

Conejo Creek West – Proposed Equestrian Park Improvements

Preliminary planning-level cost ranges. Current grant items reflect FY 2026–27 estimates; all other figures are order-of-magnitude planning estimates subject to CRPD review, feasibility, design, engineering, permitting and competitive bids.

Proposed Improvement	Scope / Description	Low Estimate	High Estimate	Cost Basis / Status	Notes
Perimeter Groomed Trail	Develop and maintain a natural-surface perimeter trail connecting the equestrian facilities, Las Flores Community Garden, Waverly Park and surrounding trail network.	\$50,000	\$125,000	Preliminary planning estimate	Concept Plan improvement; cost to be refined through site planning and design.
Cross-Country, Obstacle & Trail Course, including ½-mile Conditioning Track	Phased development of cross-country elements, trail and working-equitation obstacles, interconnected riding areas and a ½-mile conditioning track.	\$35,000	\$75,000	ETI planning estimate; initial phase included in FY 2026–27 CRPD grant	\$7,000 in the current CRPD grant begins Trail Obstacle Course development; future phases expand the course over time.
Emergency Evacuation Corrals & Infrastructure	Expand emergency evacuation infrastructure, including temporary corrals, water access and supporting infrastructure, with a long-term goal of up to 100 corrals.	\$75,000	\$175,000	Preliminary planning estimate	Can be implemented in phases as evacuation capacity and supporting infrastructure are expanded.
Expand & Cover Jumping Arena	Expand the existing warm-up arena into a dedicated covered jumping arena with lighting, sound and spectator accommodations.	\$750,000	\$1,500,000	Planning estimate informed by Ride On Therapeutic Horsemanship	Requires feasibility, engineering, design and construction estimates.
Obstacle Arena Expansion	Approximately double the existing obstacle arena to support working equitation, obstacle challenges, clinics, youth programs and educational events.	\$50,000	\$125,000	Preliminary planning estimate	Could be phased based on grading, footing, fencing and obstacle requirements.
Additional Main Arena Covered Spectator Seating	Add new covered spectator seating beyond the existing bleacher area.	\$20,000	\$40,000	Preliminary planning estimate	Separate from the FY 2026–27 grant's \$9,500 replacement of the deteriorated roof over the existing bleachers.
Event Operations Office & Covered Judge Area	Construct an approximately 8' x 6' enclosed office/storage shed with a covered judge area adjacent to the existing announcer booth.	\$5,500	\$5,500	FY 2026–27 CRPD grant estimate	Included in current grant project.
Event Photo & Sponsor Backdrop	Permanent event photo, awards and sponsor-recognition area for horse shows and community events.	\$2,500	\$2,500	FY 2026–27 CRPD grant estimate	Included in current grant project.
Covered Dressage Arena	Construct a covered dressage arena with mirrors, lighting and permanent sound system; rooftop solar may be incorporated where feasible.	\$600,000	\$1,200,000	Planning estimate informed by Ride On Therapeutic Horsemanship	Requires feasibility, engineering, design and construction estimates.
Covered Equipment & Maintenance Storage	Secure covered storage for tractors, arena implements, irrigation supplies, trailers and other park-maintenance equipment; rooftop solar may be incorporated.	\$75,000	\$175,000	Preliminary planning estimate	Supports protection of equipment investments and year-round park operations.
On-Site Caretaker Residence	Develop a modest on-site caretaker residence supporting security, daily stewardship, arena grooming, irrigation monitoring, maintenance and emergency response.	\$175,000	\$250,000	Planning estimate informed by Ride On Therapeutic Horsemanship	Final cost would depend on residence type, site conditions, utilities, permitting and CRPD requirements.. Concept anticipates a mutually beneficial residential lease arrangement.
Underground Water Cistern & Stormwater Capture	Capture runoff from future covered structures for irrigation, landscaping, arena dust control and other non-potable park uses.	\$150,000	\$350,000	Conceptual capital-project range	Final cost depends on capacity, drainage design, site conditions and utility integration.

