



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www. CityofSacramento.org

Consent  
April 1, 2010

Honorable Mayor and  
Members of the City Council

**Title:** Establish a Capital Improvement Project for the Jibboom Street Power Station (B18460000)

**Location/Council District:** District 1, River District

**Recommendation:** Adopt a **Resolution:** 1) establishing the Jibboom Street Power Station (B18460000) Capital Improvement Project (CIP); 2) transferring \$150,000 in Water Funds (Fund 6005) from the FY09 Economic Development CIP (X14003300); to B18460000; and 3) transferring \$150,000 in Sewer Funds (Fund 6006) from X14003300 to B18460000.

**Contact:** Rachel Hazlewood, Senior Project Manager, 808-8645

**Presenters:** None

**Department:** Economic Development

**Division:** River District

**Organization No:** 18000

### **Description/Analysis**

**Issue:** This action approves creating a Capital Improvement Project (CIP) for the former PG&E Power Station located at 400 Jibboom Street and Robert T. Matsui Waterfront Park located at 450 Jibboom Street. Water and Sewer funds in the amount of \$300,000 were allocated to the Economic Development CIP, established in fiscal year 2008/09 will be used to fund the relocation of public utility lines, both water and sewer, that currently cross Robert T. Matsui Waterfront Park and the former PG&E Power Station property into Jibboom Street. This will bring the utility lines into compliance with City standards. This action is a necessary step towards the ultimate reuse of the former PG&E Power Station site as the current utility lines impede access into the site. The work will be undertaken in coordination with the I-5/Richards Boulevard Interim Improvement Project, which will allow significant savings as Jibboom Street will already be under construction.

The City is working with the Powerhouse Science Center to rehabilitate the former PG&E Power Station as a science center devoted to science, space and technology.

**Policy Considerations:** According to City adopted Design Procedures, sanitary sewer and water mains will be placed within the rights-of-way. The reuse of the former PG&E property as a science center is consistent with the 2030 General Plan, the Richards Boulevard Area Plan, the River District Redevelopment Plan, and the Sacramento Riverfront Master Plan.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):**

Under the Section 15378(b) of the CEQA Guidelines, continuing administrative activities and government funding mechanisms do not constitute a project and are therefore exempt from CEQA review. In addition, the installation of new pipelines less than one mile in length within a public right-of-way is exempt from CEQA review (Public Resources Code § 21080.21).

**Sustainability Considerations:** Not applicable at this time.

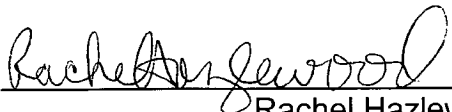
**Other:** None.

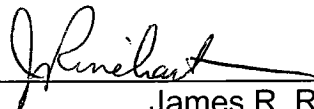
**Commission/Committee Action:** None.

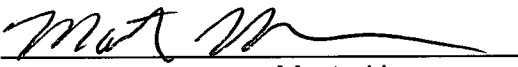
**Rationale for Recommendation:** The reuse of the former PG&E building into a science center will activate the Sacramento Riverfront and reuse a potentially historic building. In order to reuse the former Power Station property, utility lines that currently cross the property and impede access to the property must be moved into Jibboom Street. This is consistent with City of Sacramento Design Standards, which require that public water and sewer mains be located in the public right-of-way. Relocation of these public utility lines to the street right-of-way will provide better access for City crews and will reduce future maintenance and repair costs in addition to making the reuse of the Power Station property feasible.

**Financial Considerations:** : Funding for this project will be provided by transferring \$300,000 of Water and Sewer funds from the Economic Development Capital Improvement Project (X14003300), established in FY2008/09, as follows: \$150,000 from Water Fund and \$150,000 from Sewer Fund. The use of water and sewer ratepayer funds to relocate public water and sewer mains in accordance with City standards is an appropriate use of these funds. Coordinating the relocation of the utility lines with the I-5/Richards Boulevard Interim Improvement Project will not only save money, but will minimize disruptions in street operations.

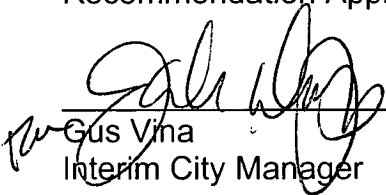
**Emerging Small Business Development (ESBD):** None at this time.

