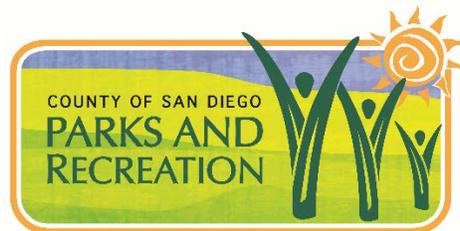


**LAKESIDE EQUESTRIAN PARK
PROJECT NARRATIVE
JUNE 2019**

**COUNTY OF SAN DIEGO DEPARTMENT OF
PARKS AND RECREATION**



LAKESIDE EQUESTRIAN PARK PROJECT NARRATIVE

Project Location

The Lakeside Equestrian Park will be located at the northeast corner of Moreno Avenue and Willow Road in the community of Lakeside (Figure 1) and will provide a new community facility for equestrians and others to enjoy. Acquired in 2012, the currently undeveloped 13.88-acre site, approximately one mile north of Lindo Lake County Park, provides central community access and close-proximity to Highway 67 and Interstate 8. Visitors will access the park from Moreno Avenue.



Figure 1: Project Vicinity Map

Project Description

The Lakeside Equestrian Park (Figure 2: Conceptual Rendering) will host a variety of equestrian and livestock related activities such as practices, training, contests, rodeo events, and shows. The facility may also be used for non-equestrian events such as dog shows and farmers' markets. A typical equestrian event will likely draw between 50 and 125 attendees, with large events attracting as many as 300 (spectators and participants). Large events are anticipated to take place a few times each year. Community members, equestrian enthusiasts, and visitors will enjoy many amenities including a covered



Figure 2: Conceptual Rendering. Image is conceptual only. Not all amenities are shown in image. Constructed project may vary.

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arena, multi-purpose building with concessions and event space, restroom building, practice/open arena, livestock corrals, warm-up track, and a public day use staging area with perimeter trail and shade covered picnic area.

PROJECT AMENITIES

Covered Arena

The covered arena (Figure 3) will span 150-ft x 300-ft with a minimum eave height of 20-ft, and will be located on the eastern portion of the site. The covered arena will be enclosed by a perimeter pipe fence atop a concrete kicker wall. The enclosure will include a header/healer box, bucking shoot, and stripping shoot. The roof of



Figure 3: Covered Arena image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary

the arena will include skylights and will support ceiling fans and lighting systems that hang below the ceiling beams and trusses. The roof will be designed and constructed to accommodate possible future installation of photovoltaic solar panels. Bleachers, sheltered by the roof of the covered arena, will accommodate 250 people, provide ADA access, and include equipment/material storage space underneath.

Multi-Purpose Building & Picnic Area

Just southwest of the covered arena will be a multi-purpose building (Figures 4 & 5), approximately 3,200-sf, that will support up to 300 guests and include a concession area and restrooms.

The building's interior will include skylights and/or light reflecting tubes, air conditioning, and ceiling fans. The building will include a large, open multi-purpose room and a professional commercial kitchen. The kitchen includes serving windows that open to an outside patio area and inside to the multi-purpose room, as well as a roll up door for loading and unloading supplies. A 30-ft x 60-ft patio area north of the multi-purpose room and shaded by the roof of the covered arena, will provide picnic tables for event guests and participants.

The exterior of the multi-use building will be concrete masonry unit (CMU) walls, covered with redwood siding above a band of cobble stone. The roof will be standing seam metal.

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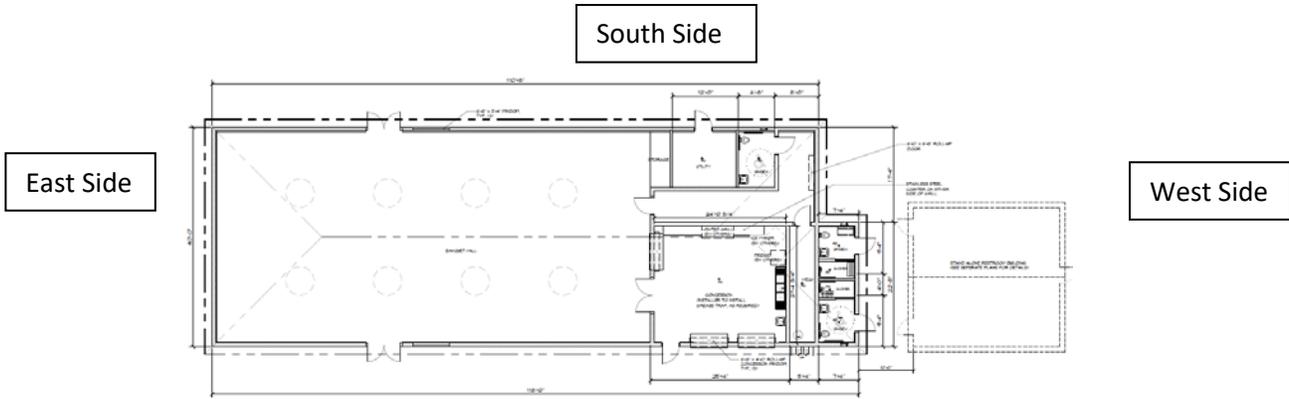