Manure Composting & Soil Resource Area	Create a small-scale composting and sustainability area for horse manure, garden waste and landscape material, including a covered waste/recycling enclosure.	\$15,000	\$35,000	Planning estimate informed by LA County equestrian manure practices; site-specific design required.	May include compost bays/bins, base preparation, fencing or screening, equipment access and other basic infrastructure. Final design and operating approach would be developed with CRPD and Las Flores Community Garden.
Solar / Renewable Energy	Install rooftop solar on covered arenas and storage structures where feasible to offset park energy use and improve operational resilience.	\$100,000	\$300,000	Conceptual planning allowance	Cost depends on system size and which structures ultimately receive solar.
Permanent Restrooms – Trailer Parking / Evacuation Area	Construct ADA-accessible permanent restroom facilities serving equestrian users, community events and emergency evacuation operations.	\$250,000	\$350,000	Planning allowance informed by comparable CRPD capital-project scope	Requires site/utility analysis, design, permitting and construction bids.
Front Park Permanent Restroom Expansion	Expand/add permanent ADA-accessible restroom capacity near the main park entrance, serving equestrian users, garden users, dog park users and other park visitors. Locating these near existing utility infrastructure may reduce construction costs.	\$150,000	\$250,000	Planning allowance informed by comparable CRPD capital-project scope	Requires site/utility analysis, design, permitting and construction bids.
Equestrian Entrance, Wayfinding & Security	Improve gateway identity, directional signage, park maps and security cameras serving the equestrian area and park circulation.	\$40,000	\$100,000	Preliminary planning estimate	Could be implemented incrementally with broader park entrance and wayfinding improvements.

Implementation approach: The Concept Plan is a long-term roadmap. Improvements are expected to be prioritized and completed incrementally over multiple years using a combination of ETI fundraising, CRPD matching grants, City grants, donations, sponsorships, outside grants, partnerships and CRPD capital funding where appropriate.

Subject: A Personal Perspective on CCW - Conejo Creek Equestrian Park
Date: Wednesday, October 14, 2026 at 5:34:19 PM Pacific Daylight Time
From: Alison Roelke
To: Nellie Cusworth, Marissa Buss, Chuck Huffer, Doug Nickles, Ashley Orozco
CC: Andrew Mooney, James Friedl

Dear CRPD Board Members,

I'm writing not on behalf of ETI Corral 37, but as a Thousand Oaks homeowner, mother, equestrian, non-profit volunteer and someone who has called this community home for more than 35 years.

Conejo Creek Equestrian Park has been part of our family's life for decades. My boys learned to ride horses here when they were little and as teens they still ride their bikes through the park, run the perimeter lap, walk our dogs, and volunteer at equestrian events. What means the most to me is watching them give back to the same community that gave them so much growing up.

I've experienced that same gift through volunteering. There is something incredibly rewarding about watching a child meet a horse for the first time, seeing families come together, and knowing you're helping create memories for someone else. This Saturday, we're hosting our Day of the Horse & Showdeo, and we already have 359 RSVPs. I think about how many families will experience something special at this park, just as mine has.

As a Chief People Officer, I spend much of my professional life navigating change, difficult decisions, and competing perspectives. I know how challenging that can be. I want to sincerely thank the CRPD staff, specifically Andrew and Jim. While I haven't always felt heard early in this process, I genuinely appreciate the openness and collaboration I've experienced more recently. The staff have handled a difficult situation with grace and professionalism, and I'm grateful for their commitment to our community.

Last weekend, I spent nearly twelve hours in the announcer's booth during our horse show. We had so many entries that the day stretched from 6:30 in the morning until 6 in the evening. Throughout the day, I kept looking left toward the area where the pickleball courts are proposed which is behind our main arena.

And I kept coming back to one thought: **Just because twelve pickleball courts can physically fit there doesn't mean they belong there.**

My family loves sports, including ball sports. We have wonderful parks for basketball, soccer, baseball, and other activities. But Conejo Creek West offers something different. It's a place where horses, families, trails, gardening and community come together in a way that is increasingly difficult to find.

I support investing in and improving this park. I just hope we can do that without fundamentally changing what makes it so special.

Thank you for considering my personal perspective and for your service to our community.

