Sacramento and will provide the catalyst for future possibilities that would not happen without this exciting project.

Curtis Park Village includes multi-family housing, affordable senior housing, single-family housing, retail/commercial uses, and entertainment venues on approximately 72 acres surrounded by existing historic and well established neighborhoods that are immediately south of downtown Sacramento. The project site, which once housed the repair facilities and switching operations for the Western Pacific Railroad, was purchased by the current property owner from the Union Pacific approximately five years ago. Since that time the owner has been working with the neighbors and the City of Sacramento to design the project and process an entitlement application for a Planned Unit Development (PUD). The proposed PUD is supportive of the surrounding area and is based upon the City of Sacramento's infill policies and sustainable design policies.

Curtis Park Village is not only a mixed-use development but the project is also transit oriented. Located within an eighth-of-a mile from two light rail stations on Sacramento Regional Transit's light rail system, the project plans includes bus routes through project streets with strategically placed bus stops that will provide direct transit services to downtown as well as to areas of northern and southern Sacramento County. The bus and

CITY HALL - FIFTH FLOOR
915 I STREET, SACRAMENTO, CA 95814-2604
PH 916-808-5300 • FAX 916-264-7690 hfargo@cityofsacramento.org

Attachment A

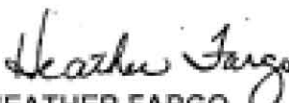
light rail will provide linkages to Amtrak at the Sacramento Valley Station and will further enhance the project's connections through transit to regional destinations.

Curtis Park Village is also designed as a pedestrian, bicycle, and alternative transportation friendly neighborhood. Incorporating the City of Sacramento's "Pedestrian Friendly Street Standards" the project's street system will include separated sidewalks and bicycle routes which will connect the many amenities on the project site such as restaurants, coffee shops, neighborhood shopping, entertainment venues, and employment opportunities to both the residents of Curtis Park Village and the surrounding neighborhoods, including our area.

I am very excited that such a vibrant and exciting infill project will become part the urban fabric of Sacramento. To achieve the lofty goals of Curtis Park Village, however, the site must first be remediated of the hazardous materials that have resulted from over 125 years as use as an active railroad and industrial facility. The surrounding neighborhoods are very encouraged that the project developer is cleaning up a site that has been such a negative and a "black hole" in the midst our city for too long. The property owner has been working under the direction of the State of California Department of Toxics and Substance Control for the past five years on the implementation of an approved Remedial Action Plan (RAP) and will be revising the existing RAP to accommodate the new site conditions. The costs associated with the clean-up of the site have exceeded any expectations of the property owner or the original scope of the RAP. The developer, however, remains committed to the remediation of this important infill site. The inclusion of the Curtis Park Village project in the State's 1C bond program for funding available for brownfield development will greatly assist in the success of this important project.

We strongly urge you to support the application from Curtis Park Village for the CALReUSE Remediation Fund.

Sincerely,


HEATHER FARGO
MAYOR

HF.kib

Attachment A



OFFICE OF THE
CITY COUNCIL

CITY OF SACRAMENTO
CALIFORNIA

LAUREN R. HAMMOND

COUNCILMEMBER
DISTRICT FIVE

November 3, 2008

Mr. Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

Subject: **Letter of Support for the Curtis Park Village Project Application for Proposition 1C
Brownfield Grant Funds**

Dear Treasurer Lockyer, *Bill*

As the Council Member representing District 5 of the City of Sacramento, I am pleased to express my support of the application for Curtis Park Village as a Qualifying Brownfield Infill Project for the State of California's Proposition 1C Infill Brownfield Grant Program. District 5 encompasses the Curtis Park Village site. The inclusion of the project in the grant program will be very helpful in moving the project forward to achieve the vision of a mixed-use neighborhood on this critical in-fill brownfield opportunity site in the City of Sacramento.

