

Curtis Park Village Brownfield Revolving Loan Fund Summary Sheet



What is a Brownfield?

A brownfield is real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

EPA Brownfields Program

The United States Environmental Protection Agency's (EPA) Brownfields Program empowers states, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Under this program, EPA provides loans and grants to local governments and other eligible applicants for the assessment and cleanup of brownfield sites.

Curtis Park Village Brownfield Cleanup Loan

The City of Sacramento is loaning funds to Calvin and Elk Grove-Florin, LLC. The purpose of this loan would be to remediate soil contamination at an old railyard site so that the site may be reutilized for the development of Curtis Park Village. This is not a grant; it is a loan that is to be repaid and is secured by other assets provided by Paul Petrovich who is trying to remediate the site per common practices approved by the State of California.

Summary of Proposed Cleanup Activities

The City will use its Brownfield Revolving Loan Fund (BRLF) to loan funds for the remediation activities at Curtis Park Village, these funds will contribute to the remediation of approximately 240,000 cubic yards of contaminated soil. Once the remediation activity is complete, the California Department of Toxic Substances Control (DTSC) will issue a letter certifying the site as having completed the remediation process therefore allowing new construction to begin at this infill location.

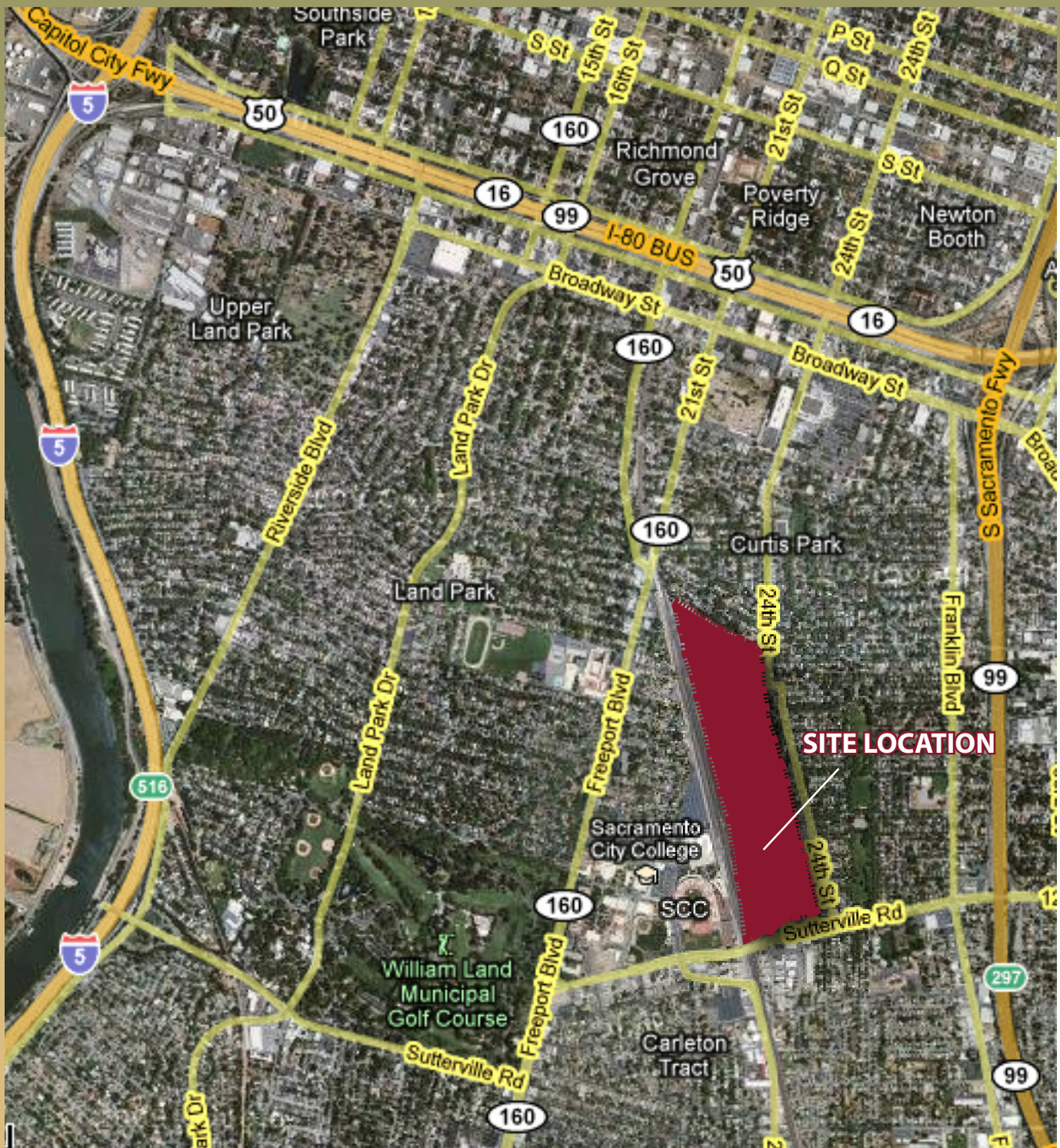
Curtis Park Village Brownfield Site Background

In 2003, Calvin and Elk Grove-Florin, LLC purchased the property from the Union Pacific Railroad. The site once housed the railyard and operations center for the Western Pacific Railroad. When Western Pacific was purchased by Southern Pacific Railroad in the 1980s, the property was declared surplus and closed. Southern Pacific was subsequently acquired by the Union Pacific Railroad (UPRR), which owned the property until 2003, when the Calvin and Elk Grove-Florin, LLC purchased the land. The site is contaminated with hazardous wastes from the railyard era. Remediation of the site is occurring pursuant to a Remedial Action Plan (RAP) approved by DTSC in 1995.

Curtis Park Village Redevelopment

Once the brownfield cleanup is complete, Calvin and Elk Grove-Florin, LLC proposes to build "Curtis Park Village" on the site. Curtis Park Village is a mixed-use urban in-fill project. Located just south of downtown Sacramento, this 72 acre project will add residential living opportunities and neighborhood serving commercial uses including retail, entertainment, and offices within close proximity to the urban core of Sacramento. The proximity of the project to Sacramento Regional Transit's light rail and bus systems will provide residents and users of the site with easy access to various forms of public transit connecting this project to the rest of the City and the region.





For More Information

Additional information regarding the proposed activities under the BRLF Loan for Curtis Park Village may be obtained by contacting Diana Sasser, Project Manager, Economic Development Department at (916) 808-5519 or by e-mail at dsasser@cityofsacramento.org.



CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT DEPARTMENT