Respectfully Submitted by:   
Rachel Hazlewood  
Senior Project Manager

Approved by:   
James R. Rinehart  
Director of Economic Development

Approved by:   
Marty Hanneman  
Director of Utilities

Recommendation Approved:

  
Gus Vina  
Interim City Manager

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**Attachment 1****PROJECT BACKGROUND**

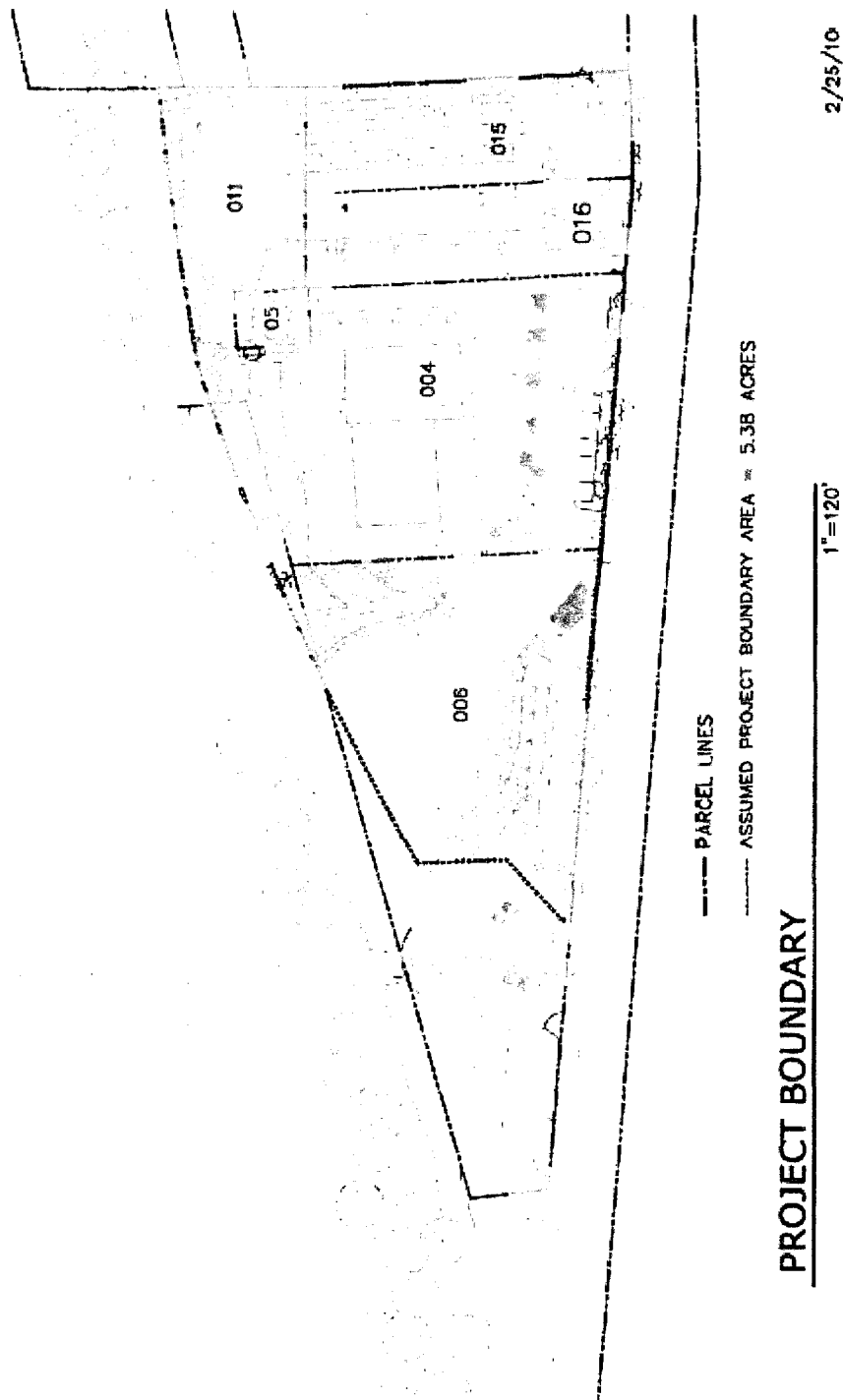
The Powerhouse Science Center project (Project) proposes to develop the northern half of the R.T. Matsui Waterfront Park, which is approximately 5.38 acres of undeveloped land; rehabilitate the former PG&E Power Station; and, construct new facilities to accommodate the Sacramento Museum of History, Science and Technology (SMHT), also known as the "Discovery Science Museum and Space Center." (See Attachment 2 – Project Boundary). The SMHT has operated in a small City-owned facility at 3615 Auburn Blvd. in Sacramento, California for over 50 years. The existing 4,000-square foot facility only has room for one major exhibit at a time, and is only open to three student groups in the mornings. The SMHT has outgrown its current facility and proposes to relocate all operations to the Project Site. The SMHT will be known as the Powerhouse Science Center.