The Curtis Park Village project developer and property owner, Cavine Elk Grove-Florin, LLC, has been working with my office, the Sierra Curtis Neighborhood Association, other surrounding neighborhood associations, and the City of Sacramento over the past five years to design the project and process an entitlement application for a Planned Unit Development (PUD) for this site. Recent modifications to the project plans include high-density multi-family housing, affordable senior housing, single-family housing, retail/commercial, and entertainment uses. I will continue to work with my constituents and the developer to design a project that is supportive of the existing neighborhoods and the City of Sacramento's infill and sustainable design policies. We all share the goal of bringing to fruition a mixed-use transit oriented development that includes bus routes, bicycle, and pedestrian connections to surrounding neighborhoods. Although I understand that the remediation of the hazardous material on the site will greatly exceed the original expectations of the Remedial Action Plan (RAP), I am very encouraged that the developer remains committed to the clean-up of the site and to a RAP revision process that will make that possible.

I urge you to support the inclusion of the Curtis Park Village project in the State's 1C bond program for funding brownfield development.

Sincerely,

Lauren R. Hammond
LAUREN HAMMOND

Councilmember, District 5

CITY HALL-FIFTH FLOOR
915 I STREET • SACRAMENTO, CA 95814-2694
PH 916-808-7005 • FAX 916-264-7580 • hammond@cityofsacramento.org

Attachment A

STATE CAPITOL
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SACRAMENTO, CA 94248-0008
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215 L STREET, SUITE 110
SACRAMENTO, CA 95814
(916) 324-4670
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Assembly California Legislature



DAVE JONES
ASSEMBLYMEMBER, NINTH DISTRICT
CHAIR, JUDICIARY COMMITTEE

COMMITTEES:
JUDICIARY, CHAIR
HEALTH
PUBLIC EMPLOYEES RETIREMENT
& SOCIAL SECURITY
REVENUE & TAXATION

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Mr. Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

Subject: Letter of support for the Curtis Park Village project's application for Proposition 1C Brownfield Grant Funds

Dear Treasurer Lockyer,

I write in support of the Curtis Park Village application, as a Qualifying Brownfield Infill Project, for the Proposition 1C Infill Brownfield Grant Program. The project, which is owned by Calvine & Elk Grove-Florin, LLC, is an important re-development and infill project in the heart of the City of Sacramento.

This project is one of the best infill opportunities and reuse of brownfield sites in the City of Sacramento. The site has also been identified and planned regionally as an important infill site. The Curtis Park Village site is critical to accomplishing the infill, mixed use development, air quality and greenhouse gas reduction objectives of the City of Sacramento, the region and the State of California.

The project site, which once housed the repair facilities and switching operations for the Western Pacific Railroad, was purchased by the current property owner from the Union Pacific approximately five years ago. Since that time the owner has worked with the City of Sacramento to design the project and process an entitlement application for a Planned Unit Development (PUD).

Curtis Park Village is not only a mixed-use infill development but the project is also transit oriented. Located within an eighth-of-a mile from two light rail stations on Sacramento Regional Transit's light rail system, the project plans also include bus routes through project streets with strategically placed bus stops that will provide direct transit services to downtown as well as to areas of northern and southern Sacramento County. The bus and light rail will provide linkages to Amtrak at the Sacramento Valley Station and will further enhance the project's connections through transit to regional destinations.

Curtis Park Village is also designed as a neighborhood with pedestrian, bicycle, and alternative transportation modes. Incorporating the City of Sacramento's "Pedestrian Friendly Street Standards" the project's street system will include separated sidewalks and bicycle routes which will connect the many amenities on the project site such as restaurants, coffee shops, neighborhood shopping, entertainment venues, and employment opportunities to both the residents of Curtis Park Village and the surrounding neighborhoods.

Attachment A

STATE CAPITOL
P.O. BOX 942649
SACRAMENTO, CA 94216-0009
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Assembly
California Legislature



DAVE JONES
ASSEMBLY MEMBER, NINTH DISTRICT
CHAIR, JUDICIARY COMMITTEE

COMMITTEES:
JUDICIARY, CHAIR
HEALTH
PUBLIC EMPLOYEES RETIREMENT
& SOCIAL SECURITY
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I am very excited that such a vibrant and exciting infill project will become part the urban fabric of Sacramento. To achieve the goals of Curtis Park Village, however, the site must first be remediated of the hazardous materials that have resulted from over 125 years of use as an active railroad and industrial facility. I understand from the owner that they have been working under the direction of the State of California Department of Toxics and Substance Control for the past five years on the implementation of an approved Remedial Action Plan (RAP). I fully support the developer's commitment to clean all toxic materials for the project area and I am pleased to offer my support to their application for Prop 1C funding to achieve that goal.

