REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

4

PUBLIC HEARING

September 22, 2011

Members of the Preservation Commission:

Subject: Powerhouse Science Center (P10-014). A request to establish the 81,000 Square foot Powerhouse Science Center on 5.38 acres in the General Commercial (C-2-SPD) zone located at 400 Jibbom Street.

A. **Environmental Determination:** Addendum to a Previously Approved Mitigated Negative Declaration

B. **Mitigation Monitoring Plan**

C. **Special Permit** for development exceeding 40,000 square feet in order to develop a new 81,000 square foot Science Center and associated 346 space parking garage in the General Commercial (C-2-SPD) zone within the River District Special Planning District.

D. **Variance** to exceed the allowed sign area of 200 square feet within 660 feet of a freeway.

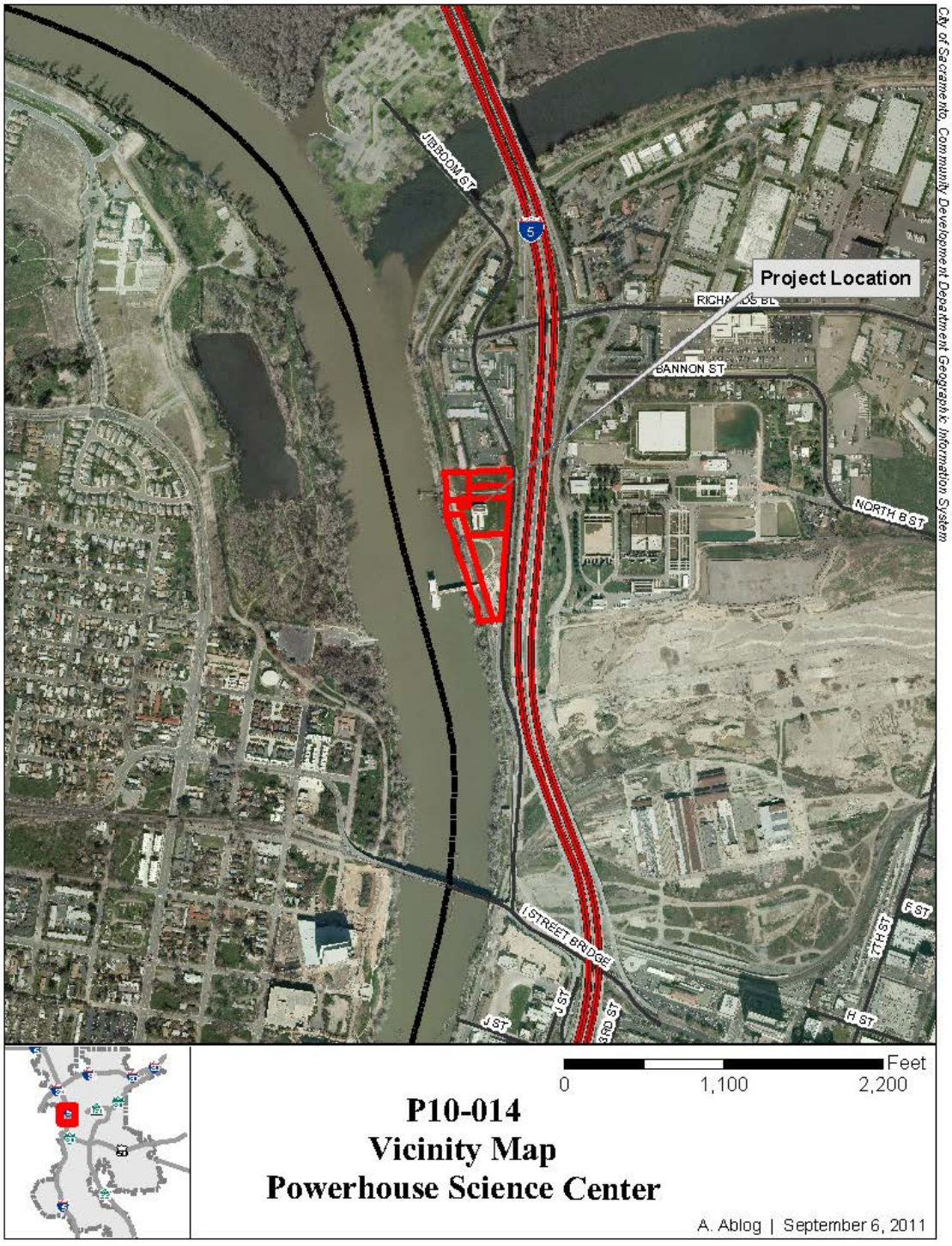
E. **Variance** to exceed the allowed 20-foot maximum height for the vertical location for an attached sign within 660 feet of a freeway.

F. **Variance** to exceed the maximum allowed attached sign area of 300 square feet in any zone.

Location/Council District
400 Jibboom Street, Sacramento CA, 95821
Assessor's Parcel Numbers: 001-0190-004, -005, -006, -009, -011, -015, and 016
Council District 1

Recommendation: Staff recommends that the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A through F above and its decision may be appealed to City Council. **At the time of this report, staff is not aware of any opposition to this request and has deemed this project non-controversial.**

Vicinity Map



Staff Contact Antonio Ablog, Associate Planner, (916) 808-7702
Stacia Cosgrove, Senior Planner, (916) 808-7110

Applicant Debora Fee
Discovery Museum of Sacramento
3615 Auburn Boulevard
Sacramento, Ca 95821

Owner City of Sacramento, Parks & Recreation Department
915 I Street
Sacramento, Ca 95815

Project Summary

The applicant is proposing to rehabilitate the historic Pacific Gas & Electric (PG&E) power station in order to establish the Powerhouse Science Center. The 81,000 square foot development consists of a new planetarium/learning center, parking structure and surface parking areas, rehabilitation of the former PG&E Power Station, and site grading and landscaping surrounding the entire site. The goal of the Powerhouse Science Center is to provide a high-tech, hands-on, science museum that will become a regional destination for area students, teachers, and families. The Powerhouse Science Center is anticipated to attract approximately 250,000 visitors a year.

Project Information
General Plan designation: Parks and Recreation
Floor Area Ratio (FAR): N/A
Existing zoning of site: General Commercial (C-2-SPD)
Special Planning District: River District
Existing use of site: Partially Developed, Vacant Powerhouse building
Property area: 5.38 Acres

Background Information:

The subject site consists of 5.38 partially developed acres adjacent to the Sacramento River. The site surrounds a historic Pacific Gas & Electric (PG& E) power station and is adjacent to the Robert T. Matsui Waterfront Park. The power station is a Sacramento historic landmark structure and is listed on both the California and National Registers of historic places.

Aside from the Powerhouse structure, the site is vacant. PG & E power lines once crossed the subject site, but have been removed. A historic water intake structure for the Sacramento Water Treatment facility is located at the northwest boundary of the subject site, projecting into the river.

The Sacramento River Station "B" (the Powerhouse) was designed by Willis Polk and built by PG&E as a back-up station to the original power plant located at 6th and H Street. The original design intended the Powerhouse to be the centerpiece of a public park. This park, however, was never realized. As the Powerhouse was surrounded by mostly industrial uses, it was designed such that the river facing façade was the more decorated and elaborate elevation. The east façade, the one that is most visible today, is actually the rear of the building.

The Powerhouse remained operational as a source of auxiliary power through the 1930's. Through the 1940's and 1950's, the Powerhouse was used for test purposes only and it was formally closed in 1954. Shortly after its closure, all mechanical equipment was removed. Interstate 5 was constructed to the east of the site during the 1960's. A number of highway commercial related businesses including service stations, hotels, and restaurants were developed in close proximity to the Powerhouse after the interstate freeway was completed.

Due largely to the preceding industrial uses, the subject site was also a superfund site. Delisted in 1991, lead-contaminated soil was remediated with the installation of two clay caps that now restrict development and placement of buildings on the south and east sides of the Powerhouse.

The applicant now proposes to rehabilitate the former PG&E power station building to the new 81,000 square foot Powerhouse Science Center. The proposed project includes a new addition to the existing power station building, a new planetarium building, various landscaping improvements, and an elevated parking structure. As the project involves the rehabilitation of a historic landmark, the design of the project will be heard by the Preservation Commission at the hearing scheduled for October 5th, 2011.

Policy Considerations:

2030 General Plan

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Parks and Recreation, which provides for the growth and enhancement of Sacramento's resource of parklands and recreational areas including compatible public, quasi public and special uses. The Powerhouse Science Center qualifies as a compatible Public/Quasi Public use as the proposed use will be a cultural/learning facility that has been designed to complement the surrounding recreational facilities, including Robert T. Matsui park and the Sacramento River Bike Trail. Furthermore, the development of the Powerhouse Science Center promotes the following General Plan Goals and Policies:

- The City shall identify historic and cultural resources including individual properties, districts, and sites (e.g. archaeological sites) to provide adequate protection of these resources. (HCR 2.1.1)

- The City shall encourage the adaptive reuse of historic resources when the original use of the resource is no longer feasible. (HCR 2.1.13)

- The City shall partner with universities and local institutions, libraries, arts and cultural organizations and facilities, and creative individuals and supporters to strengthen the region's network of cultural resources. (ERC 4.1.1)

- The City shall support the development and expansion of world-class destination attractions throughout Sacramento including museums, zoos, and the Sacramento River and American River Waterfronts. (ERC 5.1.1)

- The City shall support expanded educational activities at the city's cultural facilities (ERC 5.1.3)

The Powerhouse Science Center will rehabilitate a historic resource and provide a new use that will add to the city's existing cultural and educational resources. The Powerhouse Science Center will strengthen the city's role as a center for cultural and educational resources in the region.

River District Specific Plan

Adopted by the City Council on February 15, 2011, the River District Specific Plan established planning and design standards for approximately 773 acres of land locate at the confluence of the American and Sacramento Rivers. The River District, as envisioned by the Specific Plan, will be a vibrant, mixed-use community with a wide range of employment, entertainment, and housing opportunities. The Powerhouse Science Center promotes the following Goals and Policies of the River District Specific Plan:

- Policy HR1a: Ensure that historic properties help to enhance and provide a valuable special sense of place in the River district

- Policy HR1c: Assist Property owners in the preservation, maintenance and rehabilitation of historic assets

- Policy POS5a: Encourage riverfront development to have active uses along the American and Sacramento Rivers

- Policy POS5b: Require riverfront development to include access to the rivers for bicycles and pedestrians where appropriate

- Policy POS5c: encourage riverfront development to incorporate open spaces along the river for public enjoyment.

- Goal POS7: Create active and passive points of interest along the American and Sacramento Rivers

The Powerhouse Science Center further the goals of the River District as it will create a cultural and educational node within the newly adopted Specific Plan area. Furthermore, the project will rehabilitate an important historic resource.

Environmental Considerations:

On June 1, 2010, the City Council adopted a Mitigated Negative Declaration (MND) and adopted a Mitigation Monitoring Plan (MMP) for the Powerhouse Science Center Project. The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA). The project is determined to fall within the scope of the MND for Powerhouse Science Center Project. The Adopted MND adequately described the environmental effects of the proposed project, with minor technical changes to the originally approved project description. The analyses and mitigation measures are reaffirmed.

An Addendum to the MND has been prepared describing the proposed Powerhouse Science Center and evaluating the potential environmental effects of the proposed project. The Addendum defines the project description and justification for use of an Addendum pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15164).

Public/Neighborhood Outreach and Comments:

City staff sent project notifications to The River District PBID, Sacramento Old City Association, Alkali and Mansion Flat Neighborhood Association, Old Sacramento Business Association, Walk Sacramento, Sacramento Area Bicycle Advocates, and to all property owners within 500 feet of the subject site. In addition, the site was posted with a public hearing notice. As of the date of this report, no public comments have been received.

The applicant has provided a package of letters of support that were submitted with the project's application to the State of California's Proposition 84 assistance for nature education facilities. These letters are included as Attachment 3 of this report and include support from Congresswoman Doris Matsui; The Downtown Sacramento Partnership; the Twin River School District; California State University, Sacramento; University of California, Davis; and the Sacramento Area Regional Technology Alliance.

Project Design:

Program

The Powerhouse Science Center will be a relocation and expansion of the existing Sacramento Discovery Museum Science and Space Center located at 3615 Auburn Boulevard. The facility will be a hands-on learning museum focusing on science, technology, astronomy, and math. The center will generally operate 6 days a week with hours from 10:00 a.m. to 4:30 p.m. It is anticipated that the center will operate beyond these hours on occasion for special events.

In addition to the exhibit space, the center will include a 150 seat planetarium, administrative offices, classrooms, training facilities, and meeting rooms. Though many visitors are expected to be from school groups, the facility will be open to the public

Site Plan

The project consists of three major components: the rehabilitation of the Powerhouse, the construction of the new earth & space sciences center, and the construction of a new parking structure. Landscaping, as well as improvements to the northern portion of Robert T. Matsui Park will also be included as part of the project.

The subject site is bounded by Jibboom Street to the east, the Sacramento River Bike Trail to the west, Robert T. Matsui Park to the south, and an existing hotel to the north. The existing Powerhouse is roughly in the center of the site. The proposed parking structure will be located at the northern end of the site, adjacent to an existing two-story hotel.

The main driveway will enter the site to the south of the parking garage and will provide full access to Jibboom Street. Vehicular traffic will enter the site via the main driveway and will have the choice to turn right to enter the parking garage or left to a one-way driveway reserved for visitor loading adjacent to the main entry. Bus traffic will also utilize the one-way driveway when dropping off school children, or larger groups. The pick-up/drop off area and pedestrian path from the garage to the main entry will be delineated by stamped concrete.

Due to the presence of a clay contaminant cap, the new Earth & Space Sciences Center will be located south of the Powerhouse adjacent to the Jibboom Street frontage. The visitor loading and gathering area will be located directly in front of this building. The east side of this building will be adjacent to the Jibboom street right-of-way, with a seven foot landscaped planter separating the building from the public sidewalk.

Several notable landscaping features will also be incorporated in the site plan. A river rock bed with wood deck path on the south side of the main driveway will provide pedestrian access to the bike trail and river from Jibboom Street. Since the eastern end of this path extends over the clay contaminant cap, the applicant proposes to install solar “trees.” A ramp up to the top of the levee will be provided at the western end of the path. Seating areas on several levels will also be provided adjacent to the ramps that will provide views of the front of the powerhouse.

To the north of the pedestrian path, another, larger seating area will be provided. This will be a shaded area level with the top of the levee. This area will provide visitors with views of the both the river and the Powerhouse. To the south of pedestrian path, adjacent to the powerhouse, is a proposed terraced seating area. At the south end of the terraced seating area will be new shade structures and a living machine that will assist in the processing of wastewater for the Science Center.

Parking

Parking will be provided via the parking structure and surface parking on the north end the site. A total of 346 parking spaces will be provided. Based on Zoning Code Section 17.64.020 the parking requirement for the proposed use is "as determined by Planning Commission." With no set parking ratio, the applicant has provided parking based on the anticipated need generated by the different spaces within the facility. Parking is provided as follows:

Use	Area/Seats	Minimum Ratio	Minimum Requirement
Exhibits/Sales	34,194 sf	1/250	137
Challenger Center	40 seats	1:4	10
Office	5,140 sf	1/400	13
Classrooms	160 seats	1:4	40
Cafe	50 seats	1:3	17
Theater	150 seats	1:3	50
Total Min Requirement			267
Total Spaces Provided			346

The applicant proposes to provide 79 spaces above what would minimally be required if the Powerhouse was subject to the typical parking standards. Due to the nature of the use and its regional draw, staff believes that the 346 spaces provided is adequate to accommodate the Science Center.

