



Discovery Document
February 2014

The City of Lakeport's Master Plan for Westside Community Park includes an area to be developed for equestrian use. This preliminary document outlines a development process and some initial scoping for the purpose of gaining the approval of Lakeport City Council and moving forward with the project. The contents have not been vetted with the community at large, or with professional experts in engineering, construction or maintenance. Potential users, including several members of the Lake County Horse Council, Clear Lake Horsemen, and Mendo-Lake Arabian Association, have provided input.

Location and Area:

The Master Plan designates a 4-1/2 acre section on the southwest corner of the Westside Community Park property, approximately 275 ft. wide by 700 ft. long (north to south). Currently the plot is not level and includes remnants of a walnut orchard and some oak trees; some trees should be preserved to provide shade outside the arena. The parks' access road will need to be extended to the site.

Users:

The facility will be designed to accommodate a wide range of equestrian disciplines, including Western Reining, Roping, Pleasure, Trail, English, Jumping, Driving (horse-drawn carriages), Dressage, Gymkhana, as well as training in these disciplines. Users will include youth groups, possibly schools, colleges, as well as established horse organizations and clubs in the community, including the Lake County Horse Council, California Dressage Society, Mendo-Lake Arabian Association, Back Country Horsemen and Clear Lake Horsemen. Equestrian groups from neighboring counties are potential for leasing revenue.

Facilities: (*Dimensions are estimates only*)

1. A 140 x 330 ft. pipe panel arena, regulation size for the disciplines noted above, with a covered seating area on its west side for up to 75 people.
2. One or two 50 foot diameter pipe panel round pens.
3. Four to six small pipe panel corrals adjacent to arena for stock.
4. A 160 x 200 ft. trail obstacle course with permanent trail obstacles such as bridges, gates, etc.
5. Parking Area sufficient to accommodate up to 25 truck and trailer rigs.
6. Trail head to Cow Mountain including a staging area with hitching posts and benches.
7. Storage Shed for arena supplies. Manure collection area.
8. Water Service Area with outdoor sink, counter. Portable Restroom.

Management:

Major funding for the project, will be sought from corporate equine feed and tack suppliers. A consortium of local horse clubs will agree on a rotating maintenance plan, drawing funding from corporate donors and private donations, and agreeing on regular volunteer work days for light maintenance. A portion of these clubs' membership dues may also be collected for use the facility, providing some regular revenue. Leasing of the facility for events may provide a revenue source. A manure management plan can be developed with the help of local businesses (waste, soil and compost).

Outline of Development Process once Lakeport City Council approves lease extension:

1. Market Assessment
2. Site Planning (to include drainage considerations for entire west boundary of WSC park)
3. Financial Feasibility (to include maintenance plan, infrastructure)
4. Environmental Review and Community Input
5. Prospectus Development for Corporate Donors
6. Request for Proposals, Engineering and Construction

Conceptual Drawing



Trail Obstacle Images



Arena Images and Trail Head



Construction Notes

GUIDE FOR CONSTRUCTING A BASIC 150-FOOT X 200-FOOT ARENA

3 Footing, 2-4 inches thick
Add 2-4 inches of sand, which is a loose, but stable angular (as opposed to round) mix to support horse push off and side load. Minimize use of silts and clays in footing. Add in lifts of 1-2 inches to avoid removal costs. Material Estimate: 300 cubic yards
Cost estimate: \$7,000 USD

2 Base, 4-6 inches thick
Add 8 inches base material such as crushed limestone, gravel, or spec' d AB roadbase compact to 4-6 inches, compact at 1-2% slope. Materials Estimate: 600 cubic yards
Cost estimate: \$15,000 USD

1 Sub-base, built up or native soil
Construct a 1-2% slope from native or built-up pad, compact. Optional geotextile layer (Not included).
Cost estimate: \$6,000 USD

Total Estimated Cost: \$28,000 USD

1A Optional: Landscape fabric (a.k.a. geotextile layer) separates base and sub-base materials

1 Sub-base
• compacted
• built-up pad of site
• slight crown or slant at 1-2% slope

2 Base
• compacted
• well-drained
• solid, uniform, level
• well-graded aggregate
• 4-6 inches thick

3 Footing
• loose
• well-drained
• 2-4 inches thick

We have assembled a cost estimate for constructing a basic, but well-designed 150-foot x 200-foot equine arena. Estimates are based on typical material costs, which can vary greatly by market. Estimates include machinery and equipment costs, equipment operators, and material delivery. Delivery is estimated at \$45 USD per 10-yard load. Arena fencing is not included in estimates. These prices reflect owner/builder approach where the owner will perform the project management function for construction.

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5 or 6 Rail Pipe Panel Construction (for long-term durability vs. wood products)



Manure compost area (covered)