

**DESCRIPTION OF PROJECT:**  
**UUSS MASTER PLAN & PRE-APPLICATION**

The Unitarian Universalist Society of Sacramento (USSS) recently updated the master plan for future development of their 5.76 acre campus. UUSS will be requesting a conditional use permit to support implementation of the master plan and to comply with the County Land Use Code Section 201-04. The current land use as a church facility is a compatible land use in the present "RD20" zoning designation.

The use permit application will include: remodeling existing buildings (15,000 square feet), the addition of new buildings (10,000 square feet) , designation of a site area for a future sanctuary building, and site improvements consisting of landscaping, parking, outdoor activity areas, and utility service upgrades. The current campus and existing buildings were first developed by UUSS in 1960-62 (prior to County adoption of the use permit process in the 1970s). The master plan will be undertaken in phases over the next 25 years. The attached drawings illustrate existing site conditions and the proposed campus development.

The following is an outline of the future changes:

**A. Site Improvements:**

1. upgrade to utility systems – sewer, water, gas, electrical, fire protection
2. upgrade to storm drainage system
3. expansion and reconfiguration of parking, service driveway (for emergency access), outdoor lighting
4. street frontage improvements including curb, gutter, sidewalk, new monument sign
5. upgrade to landscaping
6. upgrade and addition to patios, playground, walkways

**B. Building Improvements:**

1. renovation of existing Social Hall/Sanctuary and Classrooms, including: new hvac, structural retrofits, new roofing, interior and exterior remodeling
2. building addition to Social Hall (+6,000 gsf) for new bathrooms, entrance, meeting rooms and support areas
3. building addition to classrooms (+1,500 gsf) for new bathrooms, meeting rooms, and support areas
4. new building (+2,500 gsf) for staff offices and support spaces
5. future separate sanctuary to allow existing social hall to be dedicated for social functions only