Building Design

A major component of the project is the rehabilitation of the historic 19,250 square foot PG&E Powerhouse building. The exterior historic features will be repaired or replaced to match depending on the condition of the feature. The interior of the building will be repaired and/or reinforced to address structural and seismic issues. The floor space in the Powerhouse will be expanded by adding one new partial floor below the first floor (sub-grade) and a new floor addition to the interior of the second floor in the boiler room wing. Most of the interior of the Powerhouse will be dedicated to providing space for interpretive exhibits, education programs and learning labs. The resulting building would have approximately 45,600 square feet of interior floor area.

A new Planetarium and Challenger Learning Center is also proposed. This 36,000 square foot, two-story building would accommodate the Challenger Learning Center, a 150-seat Planetarium, science labs and a café. The new building would also house the

main entry to the Science Center and a gift shop. The new building's modern design comes from the technology driven themes of the proposed Science Center. The planetarium dome would be visible through a semi-transparent shell that will be composed of glass and metal. The planetarium structure will appear to sit atop a concrete wall that will be cast to reveal triangulated forms. A vegetated roof deck is planned to occupy a portion of the second floor of the new building. Though no access is planned to the vegetated area at this point, a walkway will be provided to give visitors access to this area. The new structure is proposed to have an overall height of 59'-6", lower that the 67' foot overall height of the historic Powerhouse.

To accommodate visitor parking, the applicant proposes to construct a new 346 space parking structure. Including the ground floor, the parking structure will have 5 levels of parking with an overall height of 45'-6". The parking structure will have horizontal elements to match the cast concrete wall at the Jibboom Street elevation of the new building. The garage will also incorporate the glazing and curved metal forms that surround the planetarium. Solar panels will be incorporated on the roof of the structure. Vegetation will be used to screen the garage from the existing hotel to the north.

Building Setback/Height

The proposed development is consistent with all setback requirements within the General Commercial (C-2-SPD) Zone. The River District SPD, however, designates two height districts for the subject site. The majority of the site is within the 75-foot height district, but the southern end of the site is within the 35-foot height district. A portion of the 59'-6" planetarium structure will be located within the 35-foot height district.

The River District SPD delegates the authority to modify the height requirement to the Preservation Commission (Section 17.120.130). Staff supports the modification to the height requirements as the uses within the new building necessitate exceeding the 35-foot height requirement. With its location next the existing park the rear of the planetarium structure has been designed to form a visual and acoustic barrier between the park and Interstate 5. The structure also incorporates features that will allow it to act as a stage for special events with the park acting as the seating area.

Special Permit

The applicant proposes to develop a new 81,000 square foot Science Center and associated 346 space parking garage. This use is subject to Section 17.120.110 of the Zoning Code which requires the approval of a Special Permit for any building constructed or expanded to exceed 40,000 square feet.

A. Sound Principles of Land Use. A Special Permit shall be granted upon sound principles of land use.

Staff finds that approval of the Special Permit is appropriate as the Powerhouse Science Center is compatible with the surrounding uses which include a public park, hotels, and service stations.

B. Not Injurious. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The approval of the Powerhouse Science Center will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that the use will rehabilitate a historic building and develop an underutilized site. All parking will be provided on site and it has been determined that the proposed use will not generate any significant traffic impacts.

C. Must Relate to a Plan. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed use provides a public/quasi-public use and is consistent with the General Plan designation of Parks and Recreation for the subject site. The project is also consistent with the goals and policies of the River District Specific Plan. Additionally, the project will develop an infill site with access to existing services.

Signage

The applicant proposes a large single "Powerhouse Science Center" integrated architectural sign. The project signage would typically be subject to the sign regulations as applied within the General Commercial (C-2) Zone. As the sign would be within 660-feet and visible from the freeway, the more restrictive provisions for freeway oriented signage applies. These provisions limit the overall signage to 200 square feet and a height of 20 feet for freeway oriented signage (Section 15.148.860). Furthermore, the proposed sign exceeds the 300 square foot maximum allowance for any single sign under the City's Sign Code.

The proposed sign has been designed and sized to be an integrated part of the building's design. The "Powerhouse" copy will be approximately 75 feet wide, 7 feet tall, and composed of aluminum fins set into the cast concrete wall. The "science center" copy will be cast into the wall and will be approximately 38 feet wide and 2 feet tall. The sign will form part of the architectural texture of the Jibboom street wall as shown on exhibit 1L. The applicant is required to obtain the appropriate sign permits for all signage including the signs subject to Variances with this entitlement request.

The overall square footage of the signage is approximately 608 square feet with letters extending to a height of 22 feet. Staff believes that the sign is integral to the overall design of the powerhouse. It is distinct signage that will accentuate the major façade of the Science Center.

Sign Variance

In order to grant variances to the provisions of the Sign Code, the following findings must be made per Section 15.148.1040 of the Sign Ordinance:

A. That exceptional or extraordinary circumstances or conditions apply that do not apply generally in the same district and the enforcement of the regulations of the Sign Code would have an unduly harsh result upon the utilization of the subject property.

Strict adherence to the Sign Code would not allow the proposed signage to be fully realized as a design element that provides architectural texture to a new and innovative structure. Compliance with the area and height restrictions would greatly diminish the impact of the sign and its treatment as a critical design element.

B. The variance will not result in a special privilege extended to one individual property owner and the variance would be appropriate for any property owner facing similar circumstances.

No special privilege is being extended to one individual property owner in that the Variance would be appropriate for any owner facing similar circumstances where in order to provide integrated architectural signage, additional height or signage area would be necessary.

C. The requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood, and will not be materially detrimental to the public welfare or injurious to property and improvements in the neighborhood.

Granting the variance will not adversely affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to public welfare or injurious to property in that the sign will not encroach upon any public right-of-way and will not produce excessive light or glare.

Conclusion:

The applicant is proposing to rehabilitate the historic Pacific Gas & Electric (PG&E) power station in order to establish the Powerhouse Science Center. The 81,000 square foot Science Center will provide a high-tech, hands-on, science museum that will become a regional destination for area students, teachers, and families. The proposed project will honor Sacramento's past while focusing on the future and will be an exciting new project that will bring development to the Sacramento riverfront. Staff supports this proposal and recommends that the Commission approve the requested entitlements.

Respectfully submitted by:

Antonio A. Ablog
Associate Planner

Reviewed by:

Stacia Cosgrove
Senior Planner

Recommendation Approved:

for Gregory Bitter, AICP
Principal Planner

Table of Contents:

Attachment 1 – Recommended Findings and Conditions

Findings of Fact

A&B. Mitigated Negative Declaration Addendum and Mitigation Monitoring Program:

1. The Planning Commission of the City of Sacramento finds as follows:

a. On June 1, 2010, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq*. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq*.), and the City of Sacramento environmental guidelines, the City Council adopted a mitigated negative declaration (MND) and a mitigation monitoring program and approved Powerhouse Science Center project (L19911002) (Project).

b. The Powerhouse Science Center (P10-014)(Project Modification) proposes to modify the previously approved Project as follows: A Special Permit to establish a 81,000 square foot museum and a variance to exceed the 200 square foot and 20 foot height requirements for freeway oriented signage on 5.38 acres in the Highway Commercial (C-2-SPD) zone located at 400 Jibboom Street.

c. The initial study on the Project Modification determined that the proposed changes to the original Project did not require the preparation of a subsequent environmental impact report or negative declaration. An addendum to the previously adopted MND was then prepared to address the modification to the Project.

2. The Planning Commission has reviewed and considered the information contained in the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification. The Planning Commission has determined that the previously adopted MND and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

c. No new information of substantial importance has been found that shows any of the following:

i. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;

ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.

3. Based on its review of the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the Planning Commission finds that the MND and addendum reflect the Planning Commission's independent judgment and analysis and adopts the MND and the addendum for the Project Modification and readopts the findings of fact in support of the MND.

4. The mitigation monitoring program for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:

a. The mitigation monitoring program has been adopted and implemented as part of the Project;

b. The addendum to the MND does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program;

c. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15074.

5. Upon approval of the Project, the City's Environmental Planning Services shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

6. The documents and other materials that constitute the record of proceedings upon which the Planning Commission has based its decision are located in the City of

Sacramento Development Services Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

C. The Special Permit for development exceeding 40,000 square feet in order to develop a new 81,000 square foot Science Center and associated 346 space parking garage in the General Commercial (C-2-SPD) zone is approved based on the following findings of fact:

1. The Special Permit shall is granted upon sound principles of land use in that staff finds that the Powerhouse Science Center is compatible with the surrounding uses which include a public park, hotels, and service stations.

2. Granting the Special Permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that the use will rehabilitate a historic building and develop an underutilized site. All parking will be provided on site and it has been determined that the proposed use will not generate any significant traffic impacts.

3. The proposed use provides a public/quasi-public use and is consistent with the General Plan designation of Parks and Recreation for the subject site. Additionally, the project will develop an infill site with access to existing services.

D.-F. Variances: The Variance to exceed the allowed sign area of 200 square feet within 660 feet of a freeway; the Variance to exceed the allowed 20-foot maximum height for the vertical location for an attached sign within 660 feet of a freeway; and the Variance to exceed the maximum allowed attached sign area of 300 square feet in any zone are approved based on the following Findings of fact:

1. Exceptional or extraordinary circumstances or conditions apply that do not apply generally in the same district and the enforcement of the regulations of the Sign Code would have an unduly harsh result upon the utilization of the subject property as strict adherence to the Sign Code would not allow the proposed signage to be fully realized as a design element that provides architectural texture to a new and innovative structure. Compliance with the area and height restrictions would greatly diminish the impact of the sign and its treatment as a critical design element.

2. The variance will not result in a special privilege extended to one individual property owner in that the variance would be appropriate for any owner facing similar circumstances where in order to provide integrated architectural signage, additional height or signage area would be necessary.

3. The requested variance will not materially and adversely affect the health and safety of persons residing or working in the neighborhood, and will not be

materially detrimental to the public welfare or injurious to property and improvements in the neighborhood in that the sign will not encroach upon any public right-of-way and will not produce excessive light or glare.

Conditions of Approval:

C. The **Special Permit** for development exceeding 40,000 square feet in order to develop a new 81,000 square foot Science Center and associated 346 space parking garage in the General Commercial (C-2-SPD) zone is approved subject to the following conditions:

Planning:

C1. Development of this site shall be in compliance with the attached exhibits, except as conditioned. Any modification to the project shall be subject to review by Community Development staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

C2. The applicant shall obtain all necessary building permits prior to construction.

C4. The applicant shall comply with all mitigation measures contained in the Mitigation Monitoring Plan.

C5. Lighting: Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

1. The premises, while closed for business after dark, must be sufficiently lighted by use of interior night-lights.

2. Open parking lot shall be provided with a minimum maintained one foot-candle of light as measured at the parking surface, from one half-hour before sunset until one half-hour after sunrise. All lighting devices shall be equipped with weather and vandal resistant covers.

3. Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one hundredths minimum maintained foot-candle of light as measured at ground level during the hours of darkness.

4. Applicant shall submit a lighting plan to Planning Division for review prior to the issuance of building permits

C6. All mechanical equipment shall be screened. All rooftop mechanical equipment and communications equipment shall be completely screened from view from

public streets by the use of building parapets, screen walls, and architectural projections which are integral to the project design.

C7. Anti-graffiti coating shall be applied to street facing elevations that will be susceptible to vandalism

C8. All litter generated by the business or otherwise accumulated shall be removed daily from the subject site.

C9. The project shall meet the Sacramento City Code regulations regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area in close proximity to public view.

C10. Trash enclosures shall meet all requirements of Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal), including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signage, and setbacks.

C11. The Record of Decision shall be scanned and inserted into the final set as a general sheet to be submitted for building permits.

C12. A signed copy of the Affidavit of Zoning Code Development Standards shall be scanned and inserted into the final set as a general sheet to be submitted for building permit.

Department of Transportation:

Fire:

C13. All turning radii for fire access shall be designed as 35’ inside and 55’ outside.

C14. Roads used for Fire Department access shall have an unobstructed width of not less than 20’ and unobstructed vertical clearance of 13’6” or more.

C15. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3 *The entire length of the Decorative colored concrete walk located behind the Science center shall be at grade and meet this requirement.*

C16. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105.

C17. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

C18. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 508.4

C19. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)

C20. Provide appropriate Knox access for site

C21. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

C22. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet.

C23. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 50 feet and no closer than 15 feet from a fire hydrant. *Each building that's required to be sprinklered shall be provided with its own FDC and be properly labeled to identify which structure it's intended to serve.*

C24. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Fire control rooms shall be located within the building at a location approved by the Chief, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. CFC 903.8

Department of Utilities:

C25. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, each lot or parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Excess services shall be abandoned to the satisfaction of the DOU. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

C26. Provide a separate street tap for a metered irrigation service.

C27. The building pad elevation shall be approved by the DOU and shall be a minimum of 1.5 feet above the local controlling overland release elevation or a minimum of 1.2 feet above the highest adjoining back of sidewalk elevation, whichever is higher, or as approved by the Department of Utilities.

C28. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The Combined Sewer System fee at time of building permit is estimated to be $11,782.65 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

C29. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

C30. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by an existing regional water quality control facility, both source control and on-site treatment control measures (e.g., stormwater planters, detention basin, infiltration basin and/or trench, media filters (Austin Sand Filter), multi-functional drainage corridors, vegetated filter strips and/or swales, and proprietary devices) are required. A maintenance agreement is required for all on-site treatment control measures. Contact DOU for a list of accepted proprietary devices if considered for treatment control. Specific source controls are required for (1) vehicle and equipment fueling areas, (2) loading/unloading areas, (3) outdoor storage areas, (4) outdoor work areas, (5) vehicle/equipment wash, repair and maintenance areas, (6) waste management areas and (7) Storm drain inlet (markings). Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento and South Placer Regions (May 2007)” for appropriate source control measures. Runoff reduction measures (e.g. porous pavement) are optional control measures. Refer to the Runoff Reduction Credit Worksheet in the above Manual for porous pavement design.

C31. This project is greater than 1 acre in size; therefore, the project is required to comply with the State “NPDES General Permit for Stormwater Discharges Associated with Construction Activity” (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp

Park Planning & Development Services:

C32. **Lot Merger / Lot Line Adjustment**: The Applicant shall complete a lot merger and/or lot line adjustment to reconform boundary between leasehold and remaining park area to represent lease parcel as identified in City Agreement 2011-0748, the Ground Lease between the City of Sacramento and the

Powerhouse Science Center. All costs associated with this action shall be borne solely by the Applicant and shall be at no cost to the City.

C33. **Grant Funded Improvements**: The Applicant shall provide to Park Planning and Development Services (PPDS), an exhibit to show the existing Robert T. Matsui Waterfront Park and the area of disturbance to occur during the construction of the Science Center and all associated improvements. The exhibit shall show all existing park improvements that will be impacted by the construction and show those improvements that are proposed to be reconstructed, relocated or removed upon completion. The exhibit shall be subject to the review and approval of the City's Park Planning and Development Services (PPDS), and the State Resources Agency and shall be used to determine if a reimbursement for lost or diminished recreational amenities shall be paid to the Resources Agency. The existing park was developed using funds from a Proposition 40 / River Parkways Grant, administered by the Resources Agency. For the park improvements to be removed, a dollar value shall be assigned to the improvement based on the actual cost of park development; PPDS staff can provide actual costs of park development. At the discretion of the Resources Agency, the Applicant shall reimburse the Agency for all grant funded park improvements that will be removed from the park. All costs associated with the grant reimbursement shall be borne solely by the Applicant and at no cost to the City.

C34. **Constructions Drawings**: Landscape construction drawings for park improvements shall be provided to DPR for review and comment at 30%, 75% and 100% completion prior to issuance of a Building Permit. Landscape construction drawings shall include all park improvements within the publicly accessible areas of the lease area and outside the lease area (remainder of the park) and may include, but not be limited to: the park promenade, retaining walls, shade structures, living machines, staircases, landscaping, tree planting, public restrooms and showers, outdoor lighting, benches, bike racks and irrigation plans.