I urge you to support and approve the application from Curtis Park Village for funding from the CALReUSE Remediation Fund.

Sincerely,


Dave Jones
Assemblymember (AD9 - Sacramento)

Attachment A



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BLVD.
SACRAMENTO, CA
95814

September 29, 2008

Deana Carrillo
California Pollution Control
Finance Authority
CA State Treasurer's Office
915 Capitol Mall, Room 457
Sacramento, CA 95814

Re: Support for Curtis Park Railyards' Cal ReUSE Application and Consistency with City Plans

Dear Ms. Carrillo:

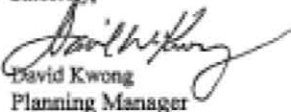
On behalf of the Development Services Department, I would like to express our support for the Curtis Park Railyards' proposed project and Petrovich Development Company's application to the Cal ReUSE Program. The developer has revised their proposal to address both the City's and the community's vision for this area and as a result, staff supports the revised plan. Their project is consistent with City policies and would benefit greatly from the Cal ReUSE Program given City efforts to encourage redevelopment of this brownfield site. As a result, the new Curtis Park Village is a priority project for the City of Sacramento.

The Curtis Park Village proposal would create a mixed-use, mixed income development located between two light rail stations in south-central Sacramento. The revised plan contains a variety of housing types including single-family for-sale housing, multi-family rental housing, and apartments affordable to low and very low-income seniors. The project also has a significant retail component including a grocery store that will serve not only the project, but also the surrounding community. The project is located on a large infill site that has lain dormant for years due to significant toxic contamination from its days as a railyard.

The new development plan is consistent with the policies and land use designations of the City's new draft 2030 General Plan and this area is also identified in the new General Plan as one of the priority development areas. In addition, the project is also consistent with the City's adopted Infill Strategy, which supports infill development including development on brownfield sites and around transit stations. The project complies with the City's adopted Smart Growth Principles, which include the principle to "create a range of housing opportunities and choices." Lastly, the project helps to implement the SACOG Blueprint which encourages infill development in the existing urbanized areas of the Sacramento region.

The revised development plan meets the City's identified goals and has our support. We believe that the Cal ReUSE Program would provide critical funding to assist with the remaining clean up of this site and would allow long-awaited development to occur. If you have any questions, I can be reached at (916) 808-2691.

Sincerely,


David Kwong
Planning Manager



Attachment A

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SACRAMENTO, CA 95814
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SACRAMENTO, CA 95814
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California State Senate

SENATOR
DARRELL STEINBERG
SIXTH SENATORIAL DISTRICT



COMMITTEES
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BUDGET & FISCAL REVIEW
SUBCOMMITTEE NO. 2 ON
RESOURCES, ENVIRONMENTAL
PROTECTION & ENERGY
ENVIRONMENTAL QUALITY
JUDICIARY
HEALTH
SCIENCE COMMITTEE
HIGH SCHOOL GRADUATION

October 31, 2008

The Honorable Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

Subject: Letter of support for the Curtis Park Village project's application for Proposition 1C Brownfield Grant Funds

Dear Treasurer Lockyer:

I am writing to express my support for the Curtis Park Village application as a Qualifying Brownfield Infill Project for the Proposition 1C Infill Brownfield Grant Program. The project, which is owned by Calvine & Elk Grove-Florin, LLC, is a representation of the best of infill opportunities and reuse of brownfield sites in the City of Sacramento. The development of Curtis Park Village is key to the long term redevelopment of the City of Sacramento and will provide the catalyst for future possibilities that would not happen without this project.