Figure 4: Multi-Use Building (Plan View) image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

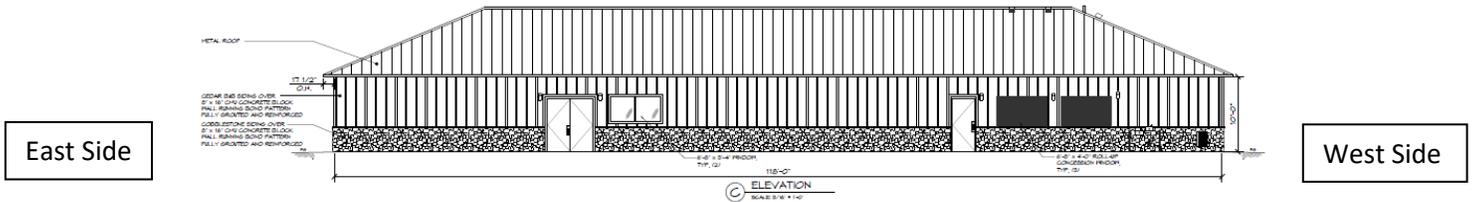


Figure 5: Multi-Use Building (Elevation View Facing South) image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

The restroom building (Figure 6) will be separated from the west end of the multi-use building by a 10-ft wide walkway which provides direct access to the covered arena from the southern parking lot, overnight recreational vehicle parking, and host pad. The restroom building’s aesthetics will match the multi-use building. Family restrooms with shower stalls will be provided for hosts and park users staying on-site overnight. A trash enclosure constructed of CMU walls, metal roof, and doors decorated with a mural will be located adjacent to the restrooms with direct access from the parking lot.

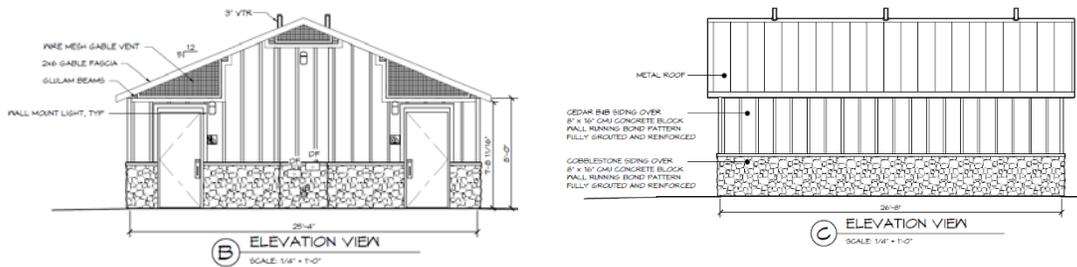


Figure 6: Restroom Building image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

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Announcer's Booths & Arena Amenities

The covered arena and the open arena will each have a two-story announcer's booth and ticket/check in booth equipped with a public address (PA) system. For the covered arena, the announcer's booth will be at the northwest corner of the arena, and a viewing box and two stock pens will be located on the east side. For the open arena, the announcer's booth will be at the southwest corner of the arena, and a covered viewing box will be located at the north end. Each arena will include an electronic scoreboard with timing eye and appropriate footing/bedding material for equestrian use.

Practice/Open Arena

The 150-ft x 300-ft open arena (Figure 7) is along the north end of the project site. Bleachers along the south side of the arena, covered by a metal shade structure, will provide seating for 250 people, ADA access, with storage space underneath. The perimeter of the practice/open arena will be enclosed by pipe fencing. Electrical conduit will be installed during initial construction to allow for the potential future installation of lighting at the open arena.



Figure 7: Practice/Open Arena image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

Livestock Corrals



Figure 8: Livestock Corrals image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

Livestock corrals (Figure 8), approximately 150-ft x 170-ft, will be located east of the open arena. Perimeter fencing and gates will provide access to and from the open arena or the rest of the facility with shoots to transfer cattle from the corrals to the open arena. The corral area will be organized into two pairs of adjoining corrals separated by a 10-foot wide walkway. The walkway and adjacent corral space will be covered by a 40-ft x 150-ft metal roof shade structure. Adjoining corrals will be separated by interior pipe fencing. Each corral will be equipped with a 20-ft feeder and an automatic-fill water trough.

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Composting Enclosures

East of the corrals will include manure composting enclosures (Figure 9) covered with metal roofs and equipped with subsurface aeration. Manure management and composting best management practices will be employed to minimize negative environmental impacts and nuisances.



Figure 9: Composting Bin image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity will vary.