Prior to Issuance of a Certificate of Occupancy:

C35. **Park Utilities**: The Applicant shall separate and relocate as needed, all existing park utilities (such as irrigation lines) so that that the park area that is outside the lease area identified in City Agreement 2011-0748 will function independently from the utilities needed for improvements within the lease area. All work shall be coordinated with City Park Operations staff and shall be conducted at no cost to the City.

C36. **Maintain River Access During Construction**: Public access to the Sacramento River Parkway shall be maintained during the duration of the project. In the event public access needs to be re-routed during any phase of construction, a security and circulation plan shall be subject to the review and approval of PPDS prior to its implementation. The circulation shall include

temporary signage to direct park visitors.

C37. **Living Machines / Park Maintenance Agreement**: Prior to completion of the Powerhouse Science Center building and surrounding landscaping, the Applicant shall enter into an Agreement with the City Department of Parks and Recreation for the area of Robert T. Matsui Waterfront Park, lying outside the lease area as defined in City Agreement 2011-0748. At a minimum, the Agreement shall address the following:

a. Living Machines: The Agreement shall outline the Powerhouse Science Center's sole responsibility for all costs associated with the installation, operation and maintenance of Living Machines. In the event the Powerhouse Science Center ceases to operate the Living Machines, it shall bear all responsibility for removal of the entire system and returning the area to its original condition. All construction documents shall be subject to the review and approval of PPDS, in addition to the Building Division of the Community Development Department. If the construction of the Living Machine is planned for a later phase, the Living Machines location shall be landscaped.

b. Park Maintenance: In exchange for the placement of the Living Machines in the park and outside the lease area, the Applicant agrees to maintain the entire park in conjunction with its maintenance of the landscaping surrounding the Science Center. This will help to create one cohesive landscape unit around the Science Center and park. The City's Department of Parks and Recreation shall contribute up to half the cost the Department would encounter in maintaining the park utilizing City staff.

C38. Construct standard improvements as noted in these conditions pursuant to chapter 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Transportation. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Transportation;

C39. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Transportation;

C40. The site plan shall conform to A.D.A. requirements in all respects;

C41. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance) regarding stall width and depth and the required maneuvering area;

C42. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation;

Advisory Notes:

Utilities

1. The proposed project is located in the Flood zone designated as a shaded **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs), dated December 8th, 2008. Within the X zone, there are no requirements to elevate or flood proof.

2. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression.

3. The project must meet the Recycling and Solid Waste Disposal Regulations outlined in City Code Chapter 17.72 (http://www.qcode.us/codes/sacramento/view.php?topic=17-iii-17_72&frames=off).

Parks Planning & Development Services

4. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of a Building Permit. The Park Development Impact Fee due for this project is estimated at $30,780. This is based on 81,000 square feet at the standard commercial services rate of $0.38 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for a building permit.

D.-F. Variances: The Variance to exceed the allowed sign area of 200 square feet within 660 feet of a freeway; the Variance to exceed the allowed 20-foot maximum height for the vertical location for an attached sign within 660 feet of a freeway; and the Variance to exceed the maximum allowed attached sign area of 300 square feet in any zone are approved subject to the following conditions:

D.-F1. The applicant shall obtain all necessary sign permits and building permits prior to commencing construction

D.-F2. The Variances approved with this application apply only to the integrated architectural “Powerhouse Science Center” signage on the east façade of the structure. Any additional signage shall be subject to the provisions of the Sign code.

D-F2. Development of this site shall be in compliance with the attached exhibits, except as conditioned. Any modification to the project shall be subject to review by Community Development staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements

Attachment 2 – Land Use Map

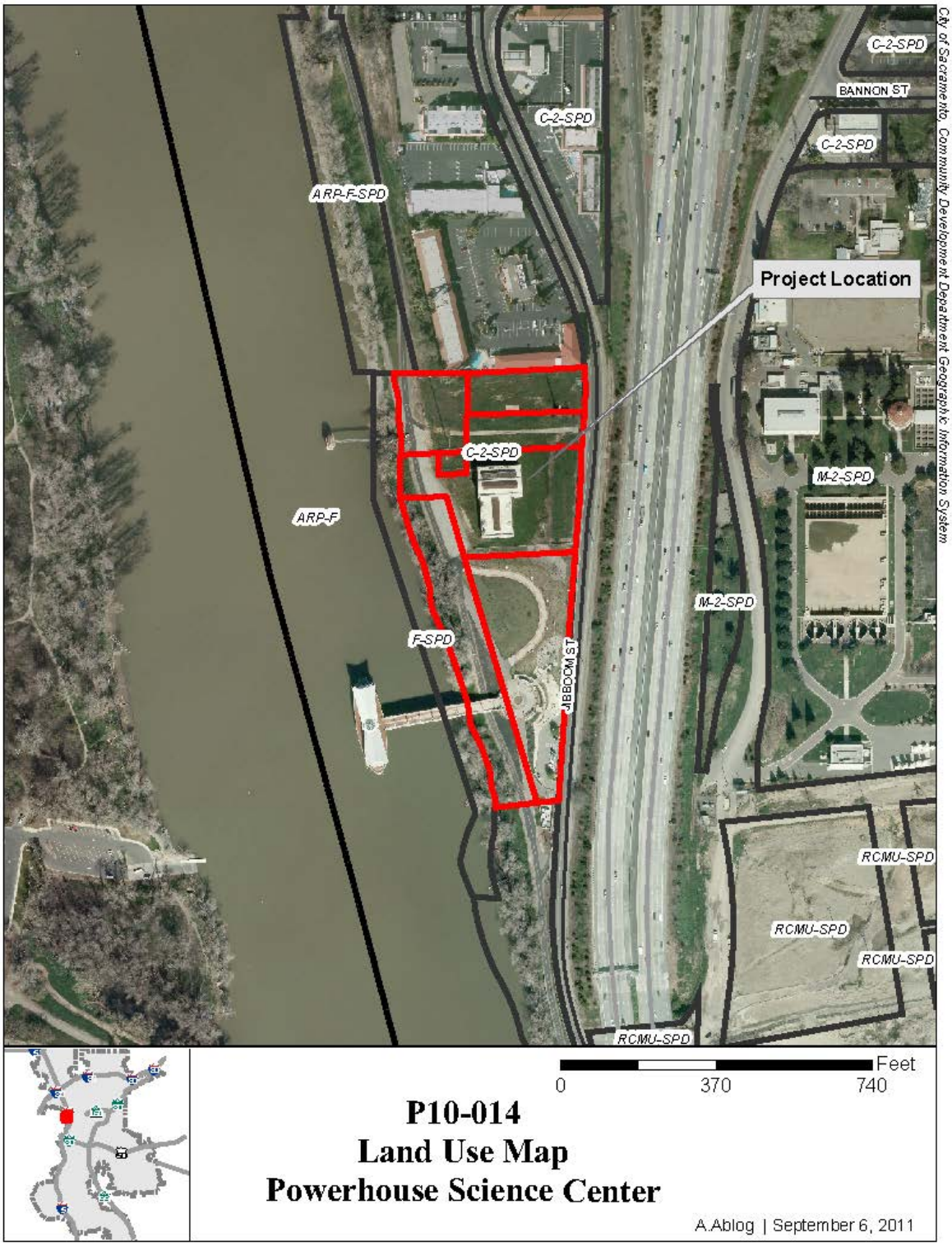


Exhibit 1A - Overall Site Plan

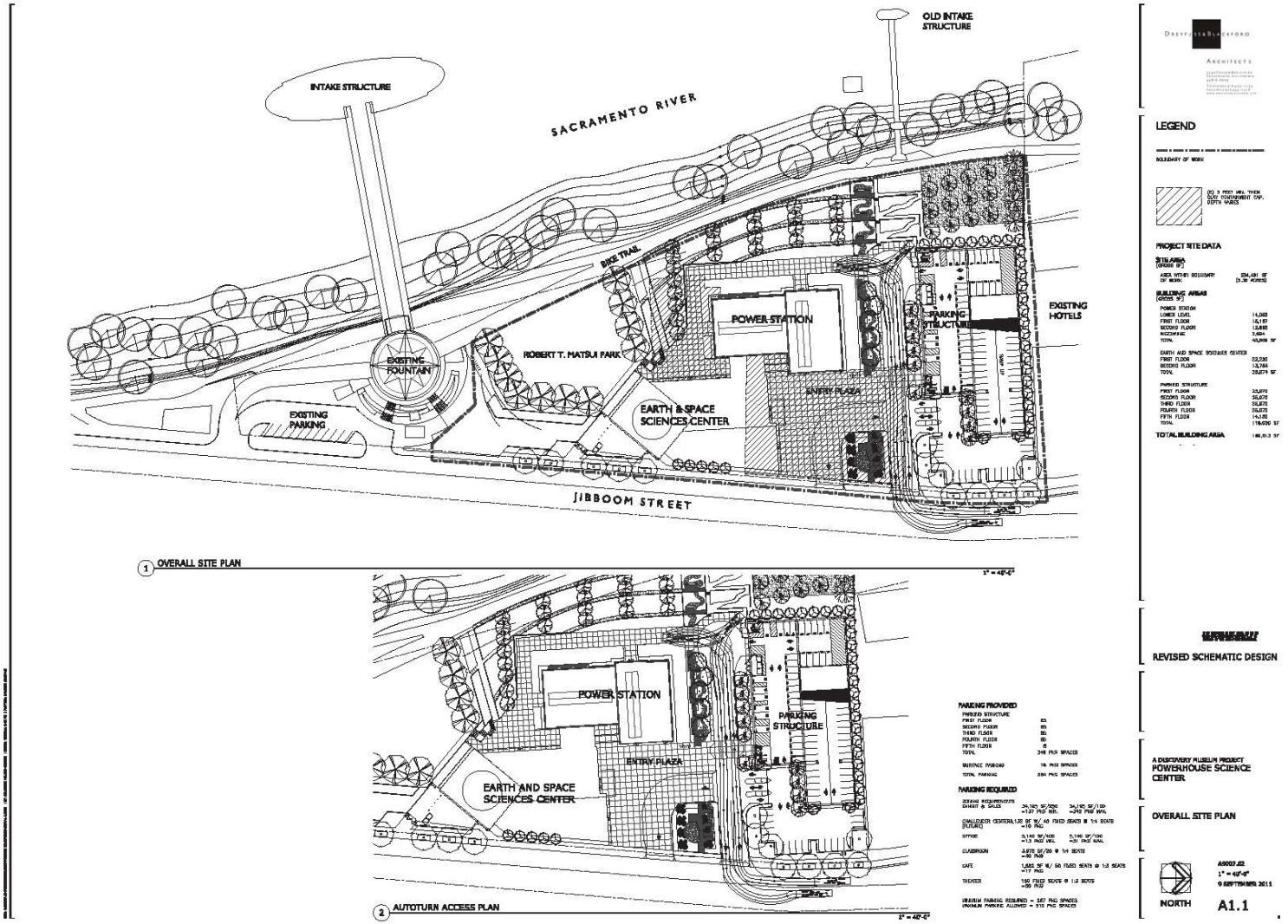


Exhibit 1B – Enlarged Site Plan

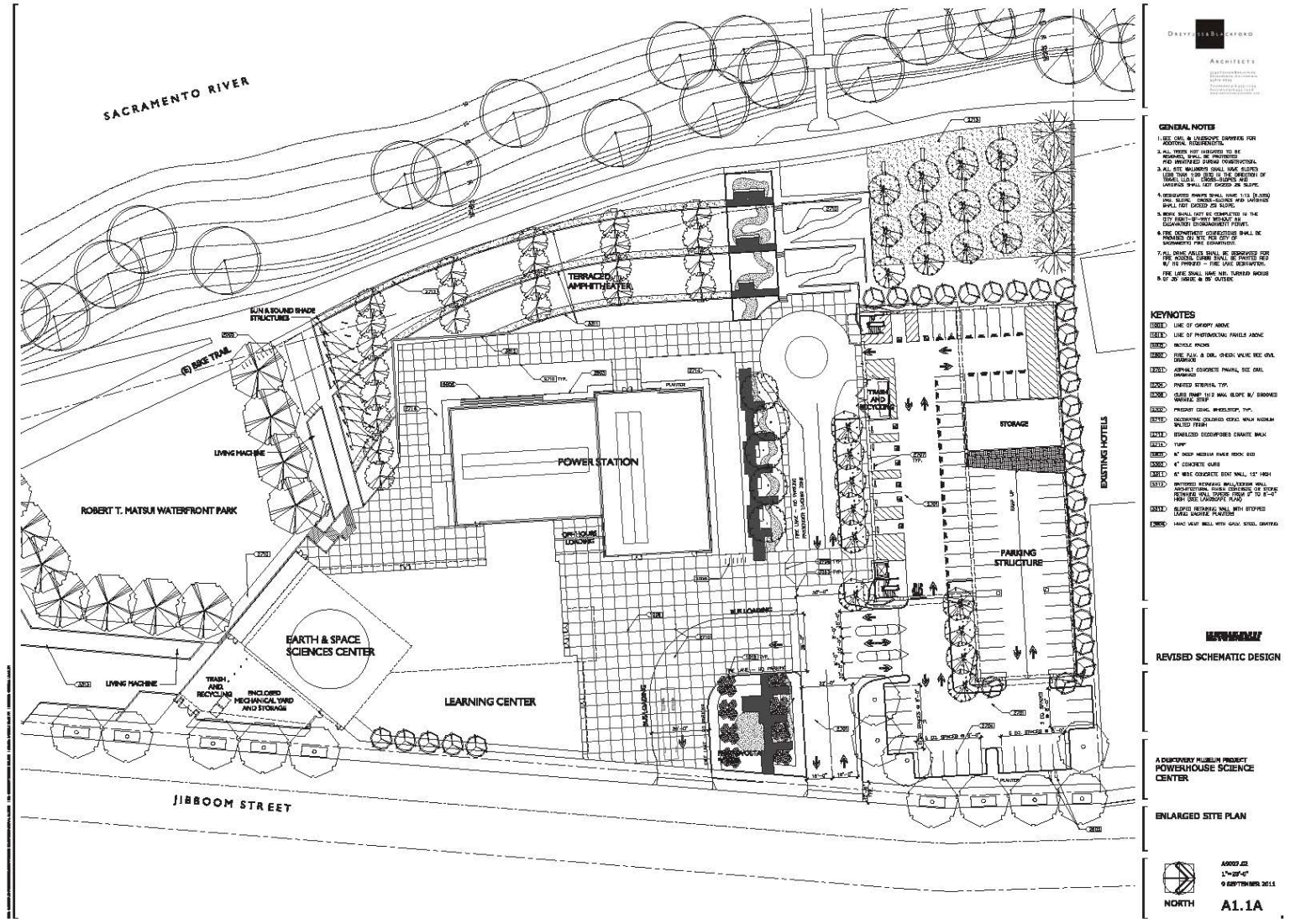
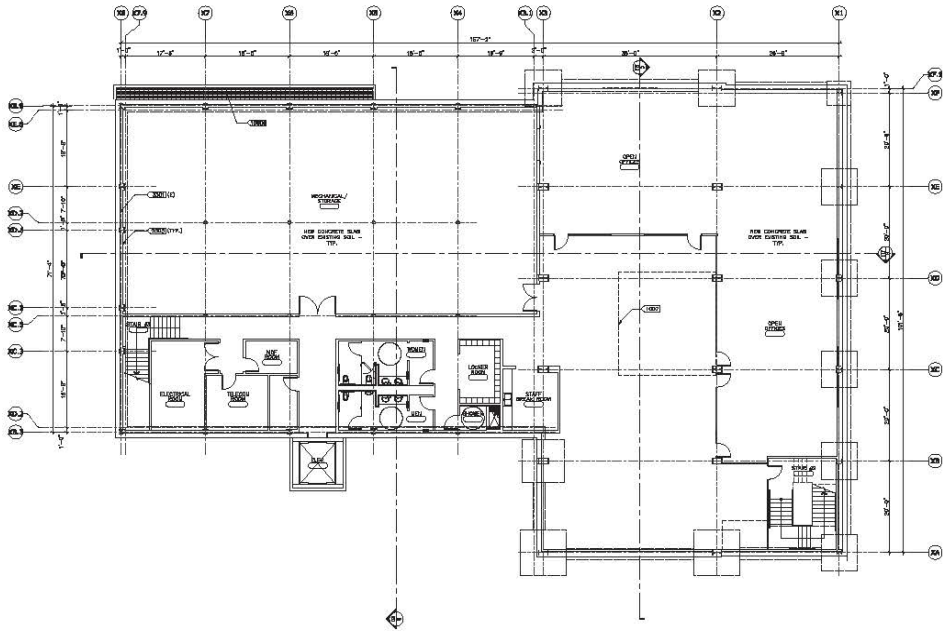


