

CURTIS PARK VILLAGE

PROJECT UPDATE - MAY 2009

Land Use Summary

(Total site is +/-72 acres)

Single Family Units	178
Commercial - Retail/Office	+/- 170,000 s.f.
Commercial - Entertainment	89,000 s.f.
Multi-Family Units (not incl. affordable)	212
Senior Housing Units (affordable)	80
Park and Open Space	7.5 acres



Single Family	Acres (highlighted area):	+/-33.3
	Housing Units:	178
	Notes:	Consistent with existing Curtis Park homes

Park/ Open Space	Acres (total two areas):	+/-7.5
	Notes:	Detention facilities for city and project, tot lots, sports fields

Multi-Family	Acres:	+/-7.8
	Multi-Family Units:	212
	Notes:	Condos, mix of unit sizes

Mixed-Use Commercial Area #3	Acres:	+/-4
	Commercial (s.f.):	89,000
	Notes:	Restaurants and entertainment

Mixed-Use Commercial Area #2	Acres:	+/-1.5
	Commercial (s.f.):	16,000
	Notes:	Small commercial space

Multi-Family (affordable)	Acres:	+/-1.7
	Multi-Family Units:	80
	Notes:	Senior units

Commercial Area #1	Acres:	+/-17
	Commercial (s.f.):	154,000
	Notes:	Neighborhood serving retail stores and restaurants





DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

300 RICHARDS BOULEVARD, THIRD FLOOR
SACRAMENTO, CA 95811

PLANNING DIVISION

ENVIRONMENTAL PLANNING SERVICES
916-808-5538

**SECOND
NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CURTIS PARK VILLAGE PROJECT (P04-109)
15- Day Comment Period Extension**

PROJECT LOCATION: The project site is east of Sacramento City College and the railway corridor, north of Sutterville Road; south of Portola Way; and west of 24th Street

COMMENT PERIOD: The public comment period for this project ends on **June 1, 2009**.
(Comment period ends at 4:00 p.m. when the public counter closes.)

The City of Sacramento, Development Services Department completed the Draft Environmental Impact Report for the Curtis Park Village project. The document is now available for public review and comment. You may obtain a copy of the document at the River District Service Center, 300 Richards Boulevard, Third Floor, Sacramento, California 95811, between 9:00 AM to Noon and 1:00 PM to 4:00 PM (except holidays). The document is also available at the Central City library and on the City's website at <http://www.cityofsacramento.org/dsd>.

The proposed project would convert the 72-acre project site into a mixed-use, urban infill development. The intent of the project is to create a neighborhood consisting of single-family home sites, multi-family and senior multi-family residential complexes, a neighborhood park area, and neighborhood-serving retail and commercial development areas. The proposed project includes approximately 260,000 square feet of commercial retail, 178 single-family home sites, an 80-unit senior multi-family housing complex, a 212-unit multi-family residential housing complex, and an 8.7-acre park.

The proposed project site is currently contaminated with hazardous wastes from past uses of the site and remediation of the site is continuing to occur, pursuant to a 1995 Remedial Action Plan (RAP) approved by the Department of Toxic Substances Control. A revised RAP is needed due to the extent of contamination found on the project site. The EIR will analyze the potential environmental impacts of the proposed remedies in the update for use by DTSC in their approval process. The remediation of the site, pursuant to the updated RAP, will be complete prior to development of the Curtis Park Village project.

The issues discussed within the EIR are those that have been identified within the Initial Study as having potentially significant impacts including: aesthetics, transportation and circulation, air quality, noise and vibration, biological resources, cultural resources, geology and soils, public health and hazards, hydrology, population, public services and utilities, and parks and recreation. Mitigation is included in the EIR to reduce most impacts to less-than-significant levels.

Written comments regarding the Draft EIR should be received by the Environmental Planning Services **NO LATER THAN 4:00 P.M., June 1, 2009**. Written comments should be submitted to:

Jennifer Hageman, Senior Planner
City of Sacramento, Development Services Department
300 Richards Boulevard
Sacramento, CA 95811

A copy of the Draft EIR is available at the City Central Library and at the address listed above. If you have any questions concerning the environmental review process, please call Jennifer Hageman (916) 808-5538.