Equestrian Warm-Up Track & Perimeter Fencing

The perimeter of the equestrian park will be enclosed with vinyl coated chain link fencing. A 10-ft wide stabilized decomposed granite warm-up track (Figure 10), protected by peeler pole log fencing, will run along the interior perimeter of the site. The center of the facility will be a stabilized decomposed granite parking area capable of accommodating approximately 74 trucks/trailers, approximately 35 single vehicles, with a 24-ft wide emergency vehicle access lane.



Figure 10: Equestrian Warm-Up Track image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

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Public Day Use & Equestrian Staging Area with Perimeter Trail & Shade-Covered Picnic Area

A public day use and trail staging area, located at the southwest corner of the site, will include public parking on stabilized decomposed granite, an ADA compliant parking space, a picnic area with picnic tables under a 24-ft x 24-ft shade structure (Figure 11), a hitching post, hose bib, and bin for horse manure. The exterior of the staging area will be enclosed with peeler pole log fencing. Cobble-clad CMU pillars supporting timber posts and a metal roof will match other structures on the site maintaining a unified, rustic aesthetic throughout the park. Anti-graffiti coating will be applied to all structures to a maximum height of 10-ft.

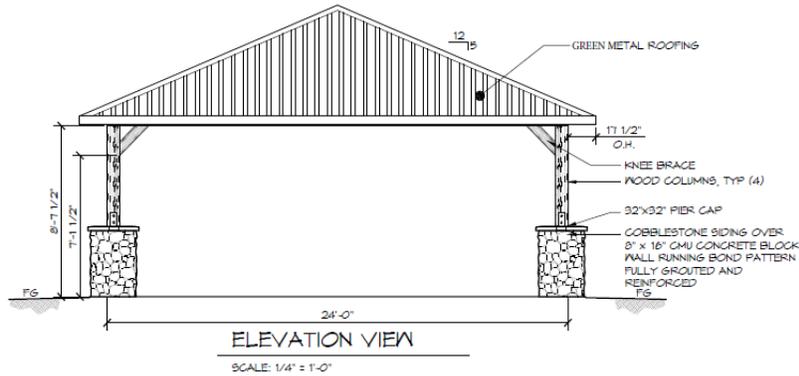


Figure 11: Day Use Shade Structure: 24-ft x 24-ft day-use shade shelter image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

Vehicular gates will be provided in the perimeter fencing between the day use area and main facility area. During large events, the day use/staging area may be used to provide overflow parking. A publicly accessible 10-ft wide stabilized decomposed granite trail will extend from the northwest corner of the site at Moreno Avenue to the southeast corner of the site on Willow Road.

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Main Entrance Monument Archway & Additional Site Amenities



Figure 12: Main Entrance Monument Archway image for example only. Not representative of actual detail, scale, materials or colors. Constructed amenity may vary.

The main entry to the park (Figure 12), on Moreno Avenue, will be enhanced by an arched monument sign spanning the entrance and supported by cobble-clad pilasters to match site aesthetics. A County park monument sign will be located adjacent to the main entrance.

Landscaping will be enhanced by shade trees and drought tolerant, low maintenance planting interspersed among decorative boulders and cobble. Planted biofiltration basins and bioswales will be strategically located to capture stormwater runoff. Plantings will be supported by an automated, water-conserving irrigation system.

Additional site furnishings include hitching posts and hose bibs throughout the facility, an ADA accessible bi-level drinking fountain near the multi-use building, trash and recycling receptacles, and solar powered parking lot lighting. A water truck filling station will be located inside the park to facilitate dust control and preparation of the arenas. Perimeter fencing will include additional maintenance access gates.

The southeast portion of the site will include a 30-ft x 60-ft shop/storage structure adjacent to a 50-ft x 50-ft volunteer/host pad, which will be covered by a metal roof shade structure and equipped with full utility hook ups. Along the south end of the site will be five overnight recreational vehicle parking areas with full utility hook ups. Adjacent to the RV parking will be five 10-ft x 10-ft corrals and two 8-ft x 5-ft heated equestrian wash racks. Utilities for the project will include sewer, water, gas and electric connections. The site will include a fire hydrant as well as fire sprinkler and fire suppression systems inside buildings as required. An all-way stop is proposed at the intersection of Moreno Avenue and Willow Road.

Project Schedule and Site Operations

Project design and environmental analysis are near completion. Construction is anticipated to start in winter 2019-2020 and to take approximately 18-months to complete. The Department of Parks and Recreation (DPR) expects to contract with a third-party lessee/operator to manage daily operations and maintenance of the site. DPR will monitor site operations to ensure compliance with the lease agreement. A live-on volunteer will provide 20 hours of work on the site each week. Future improvement phases of the project may include a photovoltaic solar panel system on the roof of the covered arena, lighting for the open arena and/or a groundwater well.

DPR will solicit and select a construction contractor for the Lakeside Equestrian Park project through a competitive bid. Construction of the project may be phased, based on the bids received and the amount of funding available. If construction is phased, prioritization of items to be constructed will focus on major project amenities but will also be based on construction costs associated with the various amenities.