Exhibit 1C – Power Station Basement Plan



GENERAL NOTES

KEYNOTES

BUILDING AREA

KEYPLAN

REVISED SCHEMATIC DESIGN

A DISCOVERY MUSEUM PROJECT
POWERHOUSE SCIENCE CENTER

POWER STATION BASEMENT PLAN

NORTH

A2.0A

Exhibit 1D – Power Station Lower Level & First Floor Plan

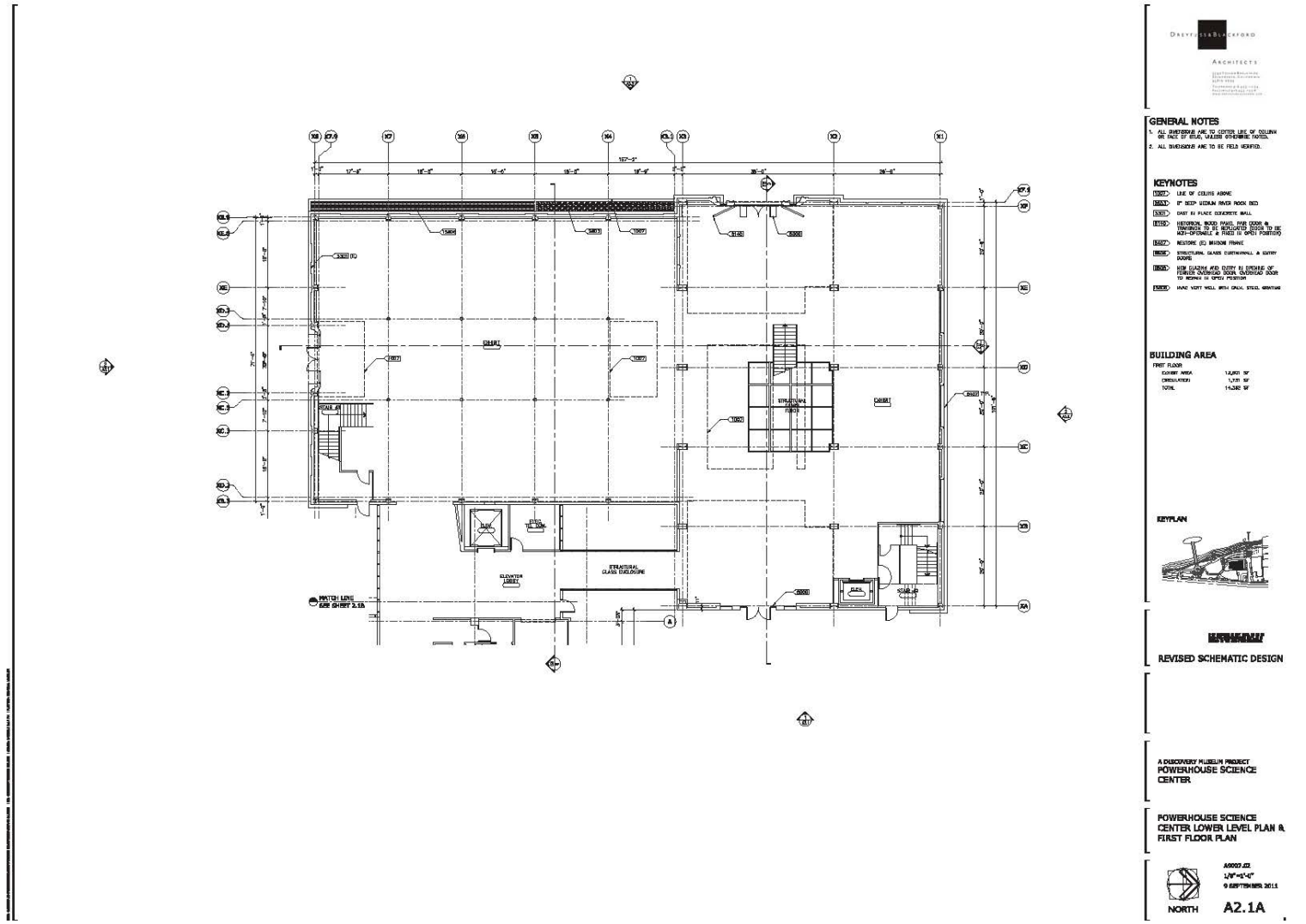


Exhibit 1E – Science Center First Floor Plan

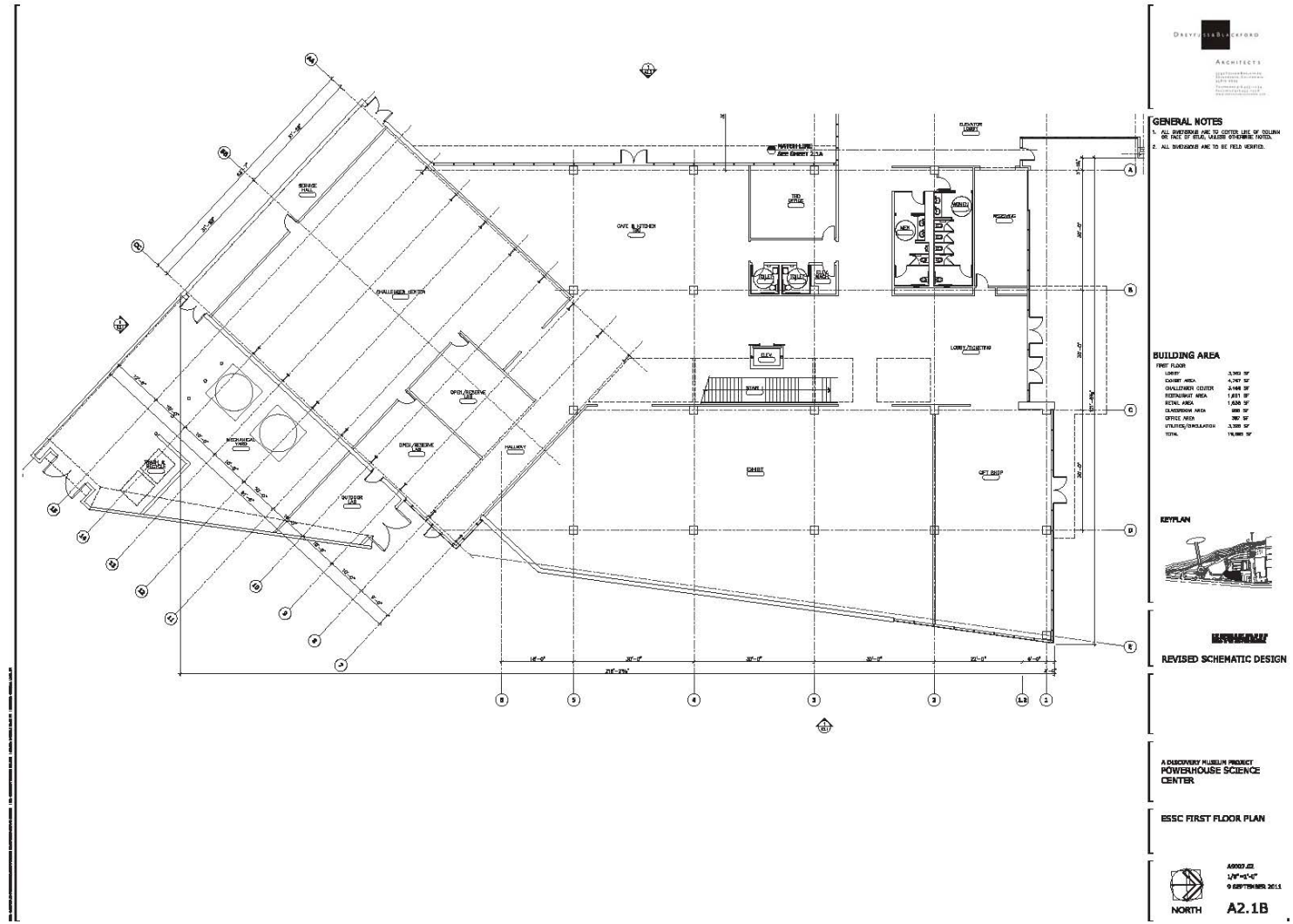


Exhibit 1F – Power Station Second Floor Plan

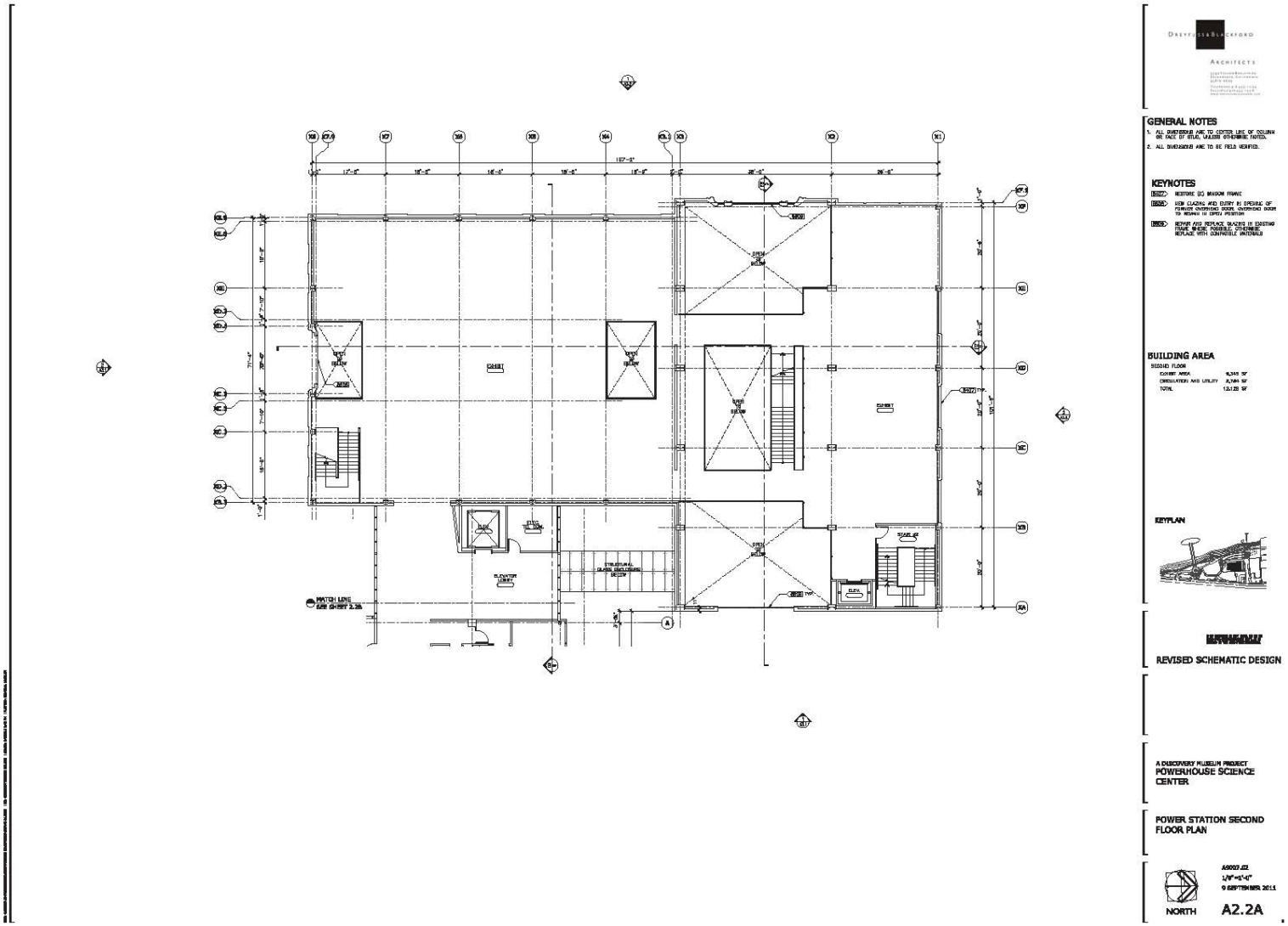


Exhibit 1G – Science Center Second Floor Plan

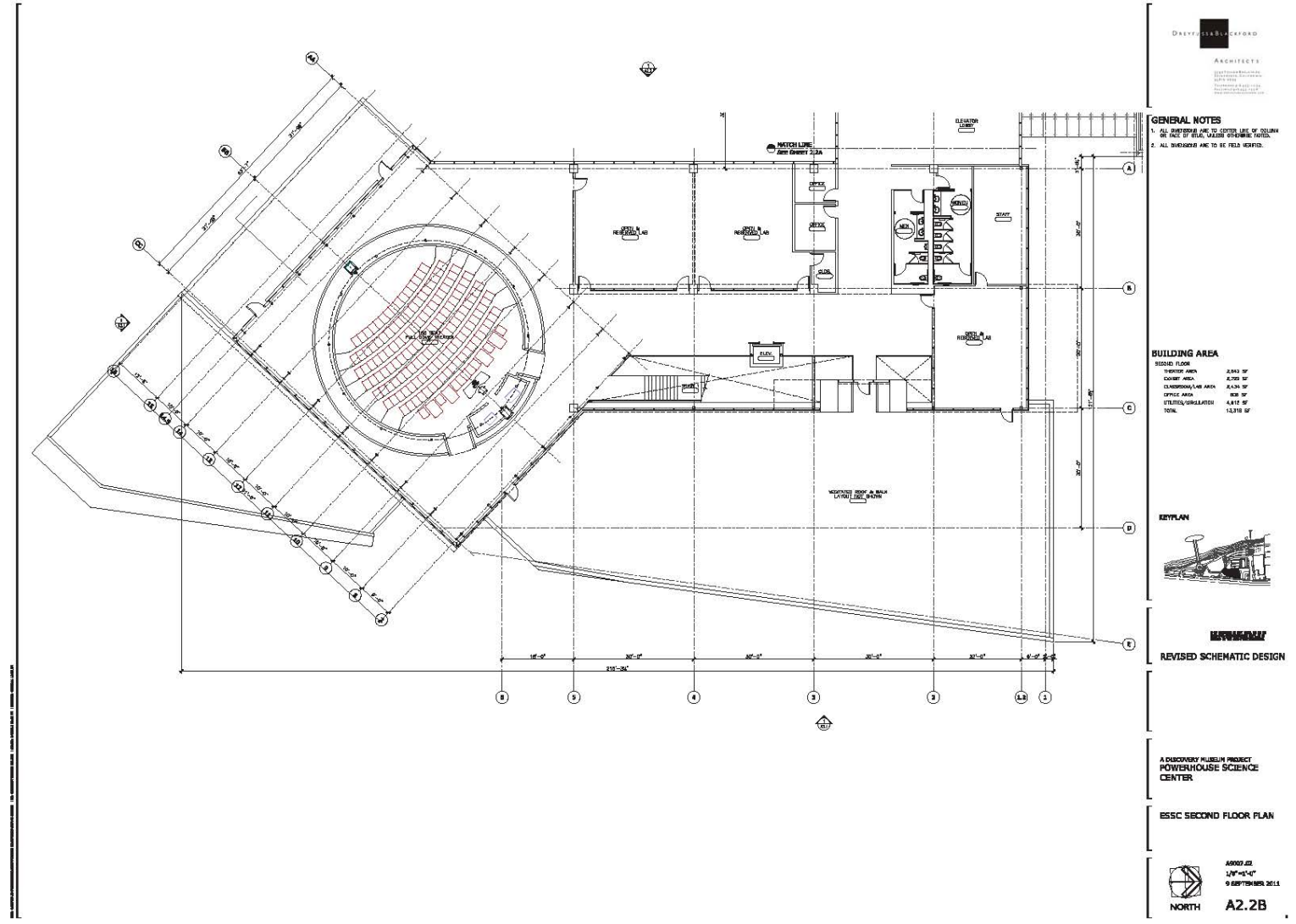


Exhibit 1H – Power Station Mezzanine Floor Plan

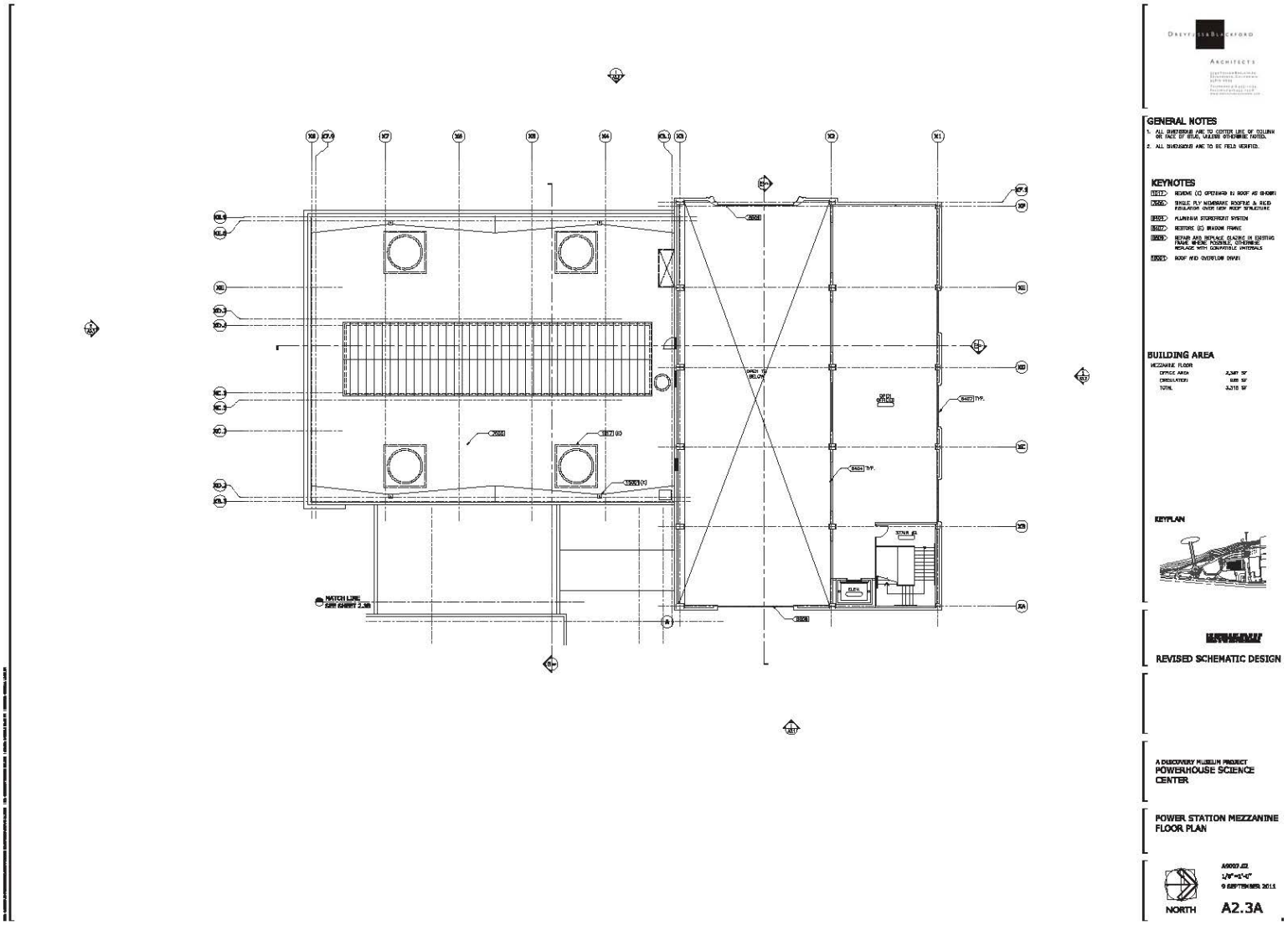


Exhibit 1I – Science Center Roof Plan

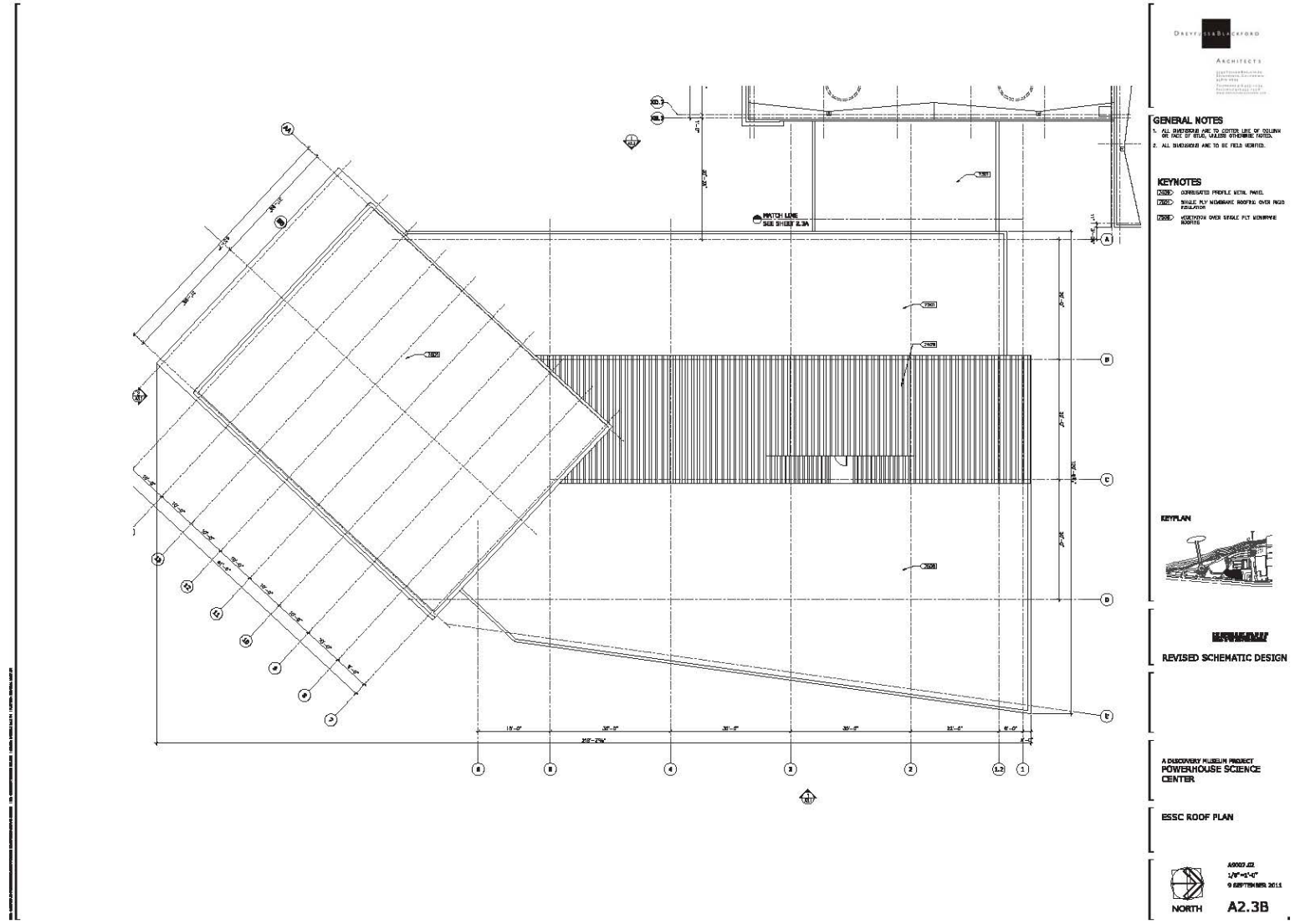


Exhibit 1J – Power Station Roof Plan

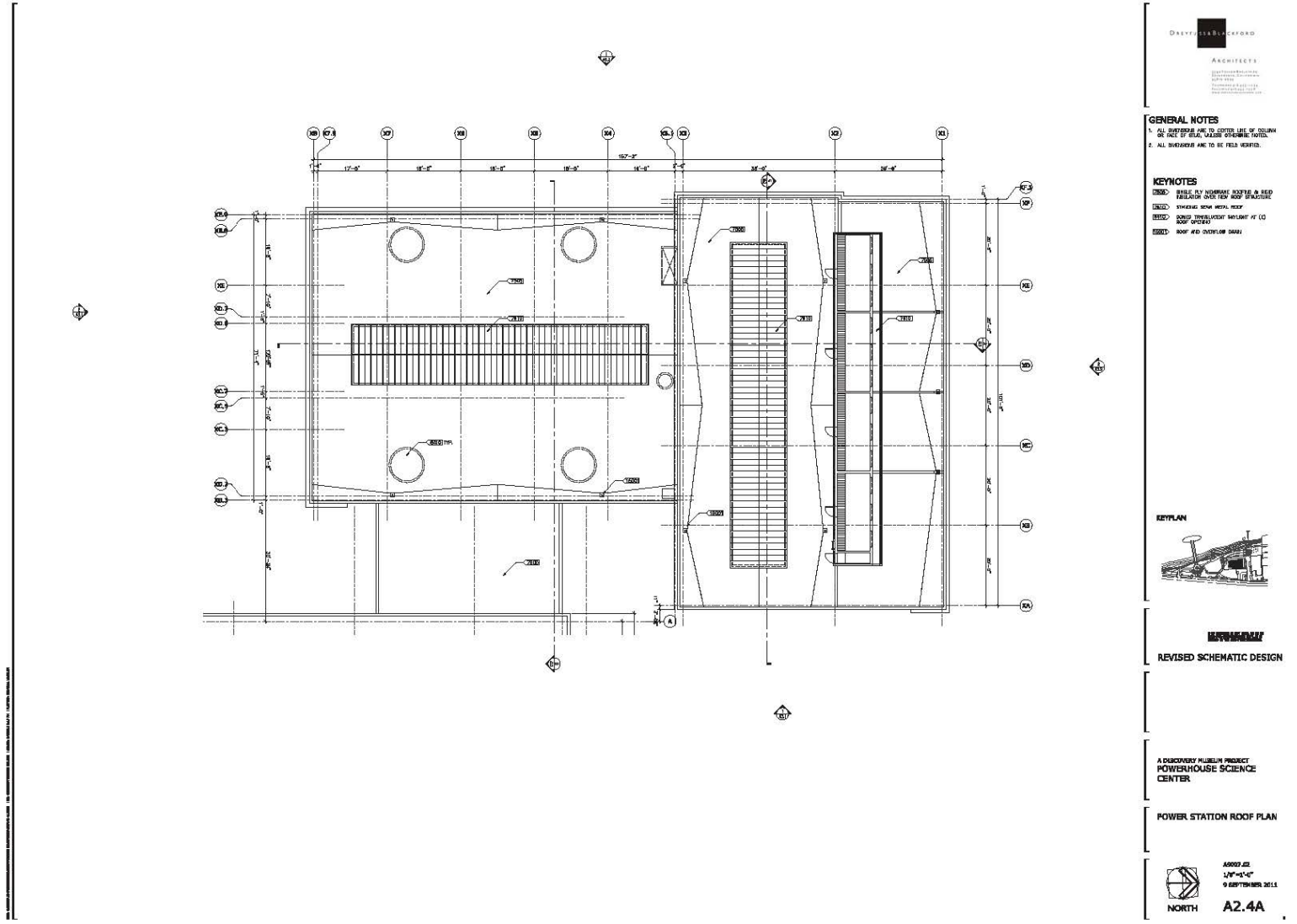


Exhibit 1K – Parking Structure Floor Plans

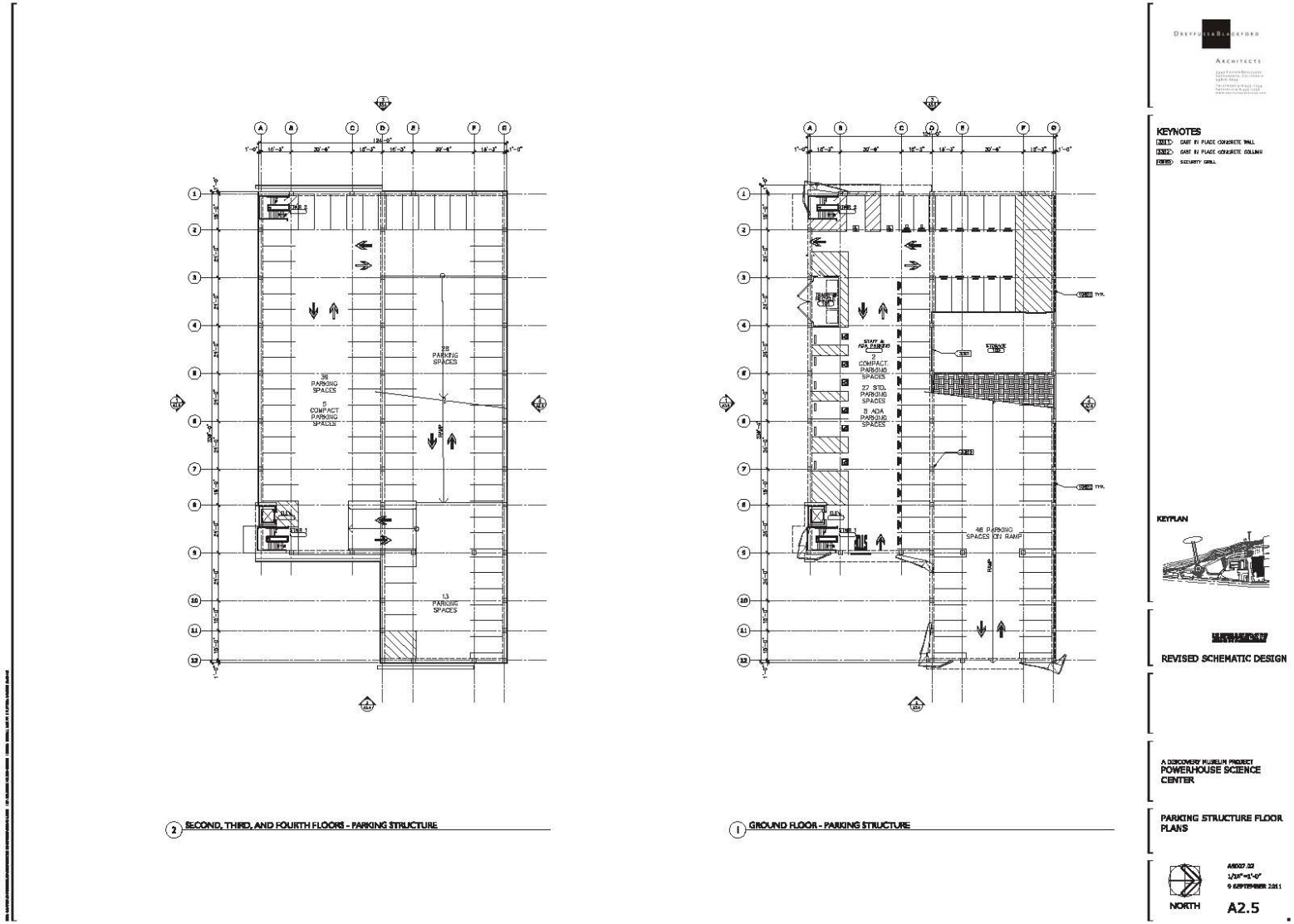


Exhibit 1L – Power Station and Science Center Elevations

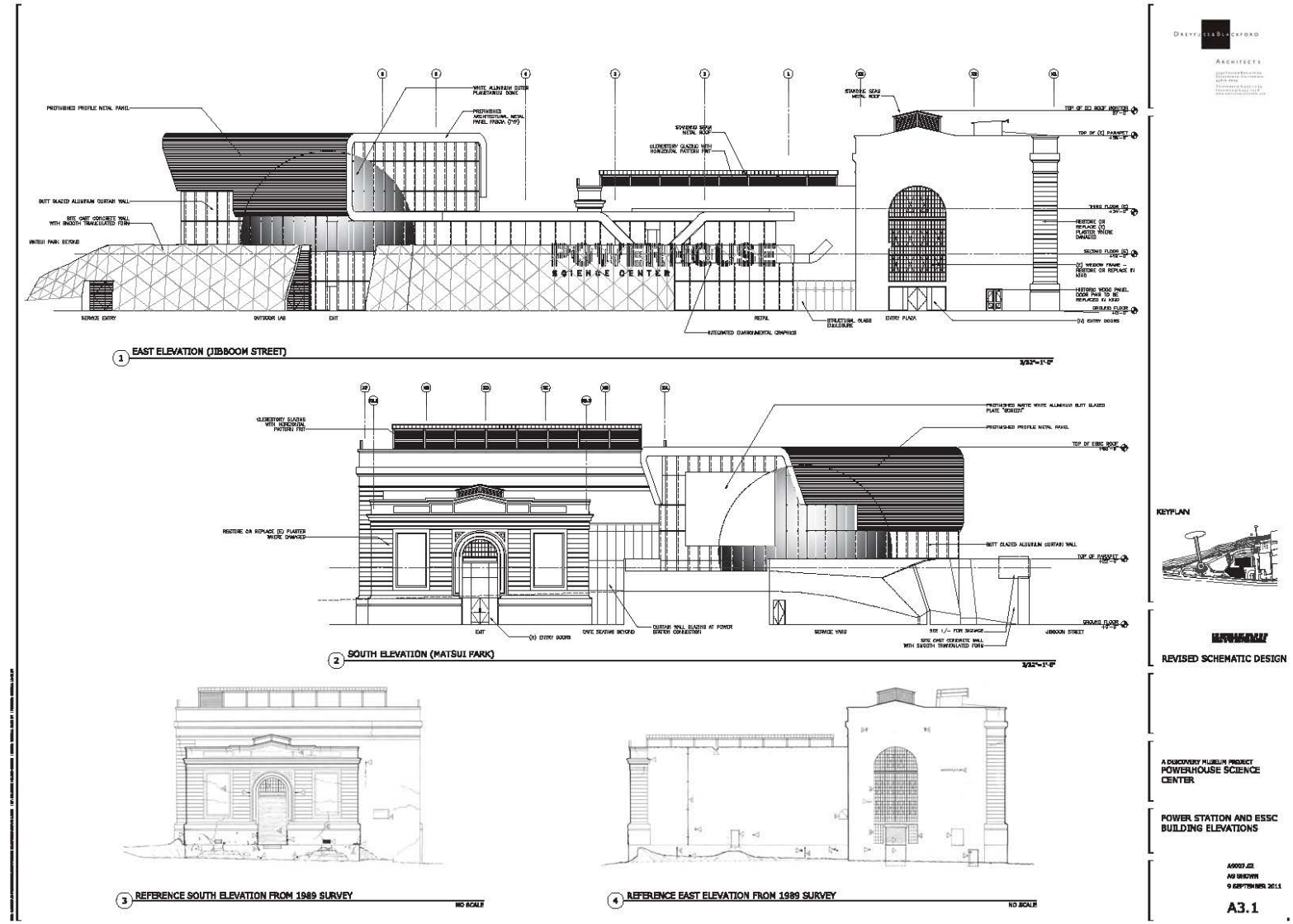


Exhibit 1M – Power Station and Science Center Elevations

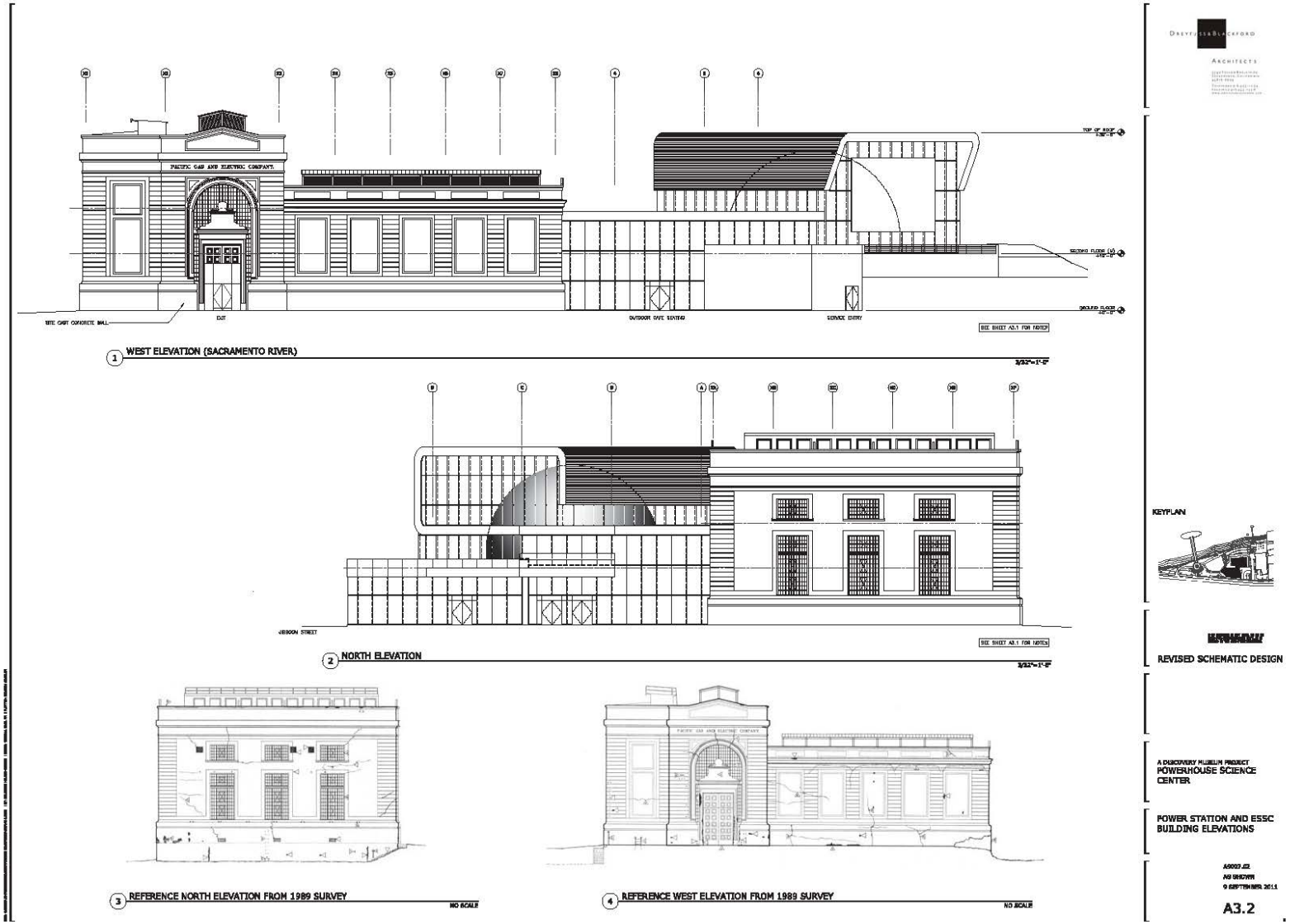


Exhibit 1N – Power Station Section

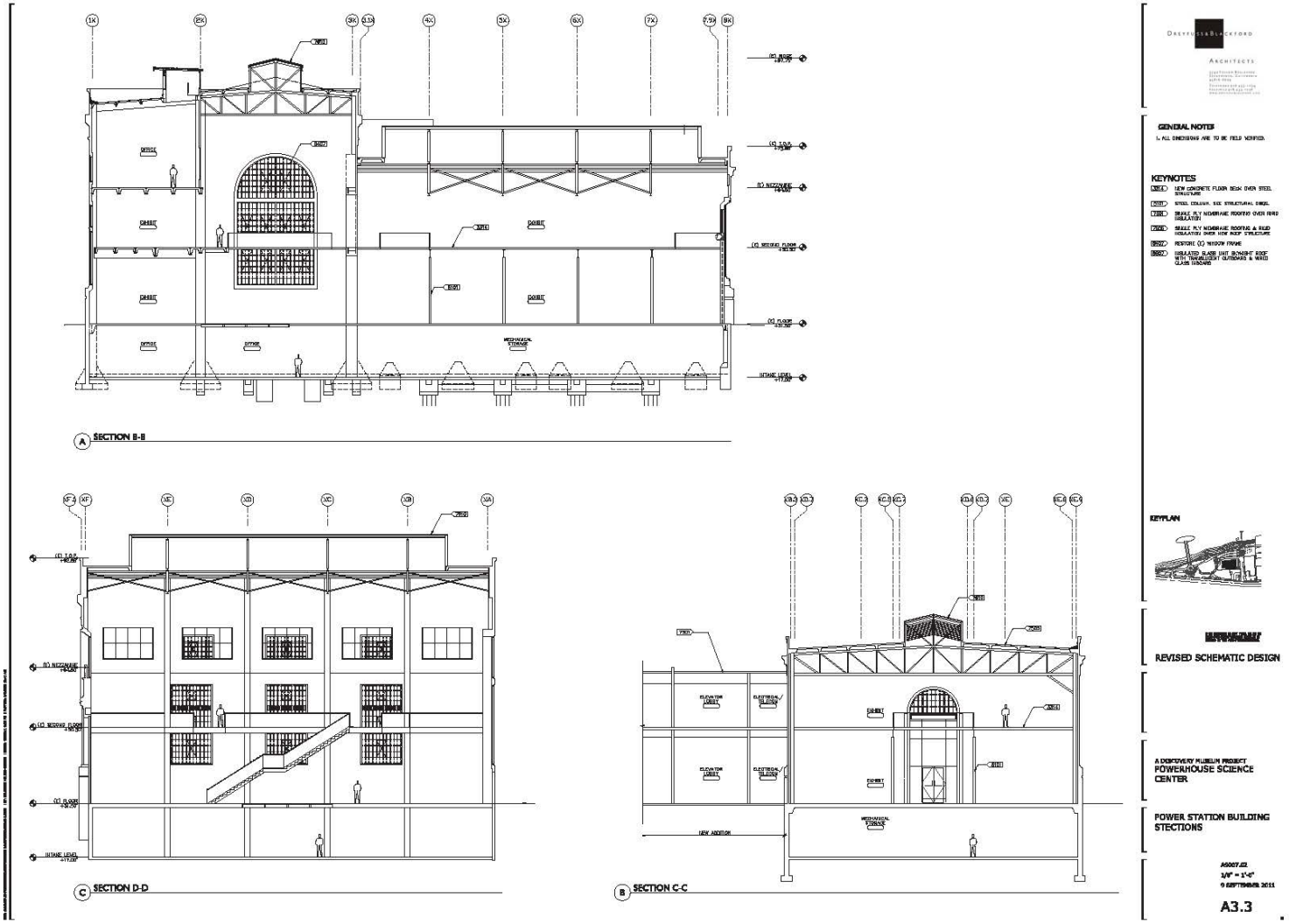


Exhibit 1O – Parking Structure Elevations

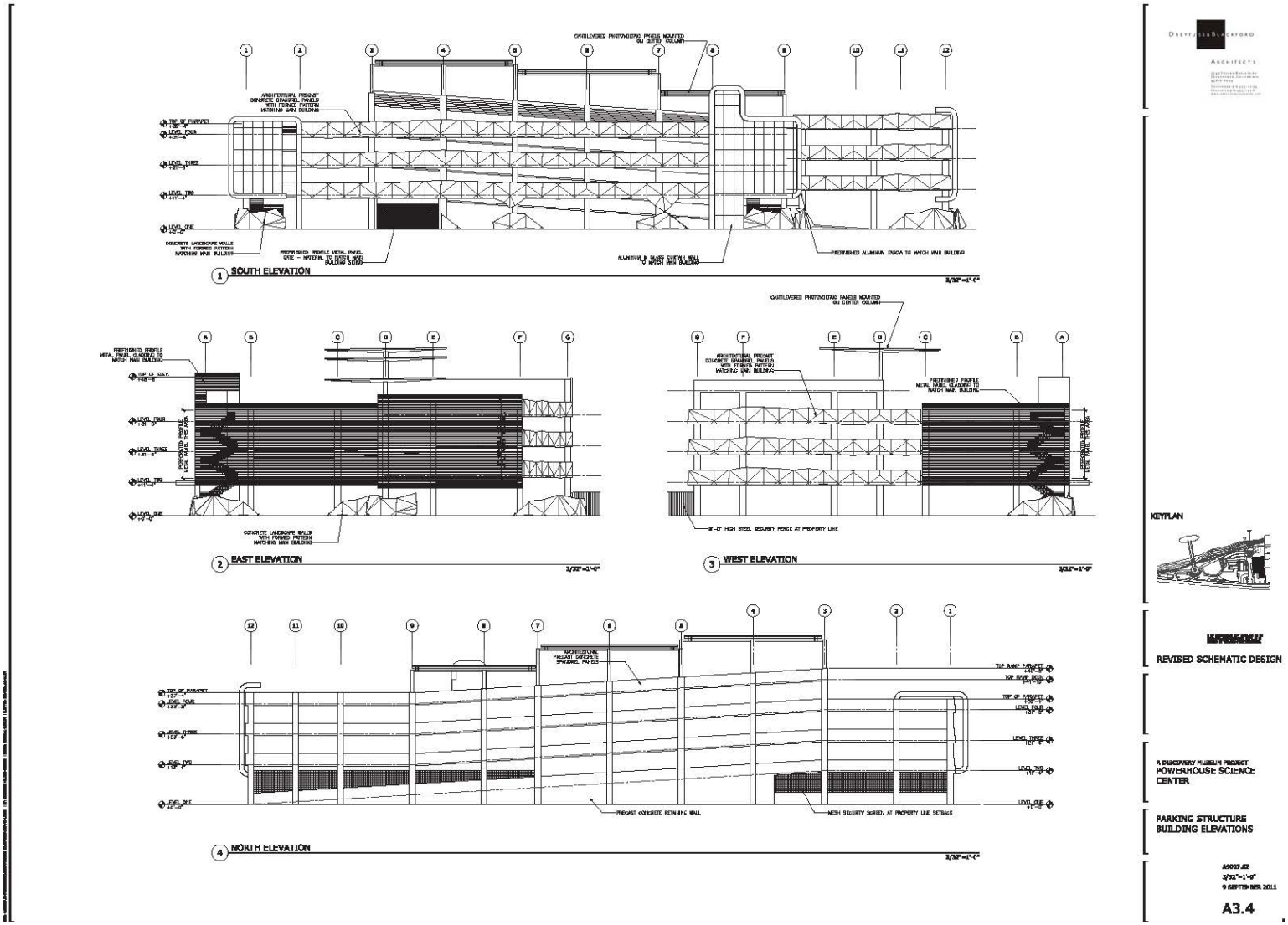


Exhibit 1P – Streetscape View

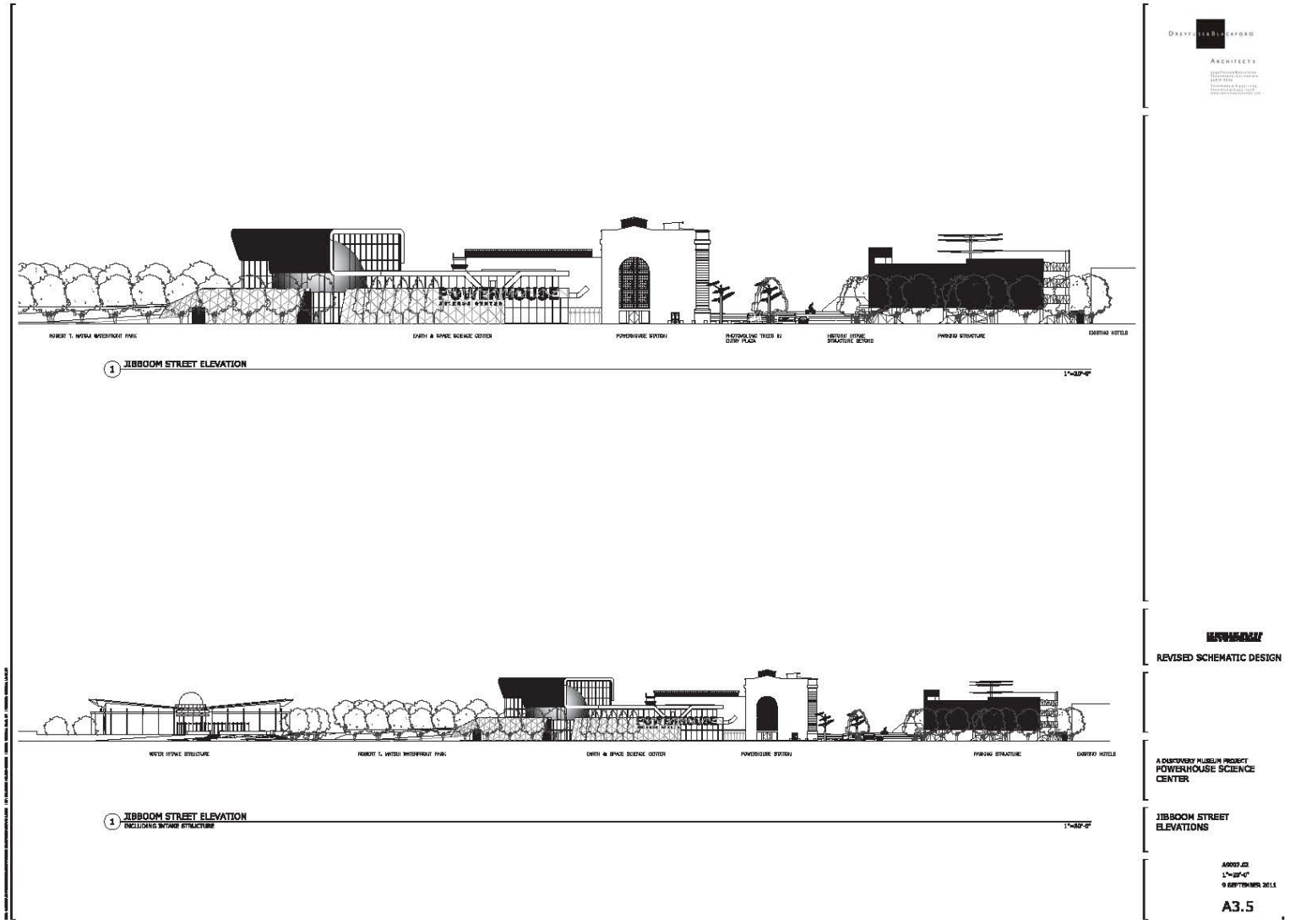


Exhibit 1Q – Landscaping Plan

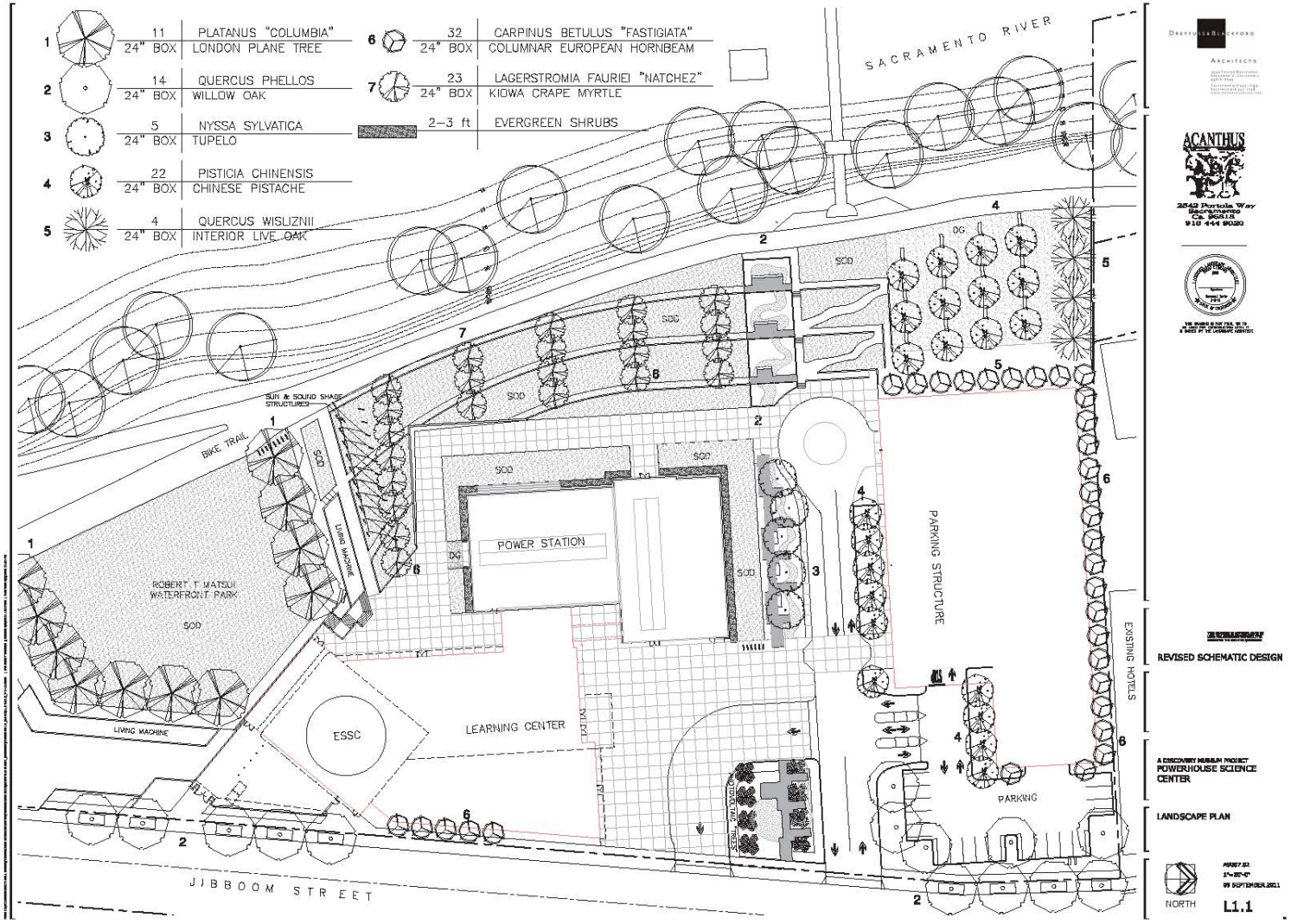


Exhibit 1R – Mitigation Monitoring Plan

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	recommended protocol-level surveys within 0.8 kilometer (0.5 mile) of the project area prior to construction as required by the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (Swainson's Hawk Technical Advisory Committee 2000) or as required by the CDFG in the future. a) If no active nests are identified during the survey, then no additional mitigation is required. b) If active nests are found in the vicinity of the construction area, mitigation measures consistent with the *Staff Report Regarding Mitigation for Impacts to Swainson's Hawks* (*Buteo swainsoni*) in the Central Valley of California (California Department of Fish and Game 1994) will be incorporated in the following manner or as directed by the CDFG. c) If an active nest is found, no intensive new disturbances (e.g., construction activities that create sudden loud noises or vibrations) or other project-related activities that may cause nest abandonment or forced fledging, can be initiated within 200 yards (buffer zone) of an active nest between March 1 and September 15. The size of the buffer area may be adjusted if CDFG determines it would not be likely to have adverse effects on the hawks. No project activity will commence within the buffer area until a CDFG and/or a qualified biologist confirms that the nest is no longer active. d) Active nest trees (nest trees currently occupied or trees supporting a nest within the last five years) will not be removed unless there is no feasible way of avoiding removal of the tree. If a nest tree must be removed, a management authorization (including conditions to offset the loss of the nest tree) must be obtained from the CDFG with the tree removal period specified; it is generally between October 1 and February 1. e) If construction or other project-related activities that may cause nest abandonment or