



LAND PLANNING

Cordova Hills

SACRAMENTO COUNTY, CALIFORNIA

The alternative plan illustrated how a plan could be fashioned that met the needs of both the County and project proponent.

RCH was hired by Sacramento County to prepare an alternative plan addressing a number of concerns the Planning Department had to the applicant's proposal. Foremost among those concerns was the County's need to preserve an area containing a significant number of vernal pools important to the integrity of a Habitat Conservation Plan (HCP) the County in conjunction with various agencies and other stakeholder groups was in the process of preparing.

In addition to meeting the HCP needs of the County, the alternative plan provided for a similar residential yield (approximately 9,500 units) to that of the proponents' plan, met Quimby requirements with a more diverse park and recreation program, met school needs by providing acreage for a new combination middle/high school site, provided the land use framework for a dynamic mixed-use University Village and provided for better vehicular connectivity; both internally and externally.

