

ANTICIPATED ISSUES/MITIGATION
UUSS PRE-APPLICATION WITH COUNTY PLANNING DEPT.

The following issues and proposed mitigation measures are identified for the UUSS master plan and anticipated conditional use permit application:

- 1. *Configuration of the property parcel boundaries to support the master plan***
UUSS intends to complete a lot line adjustment between the campus parcel (#14) and the two adjoining parcels (#13, 15 – also owned by UUSS) in order to establish the main campus property parcel lines as those represented in the master plan. Approximately one-quarter acre of property will be transferred from the adjoining parcels to the campus parcel.
- 2. *Appropriate utility services to support future buildings***
UUSS proposes new underground utility services to the campus in the course of the phased improvements. See drawing MP-5. These will include a new sewer main connection, new electrical and gas service, and new water service line.
- 3. *Fire Protection measures for campus and buildings***
UUSS proposes a new fire service line extended from Sierra Blvd to support a second fire hydrant on the property and to service future fire-protection sprinkler system for the buildings (2,000 gpm at 20 psi for 3 hour duration). UUSS has held a site review meeting with Michael Keehn, supervising inspector for the Sacramento Metropolitan Fire District.
- 4. *Emergency access and egress to comply with County requirements***
UUSS proposes improvements to the main driveway and the secondary service driveway (widening and alignment) to provide fire protection access to within 150 feet of any portion of the structure and turn-around capability for fire trucks.
- 5. *Compliance with County development standards for vehicle circulation, parking and site accessibility***
UUSS master plan includes reconfiguration of the access driveway, parking accommodations and pedestrian walkways with associated landscaping, lighting and signage to conform to all accessibility and County development standards. A total of 194 parking spaces are proposed to support the social hall/sanctuary that will seat 375.

- 6. *Drainage measures to comply with the County and State requirements for storm drainage and storm events***
UUSS master plan proposes new subsurface drainage system and development of a detention basin prior to storm drainage moving to off-site storm drainage system. Existing and proposed buildings have an elevation of 38.20 – 39.50; Sacramento County 100 year floodplain map for American River high water mark is 40.00.
- 7. *Conservation of resources and compliance with energy code requirements***
UUSS master plan has established sustainability and energy conservation as primary goals for all aspects of future development. Site development and building standards will comply with County and new State CalGreen Energy standards that will include: landscaping with native drought-tolerant plant materials and use of drip irrigation; low-flow water consumption plumbing fixtures, on-demand sensors, high-efficiency HVAC equipment and system design, and high-efficiency building envelop and lighting design.
- 8. *Relationship to neighboring residential development***
The master plan indicates that all existing and proposed buildings are placed in the middle of the property, and within setback lines. All exterior lighting will be directed downward and shielded for no glare or light spillage beyond the property line. The master plan includes a new fence along property lines adjoining existing residential property in compliance with County standards. The UUSS has been using their facility for 50 years and in compatibility with the surrounding residential neighborhoods most of which have been constructed subsequent to the UUSS initial development in 1960-62.
- 9. *Appropriate scale of proposed building development***
The master plan indicates that all existing and proposed buildings will be one-story and will have a lower profile than adjoining residential two-story structures. A total of 43% of the property is proposed as landscaping and open space in the master plan. The proposed landscape plan includes retention of all canopy trees and the planting of additional canopy trees for shade and privacy shielding between the UUSS buildings and the adjacent residences.