forced fledging are necessary within the buffer zone, monitoring of the nest site (funded by the project proponent) by a qualified biologist will be required to determine		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	if the nest is abandoned. If the nest is abandoned and if the nestlings are still alive, the project proponent will fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). f) Routine disturbances, such as routine maintenance activities within 0.4 kilometer (0.25 mile) of an active nest, will not be prohibited unless consultation with the CDFG determines that these activities will affect the active nest. **Bio-3**: **Reduction in Swainson's Hawk Foraging Habitat** Prior to the issuance of grading permits, the project applicant shall preserve 4.0 acres of suitable raptor foraging habitat for the loss of habitat. Suitable foraging habitat includes alfalfa or other low growing row crops. Preservation may occur through the purchase of conservation easements or fee title of lands with suitable foraging habitat. Land and easements shall be approved by the City in consultation with CDFG. **Bio-4:** To avoid and minimize potential impacts on burrowing owls, the following measures will be implemented. Preconstruction surveys for burrowing owls will be conducted in accordance with *Burrowing Owl Survey Protocol and Mitigation Guidelines* (The California Burrowing Owl Consortium 1993), which calls for surveying out to 500 feet from project limits where suitable habitat is present. If owls are identified in the biological study area, mitigation measures will be implemented as outlined in the CDFG's 1995 Staff Report on Burrowing Owl Mitigation (California Department of Fish and Game 1995). These measures will include those listed here. a) If occupied owl burrows are found within the biological study area, a determination will be made by a qualified biologist in consultation with the CDFG regarding whether work will affect the occupied burrows or disrupt reproductive behavior.		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	b) If it is determined that construction will affect occupied burrows during August through February, the subject owls will be passively relocated from the occupied burrow(s) using one-way doors. One-way doors will be in place for a minimum of 48 hours before burrows are excavated. c) If it is determined that construction will physically affect occupied burrows or disrupt reproductive behavior during the nesting season (March through July), avoidance is the only mitigation available. d) Construction will be delayed within 300 feet of occupied burrows until it is determined that the subject owls are not nesting or until a qualified biologist determines that juvenile owls are self sufficient or are no longer using the natal burrow as their primary source of shelter. **Bio-5:** The applicant shall comply with the requirements of the *Conservation Guidelines for the Valley Elderberry Longhorn Beetle*. The applicant would be required to consult with the USFWS through the Section 7 consultation or section 10(a)(B) permit in developing measures to avoid and minimize adverse effects on the Valley elderberry longhorn beetle. A final mitigation plan shall be developed, and approved by USFWS, prior to removal of the shrubs, and shall include the following: **Compensatory Mitigation:** **Transplant