Alison Roelke
Thousand Oaks Homeowner & Community Volunteer

Subject: Agenda Item 9.A. Consideration of DRAFT Concept Plan for Conejo Creek West Fw: Conejo Creek Park West Concept Plan
Date: Thursday, October 15, 2026 at 12:29:50 AM Pacific Daylight Time
From: Georgette Aaberg
To: crpdclerk
Attachments: image.png, image.png, image.png, image.png

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello,

I would like to enter the attached correspondence into the Public Record for Agenda Item 9.A. Consideration of DRAFT Concept Plan for Conejo Creek West of the October 15, 2026 CRPD Board meeting - is that possible?

Thank you,

Georgette Aaberg
Thousand Oaks, CA

From: Georgette Aaberg [REDACTED]
Sent: Thursday, October 1, 2026 7:55 AM
To: ncusworth@crpd.org <ncusworth@crpd.org>; mbuss@crpd.org <mbuss@crpd.org>; Chuck Huffer <chuffer@crpd.org>; Doug Nickles <dnickles@crpd.org>; Ashley Orozco <aorozco@crpd.org>
Cc: jfriedl@crpd.org <jfriedl@crpd.org>; Andrew Mooney <amooney@crpd.org>
Subject: Fw: Conejo Creek Park West Concept Plan

Dear Board Members of the Conejo Recreation and Park District,

It was just brought to my attention that an agenda item for this evening's meeting will include an update on the "Conejo Creek West" park. Apparently, there is now a proposal for 12 pickleball courts rather than the initial plan of 10. It is very clear that concerns for equestrian, horse and general public safety that have been repeatedly and consistently voiced over the past 2+ years have fallen on deaf ears by the planners.

It is beyond common sense that pickleball and horses are not compatible uses. I have attached an earlier email that is long winded but spells out some of the details as to why, including distances that noise can be heard by horses and how disruptive to horse safety pickleball pongs are. Not only will there be safety implications in the arenas, but horses that live in the neighborhood will be subjected to the noise and perceived threat of danger in the safety of their own homes. By introducing pickleball to this park, you are in essence going to drive out the equestrians and horses that use this facility since horseowners do what is best for their equine partners.

I grew up in Woodland Hills and all of my disposable income from allowance, baby sitting and work went towards Saturday riding at local Don E. Brook farms, Circle K Ranch, and

other places where you could ride for a fee. Woodland Hills drove these places out of their area, and many horse owners moved to the Waverly Heights area of Thousand Oaks because the city valued its roots in ranching and equestrian pursuits and chose to utilize the neighboring park for equestrian purposes. Certain neighborhoods are *well known* for being horse-friendly because they have large lots, trail access, and community design. Waverly Heights is one of only 5 neighborhoods in the Conejo Valley that tend to naturally meet zoning requirements. It is the only neighborhood that connects to the public equestrian arena, trails and facilities at the Conejo Creek Equestrian Park, and is the main reason that equestrians purchase homes in this area. Larger parcels that meet minimum size requirements, existing infrastructure and access to the city's equestrian trails and facilities allow this area to support the equestrian way of life. ***More importantly, community planning in this neighborhood has historically preserved and supported the equestrian community.*** Adding pickleball to this park completely ignores these precedents.

What will it take to prove that pickleball and horses do not mix safely; a tragic accident? Please continue to support and preserve the equestrians and their equine partners by not allowing pickleball to drive out the equestrians from our last public venue intended for these purposes. There are many other CRPD owned areas where additional pickleball courts make sense. Pickleball does NOT belong at Conejo Creek West!

Respectfully,

Georgette Aaberg

From: Georgette Aaberg <[REDACTED]>
Sent: Monday, June 1, 2026 3:55 PM
To: ncusworth@crpd.org <ncusworth@crpd.org>; mbuss@crpd.org <mbuss@crpd.org>; chuffer@crpd.org <chuffer@crpd.org>; dnickles@crpd.org <dnickles@crpd.org>; aorozco@crpd.org <aorozco@crpd.org>
Cc: jfriedl@crpd.org <jfriedl@crpd.org>; amooney@crpd.org <amooney@crpd.org>
Subject: Conejo Creek Park West Concept Plan

Dear Board Members of the Conejo Recreation and Park District,

Meet Cody, a 24 year old American Quarter Horse who is a descendant of the world famous thoroughbred "Man o' War".



Cody



Man o' War



Cody has been a part of our family for almost 11 years. Our daughter has learned so much over these years and spent many hours training, practicing, riding, showing, mucking stalls, nursing his injuries, and loving him. There are so many life lessons learned at the barn, and Cody was her one constant when she was a member of the class of 2020 who didn't experience senior activities, grad night, prom, graduation, and other rites of passage, due to Covid.