The Powerhouse Science Center is expected to draw approximately 250,000 annual visitors, a substantial portion of which would be K – 12th grade students. The new, expanded museum would provide hands-on science and math education to boost student interest in those subjects. For example, the Powerhouse Science Center's Challenger Learning Center would use space flight to teach students about math, science, language arts, and technology. The Powerhouse Science Center would also have exhibits on the human body, the world, space, and archaeology. Finally, the new Science Center would also house an education center for traveling exhibits and would include a conference center that would act as gathering place for teachers, scientists, and high-tech leaders.

Funding for the project is anticipated to be a combination of private, local, state, and federal funds. An Environmental Assessment (EA) will be prepared for the proposed project to satisfy the National Environmental Policy Act (NEPA), and consultations with the State Historic Preservation Officer have begun pursuant to Section 106 of the federal Historic Preservation Act, for which Sacramento Housing and Redevelopment Agency (SHRA)—as the state designee for the Department Housing and Urban Development (HUD)—will be the federal responsible entity.

Attachment 2

Project Boundary



**RESOLUTION NO. 2010-**

Adopted by the Sacramento City Council

**ESTABLISHING THE JIBBOOM STREET POWER STATION CAPITAL IMPROVEMENT PROJECT (B18460000); AND ESTABLISHING A \$300,000 EXPENDITURE BUDGET IN B18460000 FROM WATER AND SEWER FUNDS IN FY09 ECONOMIC DEVELOPMENT CAPITAL IMPROVEMENT PROJECT (X14003300)**

**BACKGROUND**

- A. The City owns certain real property located in the City of Sacramento, being all or a portion of the properties west of Jibboom Street identified as parcels 001-0190-004, -009, -015, and -016 ("Property"), as shown on the map attached hereto as Exhibit A and being located within the River District Redevelopment Project Area ("Project Area").
- B. The City desires to rehabilitate and reuse the Property containing the former PG&E Power Station for a visitor attraction which preserves the distinctive architectural features of the building and enhances public uses of the surrounding Robert T. Matsui Park and riverfront.
- C. In order to make reuse of the Property feasible and to conform with City Standards for public utility lines, public water and sewer utility lines located on the Property must be relocated to Jibboom Street.
- D. Funding for the relocation of these public water and sewer utility lines is available in the Economic Development Capital Improvement Project (CIP), consisting of water and sewer funds that had been established in Fiscal Year 2008-2009.
- E. The use of ratepayer funds from FY09 Economic Development CIP (X14003300) to relocate public water and sewer mains in accordance with City standards is an appropriate use of these funds.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The Jibboom Street Power Station CIP (B18460000) is established.
- Section 2. \$150,000 in Water Funds (Fund 6005) shall be transferred from the FY09 Economic Development CIP (X14003300) to B18460000.
- Section 3. \$150,000 in Sewer Funds (Fund 6006) shall be transferred from the FY09 X14003300 to B18460000.

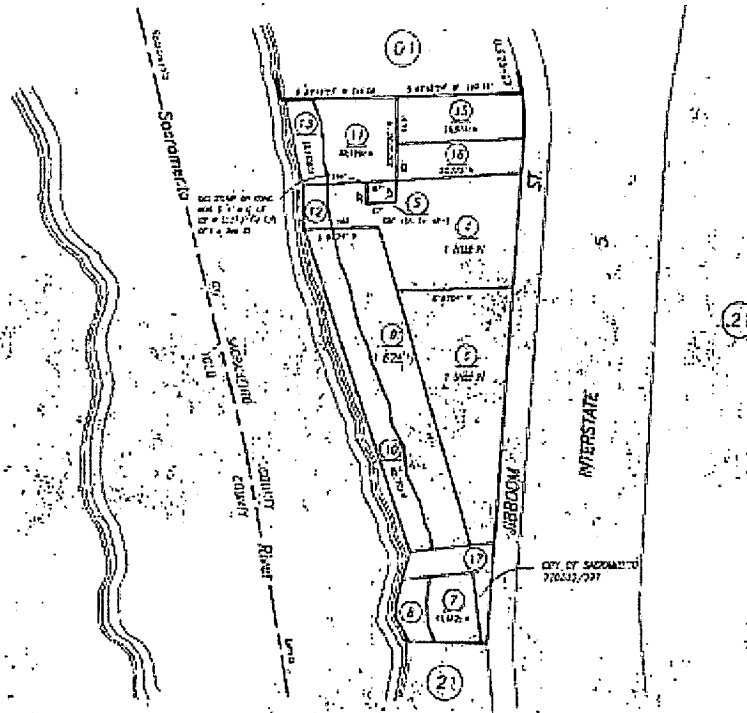
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Exhibit A Project Parcel Map

Exhibit A

Project Parcel Map

POR. RANCHO NEW HELVETIA & SWAMP LAND SURVEYS



Record of Survey, 05 84 28, Pg 20 (12-31-70)

AE