Directly Affected Elderberry Shrubs** The shrub that is directly affected by the proposed project will be transplanted to a USFWS-approved conservation area. At the USFWS's discretion, a plant that is unlikely to survive transplantation because of poor condition or location, or a plant that would be extremely difficult to move because of access problems, may be exempted from transplantation. A qualified biological monitor will be on the site for the duration of the transplanting of elderberry shrubs to ensure that no unauthorized take of VELB occurs. If unauthorized take does occur, the monitor will have the authority to stop work until corrective measures have been completed. The monitor must immediately report any unauthorized take of the beetle or its habitat to the USFWS.		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	Elderberry shrubs will be transplanted when the plants are dormant, approximately November through the first two weeks in February, after they have lost their leaves. Transplanting during the non-growing season will reduce shock to the plant and increase transplantation success. The City will follow the specific transplanting guidance provided in the USFWS VELB Guidelines. **Compensate for Direct Impacts on Elderberry Shrubs** According to the USFWS VELB Guidelines, adversely affected shrubs that are "transplanted or destroyed" should be mitigated for according to the measures outlined in Table 1 of the USFWS VELB Guidelines. The Applicant shall mitigate for impacts on the shrubs by purchasing mitigation credits at a USFWS approved mitigation bank. If mitigation credits are unavailable, additional mitigation including planting of elderberry seedlings and companion plantings may be required. **Bio-6**: Avoid and Minimize Impacts on Bats Prior to the removal of any trees, the Applicant shall conduct a preconstruction survey to determine if roosting bats are present surrounding the Project Site and within the building. The surveys should be conducted 1 week prior to the start of construction at dusk, when bats would be expected to be present and active. This survey will be conducted by a wildlife biologist qualified to identify the species of bats using these roosts. Surveys will be conducted using an ultrasonic bat detector (such as AnaBat or SonoBat) to determine the presence of bats within the biological study area. Detectors will be positioned in the immediate vicinity of trees and within the building deemed to be suitable for roosting by the biologist. a) If the preconstruction surveys determine that no bats are roosting within the biological study area, no further mitigation is required. b) If roosting bats are present, the biologist will determine if the roost is a day roost or is a maternal roost. If the roost is determined to be a maternal roost, construction activities that may cause the abandonment of the maternal roost or cause harm to bats will be prohibited until the biologist determines that the bat pups		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	have left the roost and are able to fend for themselves. Specific activities that may cause the abandonment of an identified maternal roost will be defined based on site-specific conditions around the roost during consultation with CDFG. c) If the roost is determined to be a day roost, normal construction activities should