



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
 December 2, 2008

Honorable Mayor and
 Members of the City Council

**Title: Agreement: Four Seasons at Westshore Community in Natomas Central
 (P04-173)**

Location/Council District: Lodge at Four Seasons, 4200 Hovnanian Drive / Council District 1

Recommendation: Adopt a **Resolution:** 1) approving an agreement for private recreational facilities and parkland fee credit with K. Hovnanian Forecast Homes Northern, Inc. and the Four Seasons at Westshore Community Association under Sacramento City Code Chapter 16.64 for the Four Seasons at Westshore Community in the Natomas Central subdivision (P04-173) to satisfy 15% of the parkland dedication requirement for the community and 2) authorizing the City Manager to execute the agreement.

Contact: Mary de Beauvieres, Principal Planner, 808- 8722

J.P. Tindell, Park Planning & Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 19001121

Description/Analysis

Issue: K. Hovnanian Forecast Homes Northern, Inc., master developer of the Natomas Central subdivision, has requested private recreational facilities credit for the recreational facilities serving the Four Seasons at Westshore Community, an age-restricted residential community within the Natomas Central subdivision. The private recreational facilities include a swimming pool, recreational building and court areas located at the Lodge at Four Seasons. Background information and a location Map are Attachments 1 and 2 (pages 4 and 5, respectively).

Section 16.46.100 of City Code allows the City to grant parkland dedication credit for private recreational facilities under specific circumstances and upon execution of an agreement. Staff recommends entering into an agreement with K. Hovnanian and the Four Seasons at Westshore Community Association to grant \$982,575 in parkland dedication credit for the provision of private recreational facilities serving the community's residents. The agreement stipulates the amount of parkland dedication credit that the City shall grant, includes requirements that the facilities shall be adequately maintained in perpetuity, and that the recreational use of the facilities cannot be changed to another use without action by City Council.

Policy Considerations: City Code Section 16.64.100 states that the City may grant credits for privately owned and maintained open space and/or local recreation facilities.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Environmental Considerations:

California Environmental Quality Act (CEQA): The issuance of parkland dedication credits via an agreement is not a 'project' under CEQA Section 15061(b)(3) because the agreement is an administrative act and has no potential to have an impact on the environment.

Sustainability Considerations: An agreement to grant parkland dedication credit for private facilities has been reviewed for consistency with the goals, policies and targets of the City Sustainability Master Plan (SMP). This project advances the goals, policies, and targets of the SMP by improving public health through the provision of a variety of wellness activities and by providing recreational facilities in the center of the community to encourage walking.

Committee/Commission Action: Not applicable.

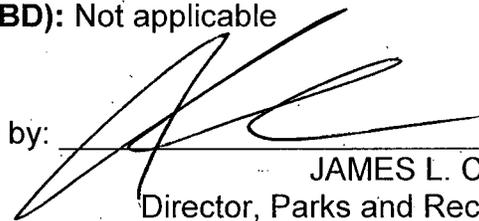
Rationale for Recommendation: The City's Subdivision Ordinance (Title 16) requires each residential developer to either dedicate park land or pay a fee in-lieu of land dedication so that the City may maintain its goal of providing five acres of neighborhood and community parks for every 1,000 residents. Section 16.64.100 of City Code allows the City to grant parkland dedication credit for certain private recreational facilities. A pool, recreational building and court areas are eligible recreational facilities, each of which is eligible for 5% of the parkland dedication requirement needed for the Four Seasons at Westshore

Community.

Financial Considerations: K. Hovnanian Forecast Homes Northern, Inc. dedicated 30.74+ acres of parkland to serve the Natomas Central subdivision with the remainder to be paid in parkland dedication in-lieu fees. K. Hovnanian is preparing to record the last final maps for the Natomas Central subdivision and must comply with Chapter 16.64 of City Code prior to the recording. City Code Section 16.64.100 states that the City may grant private recreational facility credits of up to 5% of the total parkland dedication requirement for each of the proposed recreational amenities including pools, court areas, and recreation buildings, for a total of 15%. Since the facilities will only be available to residents within the Four Seasons at Westshore Community, the credit is based upon 15% of the required parkland dedication obligation for the Community, valued at \$982,575. Acceptance of this agreement will allow K. Hovnanian to fulfill its entire parkland dedication requirement for the Natomas Central subdivision.

