

APPROVED
MAY 17 2006

REPORT OF GENERAL MANAGER

NO. 06-128

DATE May 17, 2006

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: STETSON RANCH EQUESTRIAN CENTER - GIFT OF FUNDS FROM JOHN LAING HOMES FOR EQUESTRIAN CENTER IMPROVEMENTS

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>for M.S.</u>

Robert H. Jensen (Sr)
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Accept, with gratitude, a Gift from John Laing Homes, providing \$100,000 for the construction and/or installation of improvements at the Stetson Ranch Equestrian Center, which shall be determined at a later date, subject to the Board's approval; and,
2. Authorize the Chief Financial Officer to establish Account 993K John Laing Homes Donation, in Fund 302, Department 89, into which the gift of \$100,000 is to be deposited upon receipt of funds from the donor;

SUMMARY:

The Los Angeles-Ventura Division of John Laing Homes (JLH) has offered to provide funding for the installation and/or construction of various equestrian improvements at the Stetson Ranch Equestrian Center (Center), located at 13877Glenoaks Boulevard in the Seventh Council District (CD-7). The Gift consists of cash in the amount of \$100,000, provided as a lump sum Gift to be deposited in a Department account designated exclusively for equestrian improvements at the Center. Although the specific improvements are yet to be determined, the scope of the improvements shall be equestrian related and for the sole purpose of improving the Center. Staff from the Department's Valley Region are working closely with the community and CD-7 to identify the Center's greatest need and most appropriate use of the funds.

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WL Homes LLC operates various divisions in California and Colorado under the name "John Laing Homes," with one of them being the Los Angeles-Ventura Division. JLH began operating in the Los Angeles area in 1997. Since then, JLH has been involved in the development of various communities throughout the City, earning top rankings in architectural design, construction excellence, and most importantly homebuyer satisfaction. In the same fashion, JLH currently wishes to contribute to the local community by providing much needed funds for equestrian improvements at the Center; which is a highly used and strongly supported public facility.

Other than requiring that the Gift be used exclusively for equestrian improvements at the Center, JLH is asking for nothing in return for the Gift. Upon receipt and subsequent deposit into a Department account, the Department will have full control of the funds through its Valley Region. However, prior to any of the funds being used or improvements being performed, staff shall present the proposed equestrian improvement project(s) to the Board for approval.

Staff has determined that the proposed project will consist of a donation to be used for future improvements to the Stetson Ranch Equestrian Center involving operation, repair, maintenance or minor alterations to existing facilities at the center with negligible or no change in use. Once a detailed plan of the improvements has been developed, the proposed project will be presented to the Board for approval prior to installation/construction. At the time the proposed project is considered by the Board, it will be re-evaluated for compliance with CEQA and a Notice of Exemption prepared and filed with the County Clerk, if required. The Board is, therefore, not committing to any specific use of the funds or a project at this time. Should the Board determine at a later date not to use the funds within the parameters of the Gift (i.e., equestrian improvements at the Center) the Gift will be returned to the donor unless another use is approved by the donor.

Staff has discussed the proposed project with the Assistant General Manager of Operations West, the Superintendent of the Valley Region, and the Office of Councilmember Alex Padilla, of the Seventh Council District, and each supports the Gift and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

This project should not have any fiscal impact on the Department, as the costs of future improvements at the Center will be funded entirely through the proposed Gift.

Prepared by Joel Alvarez, Management Analyst II, of the Department's Real Estate and Asset Management Section.