Curtis Park Village, located immediately south of downtown Sacramento, includes multi-family housing, affordable senior housing, single-family housing, retail/commercial uses, and entertainment venues on approximately 72 acres. It is surrounded by existing historic and well established neighborhoods. The project site, which once housed the repair facilities and switching operations for the Western Pacific Railroad, was purchased by the current property owner from the Union Pacific approximately five years ago. Since that time the owner has been working with the neighbors and the City of Sacramento to design the project and process an entitlement application for a Planned Unit Development (PUD). The proposed PUD is supportive of the surrounding area and is based upon the City of Sacramento's infill policies and sustainable design policies.

Curtis Park Village is not only a mixed-use development but the project is also transit oriented. Located within an eighth of a mile from two light rail stations on Sacramento Regional Transit's light rail system, the project plans include bus routes through project streets with strategically placed bus stops that will provide direct transit services to downtown as well as to areas of northern and southern Sacramento County. The bus and light rail will provide linkages to Amtrak at the Sacramento Valley Station and will further enhance the project's connections through transit to regional destinations.

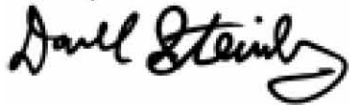
Attachment A

Curtis Park Village is also designed as a pedestrian, bicycle, and alternative transportation friendly neighborhood. Incorporating the City of Sacramento's "Pedestrian Friendly Street Standards" the project's street system will include separated sidewalks and bicycle routes that will connect the many amenities on the project site such as restaurants, coffee shops, neighborhood shopping, entertainment venues, and employment opportunities to both the residents of Curtis Park Village and the surrounding neighborhoods.

I am very pleased that such a vibrant infill project will become part the urban fabric of Sacramento. To achieve the goals of Curtis Park Village, however, the site must first be remediated of the hazardous materials that have resulted from over 125 years as use as an active railroad and industrial facility. The surrounding neighborhoods are encouraged that the project developer is cleaning up a site that has been such a negative in the midst our city for too long. The property owner has been working under the direction of the State of California Department of Toxics and Substance Control for the past five years on the implementation of an approved Remedial Action Plan (RAP) and will be revising the existing RAP to accommodate the new site conditions. The costs associated with the clean-up of the site have exceeded any expectations of the property owner or the original scope of the RAP. The developer, however, remains committed to the remediation of this important infill site. The inclusion of the Curtis Park Village project in the State's IC bond program for funding available for brownfield development will greatly assist in the success of this important project.

I strongly urge you to support the application from Curtis Park Village for the CALReUSE Remediation Fund.

Sincerely,



DARRELL STEINBERG
State Senator, Sixth District

DS/sm

Attachment A



OFFICE OF THE
CITY COUNCIL
VICE MAYOR
ROBERT KING FONG
COUNCILMEMBER
DISTRICT FOUR

CITY OF SACRAMENTO
CALIFORNIA

October 31, 2008

Mr. Bill Lockyer
California State Treasurer
State Treasurer's Office
915 Capitol Mall, Suite 110
Sacramento, CA 95814

**SUBJECT: Letter of support for the Curtis Park Village project's application for
Proposition 1C Brownfield Grant Funds**

Dear Mr. Lockyer:

As a representative of the City of Sacramento, it is my pleasure to express my support for the Curtis Park Village application for the Proposition 1C Infill Brownfield Grant Program. The inclusion of the Curtis Park Village project in the State's 1C bond program will greatly assist in the success of this important project.

I am very excited that such a vibrant and exciting infill project will become part the urban fabric of Sacramento. Curtis Park Village is not only a mixed-use development but also transit oriented. Curtis Park Village is designed as a pedestrian, bicycle, and alternative transportation friendly neighborhood. It incorporates the City of Sacramento's "Pedestrian Friendly Street Standards" the project's street system will include separated sidewalks and bicycle routes which will connect the many amenities on the project site such as restaurants, coffee shops, neighborhood shopping, entertainment venues, and employment opportunities to both the residents of Curtis Park Village and surrounding neighborhoods.

The development of Curtis Park Village will provide the catalyst for future possibilities. I strongly urge you to support the application from Curtis Park Village for the CALReUSE Remediation Fund.

If you have any questions or would like to further discuss this matter please contact my office at 916-808-7004.

Sincerely,

ROBERT KING FONG
Councilmember, District 4