not be prohibited. It is believed that day roosting bats occurring there are already acclimated to high levels of noise and disturbance associated with current vehicle traffic on I-5 and car, pedestrian traffic, and maintenance activities on the adjacent roadways. **Bio-7:** Avoid, Minimize, and Mitigate for Impacts on Wetlands and Waters a) Prior to any groundbreaking activities on the Project Site, the Applicant shall obtain all required permits, including CWA Section 404 permit from the USACE for the placement of fill within waters of the United States and Section 401 certification from the Regional Water Quality Control Board (RWQCB), as applicable. b) All conditions that are attached to the USACE permit and/or RWQCB certification shall be implemented as part of the proposed project. The conditions shall be clearly identified in construction plans and specifications and monitored during and after construction to ensure compliance. c) The applicant(s) shall compensate for permanent impacts to waters of the United States (including wetlands) and waters of the state to ensure there is no net loss of functions and values. The compensation will be determined as part of the state (RWQCB) and federal (USACE) processes and may be a combination of onsite retention of function and value, offsite restoration/creation, and mitigation credits. Compensation ratios will be a minimum of 1:1 (1 acre of mitigation for every 1 acre of impact), as determined by USACE and/or RWQCB. Ratios will be based on site-specific information and determined		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	through coordination with state and federal agencies as part of the permitting process **Bio-8:** Avoid and Minimize Impacts on Protected Trees For trees proposed for removal and protected trees that will be preserved and integrated into the project design (i.e., trees that will not be disturbed or removed), the Applicant shall implement the measures described here in the project design and during construction. a) The Applicant shall submit an arborist report by a certified arborist for Urban Forest Service review of the existing on-site trees. b) The Applicant shall submit proposed tree species list for Urban Forest Service review, and a tree legend to demonstrate the City's Parking Lot Tree Shading Design and Maintenance Guidelines. The standards and recommendations in this document will help to encourage achievement of the City's 50 percent shading requirement for a greater number of parking facilities. c) The Applicant shall submit information regarding soil conditions or other constraints that may impact the growing environment of proposed trees. d) Any unnecessary impacts on protected trees (e.g., construction activities within driplines) will be avoided through design. e) Protective fencing will be installed before any project grading or trenching 30 centimeters (1 foot) outside the driplines of trees to be avoided. The fencing will not be removed until construction is completed. f) No dumping of chemicals or use of herbicides will be allowed within the driplines of the preserved trees. g) No fill will be placed within the driplines of preserved trees without properly designed tree wells that incorporate porous material or aerating tile. h) Any unavoidable trenching within the driplines of the preserved trees will be dug by hand to		