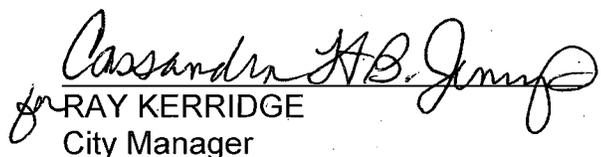
Emerging Small Business Development (ESBD): Not applicable

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:



RAY KERRIDGE
City Manager

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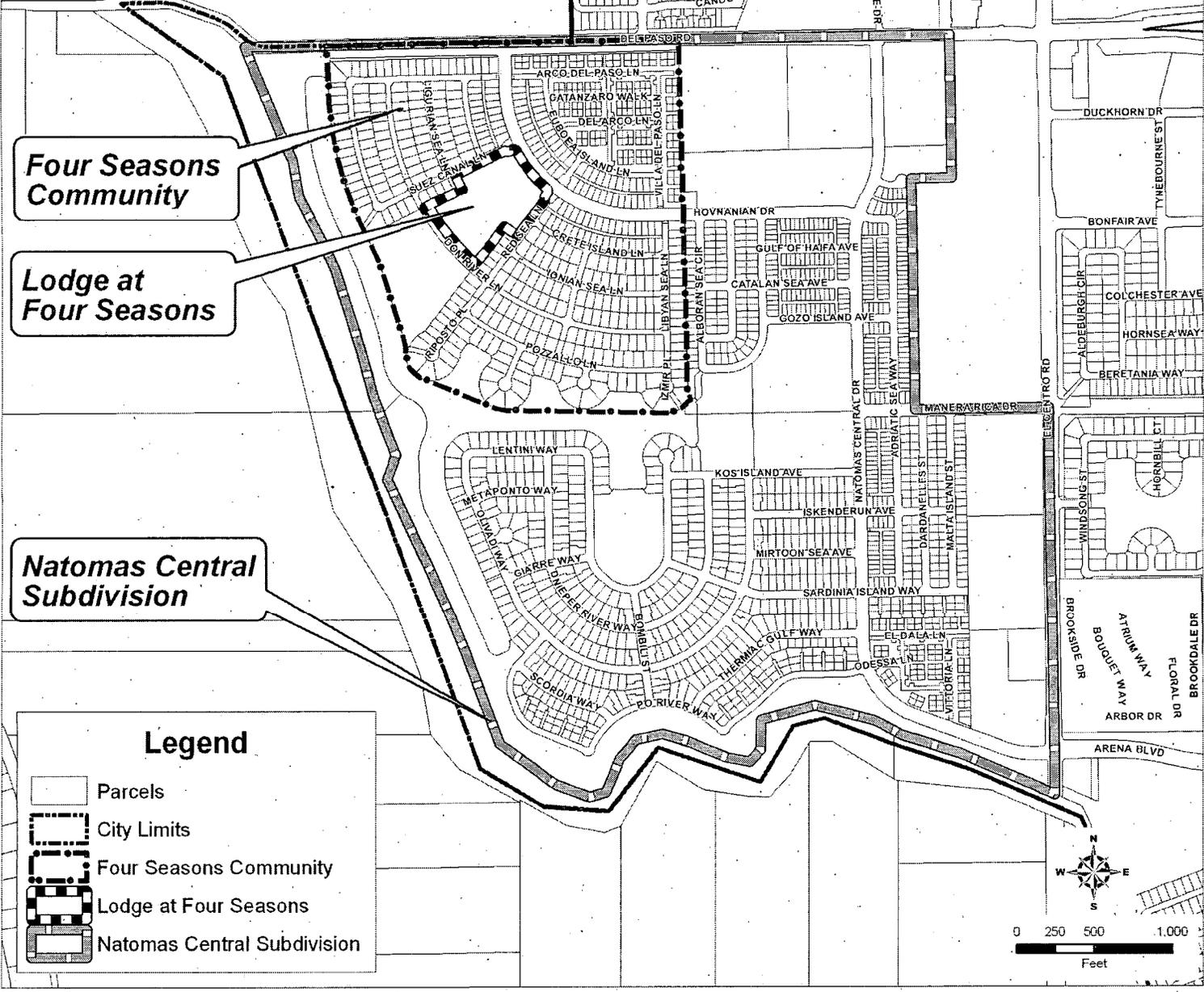
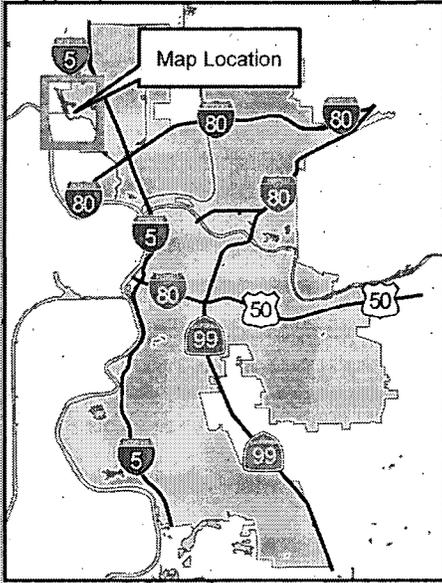
Attachment 1**Background Information**