Cody lives in the Waverly Heights neighborhood, and without direct access to the Conejo Creek Equestrian Park, we would never have been able to afford this passion for horses financially. Beyond financial considerations, the personal growth gained through equestrian sport made supporting our daughter's involvement invaluable. Our daughter and Cody have earned day-end and year-end Equestrian Trails Inc. aka ETI (both Thousand Oaks

and Ojai), Ventura County Fair and West Coast Ranch Horse champion titles, and they have competed at a more regional level at the Los Angeles Equestrian Center. She has also participated in the Bishop Mule Days Parade on horseback. During Covid, our daughter was able to continue showing Cody through virtual horse shows in a new discipline, and they were out in the Conejo Creek Equestrian Park nearly every day practicing, training, preparing videos, and they eventually earned champion honors. Her reign as ETI Junior Ambassador Queen was also cut short due to Covid, but her tenure allowed her to participate in philanthropic, fund-raising and volunteer opportunities. The discipline, leadership, and achievements in equestrian sport became meaningful differentiators in her college applications. Cody is now teaching other young people how to ride, continues to earn champion awards, and has been a participant in two Conejo Valley Days parades.

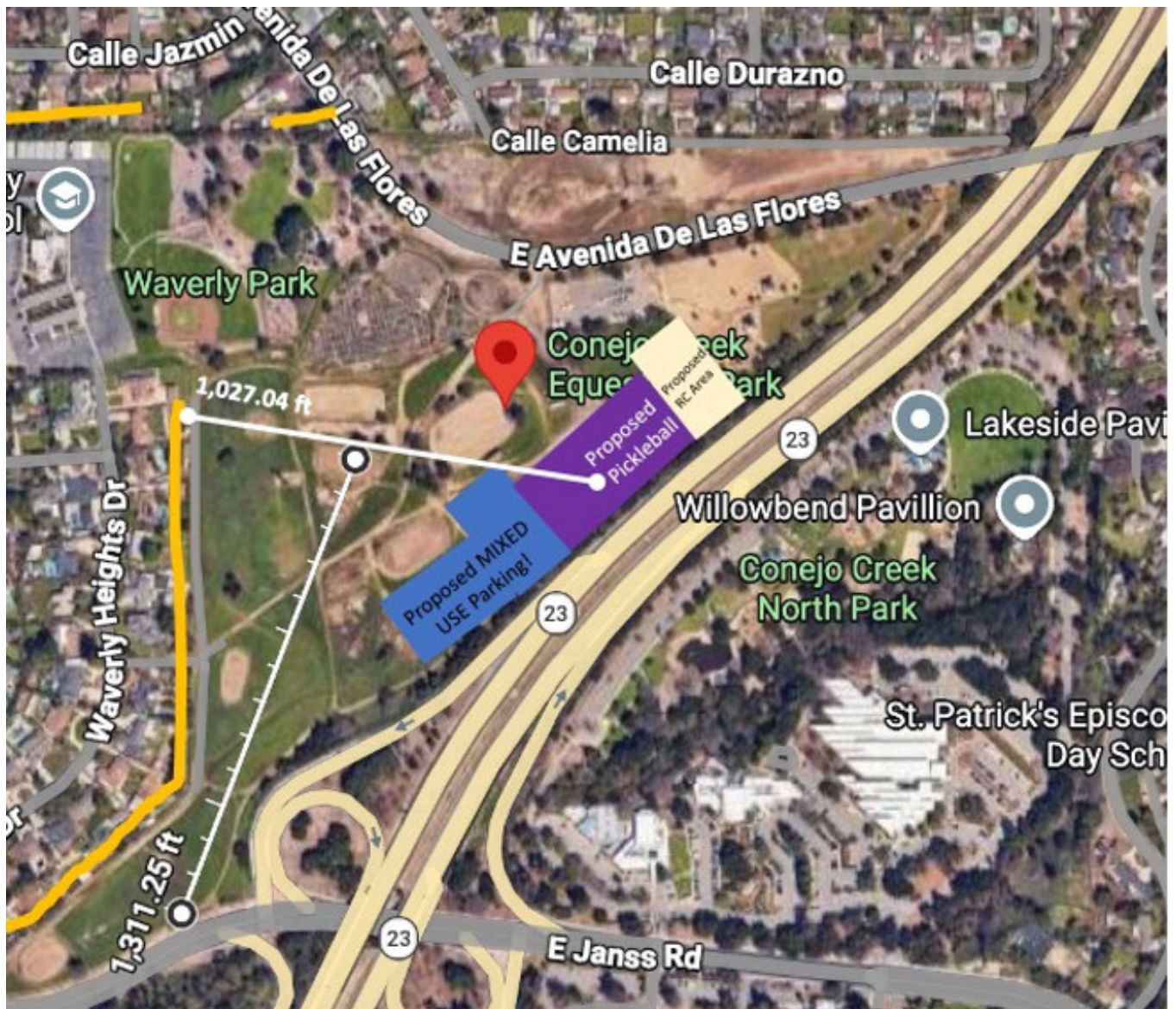
Without the Conejo Creek Equestrian Park, none of our daughter's equestrian accomplishments would have been possible, which is why I am writing to express my concerns regarding the proposed addition of pickleball courts and a remote control (RC) area adjacent to the Conejo Creek Equestrian Park equestrian arenas, as well as the potential expansion of the community garden into space currently used for equestrian purposes. I would like more information about the proposed multi-use trail and group picnic areas, because both potentially carry significant risks to equestrians.