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	minimize damage to the root system. i) No signs or other attachments will be hung on the trunks or limbs of preserved trees. j) Any required pruning of limbs or roots from preserved trees will be performed under the direction of a certified arborist and will follow the pruning standards of the Western Chapter of the International Society of Arboriculture. k) The project proponent will ensure that no paving is allowed within the driplines of trees to be preserved. l) The project proponent will ensure that no irrigation system is installed in such a manner that the ground within the driplines of preserved trees is irrigated. m) Irrigation and other potential sources of runoff associated with the constructed project will be diverted away from preserved trees. The project proponent will demonstrate that any new drainage patterns do not divert surface water toward the dripline of preserved trees. n) Landscape design within the dripline of preserved trees will be minimized and will include only native plant species requiring no more than once monthly watering when established. o) Compliance with the City of Sacramento Tree Ordinance (Chapter 12.64 of the Sacramento City Code).		
Cultural Resources	**CR-1** In the event that any prehistoric subsurface archeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, obsidian and/or mortars are discovered during construction-related earth-moving activities, all work within 50 meters of the resources shall be halted, and the City's Preservation Director shall consult with a qualified archeologist to assess the significance of the find. Archeological test excavations shall be conducted by a qualified archeologist to aid in determining the nature and integrity of the find. If the find is determined to be significant by the qualified archeologist, representatives of the City and the qualified archeologist shall	City of Sacramento-Community Development Department; Native American Heritage Commission	**Prior to issuance of any grading or building permit**: The Community Development Department shall assure that measures are identified on construction plans and specifications, and will inspect

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	coordinate to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis and professional museum curation. In addition, a report shall be prepared by the qualified archeologist according to current professional standards. **CR-2** If a Native American site is discovered, the evaluation process shall include consultation with the appropriate Native American representatives. If Native American archeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archeologists, who are certified by the Society of Professional Archeologists (SOPA) and/or meet the federal standards as stated in the Code of Federal Regulations (36 CFR 61), and Native American representatives, who are approved by the local Native American community as scholars of the cultural traditions. In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. If historic archeological sites are involved, all identified treatment is to be carried out by qualified historical archeologists, who shall meet either Register of Professional Archeologists (RPA), or 36 CFR 61 requirements. **CR-3** If a human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find, and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission, who shall notify the person most likely believed to be a descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions		in the field and on complaint basis for compliance.

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
	have taken place.		
Geology	**Geo-1: If construction plans require the construction or excavation within 10 feet of the levee toe, the** Applicant shall be required to coordinate with the Central Valley Flood Protection Board. An encroachment permit may be required by the Board. This encroachment permit application process would include consultation with the U.S. Army Corps of Engineers (USACE) to determine if project features or construction would pose any risk to levee integrity, and whether any additional geotechnical reports would be required.	City of Sacramento-Community Development Department; Central Valley Flood Protection Board	**Prior to issuance of any grading or building permit**: The Community Development Department shall assure that measures are identified on construction plans and specifications and will inspect in the field and on complaint basis for compliance.
Hydrology	**HYDRO-1:** All new groundwater discharges to the City of Sacramento's Combined or Separated Sewers must be regulated and monitored by the Department of Utilities (refer City Council Resolution #92-439) Groundwater discharges to the City's sewer system are defined as follows: 1. Construction dewatering discharges 2. Treated or untreated contaminated groundwater cleanup discharges 3. Uncontaminated groundwater discharges The Developer shall contact the City of Sacramento's Water Quality Section of the Department of Utilities (DOU), (916) 808-1400, 1395 35th Avenue, Sacramento, CA 95822 prior to any groundwater withdrawal. Procedures as specified by the City of Sacramento, Standard Specifications, Section 16, Water Quality Control shall be implemented.	City of Sacramento-Community Development Department; Department of Utilities	**Prior to issuance of any grading or building permit**: The Community Development Department shall assure that measures are identified on construction plans and specifications and will inspect in the field and on complaint basis for compliance.
Noise	**Noise – 1:** Construction documentation shall include the requirement that ride-on machinery would be used to compact the ground five (5) feet or more away from the building faces. A vibrator plate tamper would be used to compact the material that is within five (5) feet of the building face. Rolling vibrating equipment shall be avoided within 25 feet of the building to prevent vibration impacts.	City of Sacramento-Community Development Department	**Prior to issuance of any grading or building permit**: The Community Development Department

Environmental Resource	Mitigation Measure	Responsible Entity	Compliance Milestone / Confirm Complete
			shall assure that measures are identified on construction plans and specifications and will inspect in the field and on complaint basis for compliance.

DORIS O. MATSUI
5TH DISTRICT, CALIFORNIA
COMMITTEE ON ENERGY AND COMMERCE
COMMITTEE ON RULES

Congress of the United States
House of Representatives
Washington, DC 20515–0505

WASHINGTON OFFICE:
222 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-0505
(202) 225-7163

DISTRICT OFFICE:
ROBERT T. MATSUI U.S. COURTHOUSE
501 I STREET, SUITE 12-600
SACRAMENTO, CA 95814
(916) 498-5600

http://matsui.house.gov

November 18, 2010

Ms. Ruth Coleman, Director
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296

RE: Support for the Powerhouse Science Center's
Proposition 84 - Nature Education Facilities Program Application

Dear Ms. Coleman,

I am writing to support the Discovery Museum of Sacramento and the Powerhouse Science Center as it applies for funding from Proposition 84's Nature Education Facilities Program. Unfortunately, Sacramento was not awarded any funding from previous Proposition 84 grant applications. This funding will help build the Powerhouse Science Center's Earth & Space Sciences Center, which will be a landmark educational facility along Sacramento's riverfront.

The Discovery Museum of Sacramento, which will operate both the Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region remarkably well for over 60 years. Unfortunately, their current site is inadequate to meet the needs of our region. At least 25% of school groups are turned away due to space constraints. When completed, the new Earth & Space Sciences Center will educate visitors on natural resources in a 13,000 square foot LEED-certified building. The building's educational features will center around Earth Systems Science, which is the study of the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. In addition, the center will feature a wide range of multi-media and interactive exhibits that will emphasize observing, interacting, understanding, and predicting our earth's environment. By learning about how human actions impact the Earth, visitors will gain a sense of environmental stewardship and how we can protect the environment for generations to come. The site will attract thousands of families and school groups each year.

I am pleased with the outstanding work the Discovery Museum of Sacramento has done to attract and educate nearly 100,000 visitors each year, and am pleased to endorse this project. I am confident that this grant will help build one of the nation's premier earth and space science centers. Thank you for thoughtful consideration of their application.

Sincerely,

Doris O. Matsui

DORIS O. MATSUI
Member of Congress

downtown
SACRAMENTO PARTNERSHIP

Ms. Ruth Coleman, Director
California Department of Parks and Recreation
P.O. Box 942896
Sacramento. CA 94296

December 15, 2010

RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)

Dear Ms. Coleman,

I am writing to express my support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center. which will be a landmark educational facility in Sacramento when complete.

The Earth & Space Sciences Center will educate visitors on natural resources in a 13,218 square foot LEED-certified building, using the framework of Earth Systems Science, which studies the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. A wide range of multi-media and interactive exhibits, as well as a planetarium, will emphasize observing. understanding, and predicting global environmental changes involving the interactions between the spheres, societies, technologies, and economies. By learning about how human actions impact the Earth's spheres, visitors will gain a sense of environmental stewardship.

The Discovery Museum of Sacramento, which will be operating Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region for over 60 years. Currently. the Discovery Museum of Sacramento runs the Challenger Learning Center, which is the most visited Challenger Center in California and attracts nearly 100,000 visitors annually from a 12-county region in Northern California and Nevada. On Free Museum Day in February 2010. families waited up to two hours in the rain to enter the Museum. It is clear that there is immense interest and demand for innovative educational opportunities on the Earth's resources.

Schematic and design drawings and environmental clearances (NEPA and CEQA) have been completed. With Proposition 84 funding, the Earth & Space Sciences Center will be operational by 2013.

Thank you for your consideration of this important project for nature education and environmental stewardship.

Sincerely.

Michael Ault
Executive Director

916 442.8575
FAX 916 442.2053
980 9th Street. Suite 400
Sacramento, CA 95814
downtownsac.org

TwinRivers
UNIFIED SCHOOL DISTRICT

November 29, 2010

Ms. Ruth Coleman, Director
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296

RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)

Dear Ms. Coleman:

I am writing to express my support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

The Earth & Space Sciences Center will educate visitors on natural resources in a 13,218 square foot LEED-certified building, using the framework of Earth Systems Science, which studies the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. A wide range of multi-media and interactive exhibits, as well as a planetarium, will emphasize observing, understanding, and predicting global environmental changes involving the interactions between the spheres, societies, technologies, and economics. By learning about how human actions impact the Earth's spheres, visitors will gain a sense of environmental stewardship.

The Discovery Museum of Sacramento, which will be operating Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region for over 60 years. Currently, the Discovery Museum of Sacramento runs the Challenger Learning Center, which is the most visited Challenger Center in California and attracts nearly 100,000 visitors annually from a 12-county region in Northern California and Nevada. On Free Museum Day in February 2010, families waited up to two hours in the rain to enter the Museum. It is clear that there is immense interest and demand for innovative educational opportunities on the Earth's resources.

Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,

Frank Porter

Frank S. Porter
Superintendent

Cc: Board of Trustees, Twin Rivers Unified School District
Cabinet, Twin Rivers Unified School District

District Address: 5115 Dudley Blvd. McClellan CA 95652
Mailing Address: 3222 Winona Way North Highlands CA 95660
(916) 566-1600 FAX (916) 566-1784 *www.twinriversusd.org*

California State University, Sacramento
College of Natural Sciences and Mathematics • Office of the Dean
6000 J Street • Sequoia Hall 334 • Sacramento, CA 95819-6123
T (916) 278-4655 • F (916) 278-5787 • www.csus.edu/nsm

November 17, 2010

Ms. Ruth Coleman, Director
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296

RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)

Dear Ms. Coleman,

I am writing to express my support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

The Earth & Space Sciences Center will educate visitors on natural resources in a 13,218 square foot LEED-certified building, using the framework of Earth Systems Science, which studies the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. A wide range of multi-media and interactive exhibits, as well as a planetarium, will emphasize observing, understanding, and predicting global environmental changes involving the interactions between the spheres, societies, technologies, and economies. By learning about how human actions impact the Earth's spheres, visitors will gain a sense of environmental stewardship.

The Discovery Museum of Sacramento, which will be operating Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region for over 60 years. Currently, the Discovery Museum of Sacramento runs the Challenger Learning Center, which is the most visited Challenger Center in California and attracts nearly 100,000 visitors annually from a 12-county region in Northern California and Nevada. On Free Museum Day in February 2010, families waited up to two hours in the rain to enter the Museum. It is clear that there is immense interest and demand for innovative educational opportunities on the Earth's resources.

Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,

Jill M. Trainer

Jill M. Trainer, Dean
College of Natural Sciences and Mathematics

UNIVERSITY OF CALIFORNIA, DAVIS

BERKELEY • DAVIS • IRVINE • LOS ANGELES • MERCED • RIVERSIDE • SAN DIEGO • SAN FRANCISCO SANTA BARBARA • SANTA CRUZ

CENTER FOR BIOPHOTONICS
2700 Stockton Blvd., Suite 1400
Sacramento, CA 95817
916-734-8600
916-703-5012 FAX
http://cbst.ucdavis.edu

UNIVERSITY OF CALIFORNIA, DAVIS

Ms. Ruth Coleman, Director
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296

Wednesday, November 10, 2010

RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)

Dear Ms. Coleman,

I am writing to express my strong support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

The Earth & Space Sciences Center will educate visitors on natural resources in a 13,218 square foot LEED-certified building, using the framework of Earth Systems Science, which studies the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. A wide range of multi-media and interactive exhibits, as well as a planetarium, will emphasize observing, understanding, and predicting global environmental changes involving the interactions between the spheres, societies, technologies, and economies. By learning about how human actions impact the Earth's spheres, visitors will gain a sense of environmental stewardship.

The Discovery Museum of Sacramento, which will be operating Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region for over 60 years. Currently, the Discovery Museum of Sacramento runs the Challenger Learning Center, which is the most visited Challenger Center in California and attracts nearly 100,000 visitors annually from a 12-county region in Northern California and Nevada. On Free Museum Day in February 2010, families waited up to two hours in the rain to enter the Museum. It is clear that there is immense interest and demand for innovative educational opportunities on the Earth's resources.

Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,

Dennis L. Matthews, Ph.D.
Professor, Dept. of Neurological Surgery
Director, NSF Center for Biophotonics

A National Science Foundation Science and Technology Center

sarta

Ms. Ruth Coleman, Director
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296

November 11, 2010

RE: SUPPORT for the Powerhouse Science Center's Proposition 84 Nature Education Facilities Program Application (#N1-34-007)

Dear Ms. Coleman,

I am writing to express support for Powerhouse Science Center's recently submitted Proposition 84 Nature Education Facilities application for the Earth & Space Sciences Center, which will be a landmark educational facility in Sacramento when complete.

The Earth & Space Sciences Center will educate visitors on natural resources in a 13,218 square foot LEED-certified building, using the framework of Earth Systems Science, which studies the Earth's four spheres – hydrosphere, lithosphere, atmosphere, and biosphere. A wide range of multi-media and interactive exhibits, as well as a planetarium, will emphasize observing, understanding, and predicting global environmental changes involving the interactions between the spheres, societies, technologies, and economies. By learning about how human actions impact the Earth's spheres, visitors will gain a sense of environmental stewardship.

The Discovery Museum of Sacramento, which will be operating Powerhouse Science Center and the Earth & Space Sciences Center, has served the Sacramento region for over 60 years. Currently, the Discovery Museum of Sacramento runs the Challenger Learning Center, which is the most visited Challenger Center in California and attracts nearly 100,000 visitors annually from a 12-county region in Northern California and Nevada. On Free Museum Day in February 2010, families waited up to two hours in the rain to enter the Museum. It is clear that there is immense interest and demand for innovative educational opportunities on the Earth's resources.

Thank you for your consideration of this important project, and please let me know if you have any questions.

Sincerely,

Meg Arnold

CEO, SARTA

916.231.0770 • 3801 Power Inn Road • Sacramento, CA 95826 • www.sarta.org