Four Seasons at Westshore Community is an age-restricted development consisting of 533 single family residential units surrounding the Lodge at Four Seasons, which consists of recreational amenities to serve the Community, including a swimming pool, recreation building and court areas. The Four Seasons at Westshore Community is located in the northeast corner of the Natomas Central subdivision. The Natomas Central subdivision was approved by the City Planning Commission on October 13, 2005. Final maps for the project have been recorded in phases. The last two final maps for the Natomas Central subdivision are currently being prepared for recording.

Most of the park land dedication requirement for the Natomas Central subdivision has been met through the dedication of 30.74± acres of park land in the form of three neighborhood parks and a community park. Swainson's Hawk Park (5.72± acres) and Fisherman's Lake Parkway (10.02± acres) and Open Space (25.39± acres) were constructed this year. Two additional neighborhood park sites (totaling 15± acres) were dedicated and will be constructed as the remainder of the subdivision develops. The remainder of the park land dedication requirement for Natomas Central will be met with the private recreational facilities credit provided through the acceptance of this agreement.



City of Sacramento
Department of Parks and Recreation
Location Map - Private Recreational Facilities at the Lodge at Four Seasons



Four Seasons Community

Lodge at Four Seasons

Natomas Central Subdivision

Legend

- Parcels
- City Limits
- Four Seasons Community
- Lodge at Four Seasons
- Natomas Central Subdivision

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

December 2, 2008

**APPROVING AN AGREEMENT: FOUR SEASONS AT WESTSHORE COMMUNITY IN
NATOMAS CENTRAL (P04-173)**

BACKGROUND

- A. K. Hovnanian Forecast Homes Northern, Inc. is the master developer of the Natomas Central subdivision.
- B. Four Seasons at Westshore Community is an age-restricted community, comprised of 533 single family residential units and private recreational facilities within the Natomas Central subdivision.
- C. K. Hovnanian Forecast Homes Northern, Inc. and the Four Seasons at Westshore Community Association have requested private recreational facilities credit for the private recreational facilities within the Community.
- D. Pursuant to Section 16.64.100 of City Code, the City may enter into an agreement to grant parkland dedication credit for eligible private recreational facilities such as pools, recreational buildings and court areas, each of which is eligible for up to 5% of the total parkland dedication requirement.
- E. The agreement stipulates that the facilities shall be adequately maintained by the Four Seasons at Westshore Community Association and shall not be removed from use without consideration by City Council.

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

- Section 1. An agreement for private recreational facilities and parkland fee credit is approved with K. Hovnanian Forecast Homes Northern, Inc. and the Four Seasons at Westshore Community Association under Sacramento City Code Chapter 16.64 for the Four Seasons at Westshore Community in the Natomas Central subdivision (P04-173) to satisfy 15% of the parkland dedication requirement for the Community.
- Section 2. The City Manager or designated appointee is authorized to execute the agreement.