A world renowned horse trainer and human educator consistently and repeatedly explains that horses are prey animals that are only afraid of two things: 1) things that move and 2) things that make noise. Essentially, this cowboy slogan is a humorous acknowledgment that horses are prone to spooking at almost anything, and in our experience it has proven true. Not only are they prey animals, horses are herd animals. If one horse is triggered, it can set off other horses in the vicinity. Equestrians (and friends and loved ones) are taught how to work with horses to significantly reduce the risk of injury to horse or rider.

Non equestrians may not have an appreciation for how hard equestrians work while riding or leading a horse, because riders have spent countless hours in practice and training with their equine partners and strive to make it look easy to work in harmony with an 1,100 pound animal with a mind of its own.

Introducing activities such as pickleball and RC activity in close proximity to equestrians raises significant safety and compatibility concerns. A loud paddle strike or a ball bouncing unexpectedly can cause a horse to jump, bolt, or change direction suddenly. Even well-trained horses can react this way, especially in an open outdoor setting. RC activity introduces fast, erratic movement and inconsistent noise at ground level—exactly the kind of stimuli most likely to trigger a horse's instinctive flight response. Both activities generate sudden noises and unpredictable movements that will startle horses, creating hazardous conditions for riders, horses, spectators and pickleball players alike.

The picture of Cody above was taken from the small arena next to the dressage arena at the Conejo Creek Equestrian Park, and shows how he stands when he is alert to a potentially dangerous situation – we call it the thoroughbred statue look. As a prey animal, his natural instinct is to bolt and run, then ask questions later. He is able to sense through hearing and sight from this arena near Avenida De Las Flores to Janss Road, which is a distance of roughly 1,311 feet which is almost a quarter of a mile (see white line from the horse arena where the picture was taken to Janss Road on the map below):



Cody senses a danger well before we are even aware it is there. Yesterday, it was a golf cart driving within the park near Janss Road. On other days hazards include off leash dogs, runners, bicycle riders, as well as trucks driving through the park to dump their loads, and Cody is very sensitive when we raise our voice at him. Science has proven that horses hear threats from 1 to 2.5 miles away. In peaceful environments such as the current state of the equestrian park, they can hear sounds from even further away. Horses have excellent hearing because their ears rotate nearly 180 degrees, they can focus each ear separately and they detect higher frequencies better than humans.

The proposed pickleball courts would be a menace to horses that live in the Waverly Heights neighborhood. The gold lines in the above map show where horses are stabled against the fence lines bordering the equestrian park and Waverly Park. At roughly 1,027 feet (about a fifth of a mile) between a horse stall and the pickleball courts as depicted by the white line between the proposed pickleball site to the perimeter fence line, the stall is well within the mile of hearing distance for horses. Not only would they be able to hear the pongs from within the equestrian park, but they would not be able to rest safely in the sanctuary of their home stalls! The stall would no longer be their safe place and they would

not be able to relax or sleep while pickleball is being played. Dogs in the neighborhood, and humans living in close proximity to the park are also sure to suffer. All deserve the *statutory right to quiet enjoyment* of their homes.

