



# WASHOE COUNTY

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## STAFF REPORT BOARD MEETING DATE: October 10, 2017

**DATE:** September 18, 2017

**TO:** Board of County Commissioners

**FROM:** Colleen Wallace Barnum, Park Operations Superintendent  
Community Services Department, 328-2181, [CWallace@washoecounty.us](mailto:CWallace@washoecounty.us)

**THROUGH:** Eric Crump, Operations Division Director  
Community Services Department, 328-2182, [ecrump@washoecounty.us](mailto:ecrump@washoecounty.us)

**SUBJECT:** Accept an in-kind donation [valued at \$82,879.50] of supplies and materials for two additional equestrian arenas from Rancharra Holdings, LLC, to be installed at Bartley Ranch Regional Park; and approve a Maintenance Agreement for the Bartley Ranch Equestrian Improvements between Washoe County and Rancharra Holdings, LLC for the maintenance of the equestrian improvements. (Commission District 2.)

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### **SUMMARY**

Washoe County, through its Community Services Department (CSD), owns and manages the Bartley Ranch Regional Park, a 56-acre park [APN 040-151-05] which consists of scenic pastures, walking trails, a regulation size horse arena and warmup arena, the Western Heritage Interpretive Center, Robert Z. Hawkins Amphitheater and the Historic Huffaker School. Rancharra Holdings, LLC has all of the supplies and materials for two equestrian arenas which it wishes to donate to improve the equestrian experience and opportunity at Bartley Ranch Regional Park. Rancharra Holdings, LLC has agreed to transport, install and maintain all of the supplies and materials for the two additional equestrian arenas. If approved, the maintenance agreement would authorize Rancharra Holdings, LLC to construct the two equestrian arenas and trail system improvements and provide maintenance to said improvements on a specific portion of a County owned parcel in the Bartley Ranch Regional Park. Rancharra Holdings, LLC is the maintenance association for the Rancharra development directly adjacent to the Bartley Ranch Park.

Strategic Objective supported by this item: Stewardship of our Community.

### **PREVIOUS ACTION**

On March 7, 2017, a presentation from a Rancharra Holdings, LLC representative was given to the Open Space and Regional Park Commission regarding the donation of the arenas and on-going maintenance. No action was taken by the Commission, but the Commissioners were supportive of the donation and maintenance agreement.

### **BACKGROUND**

Property Acquisition: In 1988, Washoe County voters passed a bond that provided Washoe County Regional Parks and Open Space the ability to acquire the 56-acre parcel. After acquisition, a public master planning process for the property took place.

AGENDA ITEM # \_\_\_\_\_

**History:** Bartley Ranch Park was once a working ranch, part of “Uncle” Dan Wheeler’s 1200 acre ranch. Italian immigrant Demetrio Buscalia worked on Wheeler’s Ranch and earned enough money to purchase 48 acres of it in 1923. It was a small dairy ranch in the beginning, then Demetrio’s son Gustavo (Gus) fell in love with the western lifestyle and wanted to have horses. The property was used to board and train horses as Gus became involved in the rodeo circuit. When rodeo announcers could not pronounce his last name, he decided to change it to Bartley. The ranch operated until 1985 when Demetrio passed away. Gus was looking for a larger ranch and Washoe County was looking to acquire the property. A voter approved bond was passed in 1988, which allowed for the purchase of the property. As plans and development of the property began, one of the main goals in creating the park was to maintain a pastoral setting and create an equestrian friendly park and trail system. Bartley Ranch Park opened its gates to the public in 1995.

**Staff Evaluation**

The master plan for Bartley Ranch Park clearly identifies equestrian uses within the park. The two additional horse arenas will benefit the equestrian community and provide more opportunity for future equestrian events in the park. Rancharrah Holdings, LLC has agreed to re-construct and maintain the new amenities in addition to maintaining the multi-use trails currently within the park. Construction impacts to the property and the surrounding parcels will be temporary in nature and any impacts will be mitigated by the standards set forth in the Maintenance Agreement. Staff is not recommending any additional mitigation in addition to what is outlined within the Maintenance Agreement.

**FISCAL IMPACT**

This is an in-kind donation of materials and supplies, no cash is involved. There is no FY18 budget adjustment and no above base maintenance costs. Should the donation be accepted and the Maintenance Agreement be approved, installation, construction and maintenance costs associated with any improvements will be the responsibility of Rancharrah Holdings LLC. Rancharrah Holdings, LLC will be responsible for any recording fees associated with the recordation of the Maintenance Agreement.

**RECOMMENDATION**

It is recommended that the Board of County Commissioners accept an in-kind donation [valued at \$82,879.50] of supplies and materials for two additional equestrian arenas from Rancharrah Holdings, LLC, to be installed at Bartley Ranch Regional Park; and approve a Maintenance Agreement for the Bartley Ranch Equestrian Improvements between Washoe County and Rancharrah Holdings, LLC for the maintenance of the equestrian improvements.

**POSSIBLE MOTION**

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to accept an in-kind donation [valued at \$82,879.50] of supplies and materials for two additional equestrian arenas from Rancharrah Holdings, LLC, to be installed at Bartley Ranch Regional Park; and approve a Maintenance Agreement for the Bartley Ranch Equestrian Improvements between Washoe County and Rancharrah Holdings, LLC for the maintenance of the equestrian improvements.”