It's not just the volume of the noise, but the unpredictability of the pongs of pickleball play that are harmful and scary to a horse. Horses are prey animals with strong startle reflexes. They're wired to react instantly to sudden movement or sharp sounds. Pickleball, by design, produces the unpredictable repetitive *pop* of the paddle hitting the ball, quick lateral player movements, and balls occasionally flying out of court fencing. To a horse, that can feel very threatening, and can produce a buck, rear, bolt, spook or other life-threatening action. At some point, natural instinct takes over the "thinking part" of a horse's brain and the horse *will* react, especially if the natural peace is broken during pickleball hours and they are unable to relax or rest.

Putting an RC area near an equestrian arena creates similar—and in some ways even greater—risks than pickleball because of how RC vehicles behave. RC activity introduces fast, erratic movement and inconsistent noise at ground level—exactly the kind of stimuli most likely to trigger a horse's instinctive flight response. That's why an RC area near equestrian facilities and parking lot where horses are trailered is not safe. We have had very negative experiences when people have used the parking lot at the gated entrance to the main arena to run their remote control cars. Cody started behaving upset as far away as the end of the main arena farthest away from Avenida De Las Arboles.

According to the concept plan, the current horse trailer parking lot will become a shared mixed use parking lot given the proximity to the horse arena and proposed pickleball courts and neighboring proposed RC area (proposed parking is depicted by the blue box on the map), which is an accident waiting to happen. Currently, there is a needed buffer zone between parking and the horse show arena as well as covered bleacher seating. The concept plan removes the covered bleacher seating and the buffer zone, and places the pickleball courts directly in line of sight and proximity to the horse show arena which is well within earshot. Recall that horses are scared of things that move and things that make noise, and they will react. The proposed parking southwest-ish of today's parking is new, but probably would not fit a 4- or 5-horse trailer and give enough room to safely turn around. This new parking area also takes away existing round pens for warm up and training, as well as existing evacuation stalls. Access to the pickleball courts would be through this parking lot, right? Imagine fighting over parking spaces if a pickleball tournament should occur on the same day as a horse event? That is a bad, bad, bad idea for horses, their humans, non-equestrians and spectators alike!

Even a pickle ball enthusiast on Nextdoor agrees that this is a bad idea:

M

Mike Dubreuil

2w · Championship Dr

...

Gigi

PB players and Horse trailer parking are not compatible. From the plans it looks like single car parking spots are next to the PB courts.

♡ 3

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The concept drawing certainly does not look like single car parking spots next to the pickleball courts for pickleball player use only. Rather, the pickleball courts in the concept plan replace existing parking designed for horse trailers which are much longer than the typical SUV, and move parking further downstream but in a much smaller area. The current parking lot allows the ability to safely maneuver trucks and trailers and still provide a safety buffer for horses that are tied to trailers while they wait their turn during events. The reason that horses are tied to the trailers is simply because all the tack (saddles, bridles, saddle pads, protective boots, halters, lead ropes), feed (hay bags and treats for horses, packed lunch and snacks for humans), water, buckets, poop rake, first aid supplies, change of clothes, hats, helmets, etc. are safely stored there. The concept plan parking removes trailer parking, a needed barrier between parking and a horse arena and a round pen for training or warm up, as well as stalls set up for use during horse events and evacuation situations. During the recent Sandy fire, the equestrian park served as an evacuation center and it was full to capacity with horses that were under evacuation orders. This is yet another way that this park serves the community as a whole.

Conejo Valley's equestrian heritage runs deeper than just recreational riding—it's tied to how the region developed and *what it has chosen to preserve*.

Historically, the Conejo Valley was part of large ranchos during the Spanish and Mexican periods, where horses were central to daily life—used for ranching, transportation, and land management. Even after suburban growth accelerated in the mid-20th century, communities like Thousand Oaks and Agoura Hills *made deliberate efforts to retain that rural, horse-friendly identity*.

Equestrian use isn't just one activity among many—it's part of the area's legacy and long-term planning vision. While it is true that pickle ball is popular, horseback riding is also very popular, and we have seen an uptick particularly this year in new horses and riders. ETI Corral 37 has been making continuous improvements in the equestrian park to enable additional use of existing resources set aside for horseback riding, and the improvements have enabled more access for a larger numbers of equestrians. That's why proposals that reduce equestrian space or introduce incompatible adjacent uses draw concern. They're seen not only as safety issues, but as gradual erosion of a defining Conejo Valley feature.

It appears from the concept plan that the community garden would be expanded to cover ground that has already been developed as a competition dressage arena for equestrian use at the expense of ETI Corral 37. Why not expand or relocate the entire garden to the other side of Avenida de las Flores where it makes more sense with ability to expand further since there currently is nothing on that vacant property. If that is not realistic, expand the garden to take over the parking area and have the gardeners walk to the parking lot above the horse arena or by the dog park, but please do not take over the existing dressage arena which is being used for training, clinics and competition.

Yes, it is a large piece of property, but horses are large, 1,000+ pound animals that need *daily exercise*, and need large acreage to exercise and train in. When we turn him out in one of the arenas, you can hear Cody's hooves pound, he sometimes squeals with delight, and sometimes snorts, but he is just plain gorgeous to watch while he's running, having fun, blowing off energy, and just being a horse. But it takes a large area to do that safely. The Conejo Creek Equestrian Park ties into the Waverly Heights neighborhood specifically for this purpose and there is no where else to exercise horses from the Waverly Heights

neighborhood without trailering them. Common sense says it is much easier to pack the car with pickleball paddles and equipment than loading a trailer and hauling horses. If the proposals in the 2026 concept plan are implemented, it will discourage future equestrians who are not wealthy enough to afford the private facilities in places like Hidden Valley. Instead, we should be developing and encouraging future equestrians in order to keep that legacy alive. Additionally, keep in mind that equestrian sport is the only Olympic sport where men and women compete against each other, and age of competitors ranges from 20-somethings to well over 60 years old.

In Thousand Oaks, there isn't just one single "horse zone." Instead, horses are allowed in specific residential and rural-designated areas, usually tied to lot size and zoning designation rather than a named "equestrian district."

Even though the code is citywide, certain neighborhoods are *well known* for being *horse-friendly* because they have large lots, trail access, and community design. Waverly Heights is one of only 5 neighborhoods in the Conejo Valley that tend to naturally meet zoning requirements for horses. It is the *only* neighborhood that connects to the public equestrian arena, trails and facilities at the Conejo Creek Equestrian Park, and is the main reason that equestrians purchase homes in this area. Larger parcels that meet minimum size requirements, existing infrastructure and access to the city's equestrian trails and facilities allow this area to support the equestrian way of life. More importantly, *community planning in this neighborhood has historically preserved and supported the equestrian community.* This 2026 Concept Plan completely ignores these precedents.

The Conejo Creek Equestrian Park and facilities serve a unique and valuable role in our community. It provides a safe and appropriate environment for riders of all ages and experience levels, supports local equestrian programs, Serves as a safe place during evacuations and helps preserve an important aspect of the Conejo Valley's heritage.

I would also respectfully note that introducing uses with known potential to startle horses in close proximity to an equestrian facility may increase the CRPD's exposure to liability if an injury were to occur. Where risks are foreseeable and concerns have been raised in advance, as we are doing now, it is especially important to ensure that facility design and placement decisions reflect reasonable steps to maintain a safe environment for *all* users.

I strongly urge you to carefully reconsider this concept plan and explore alternative locations for the pickleball courts, RC area, and garden expansion that would not conflict with equestrian activities. Thoughtful planning can ensure that all community members' interests are supported without compromising safety or diminishing existing resources. It's simply common sense to not mix these activities! Even our non-equestrian friends raise their eyebrows at the thought of horses mixing with pickleball and RC activity because they can't believe that this is even being contemplated.

There are multiple existing multi-use parks within Thousand Oaks that are far better suited for accommodating pickleball courts and an RC area without creating conflicts with established uses. Facilities such as Thousand Oaks Community Park, Conejo Community Park, and Conejo Creek North Park already support high levels of active recreation, include appropriate infrastructure like parking and restrooms, and are designed for court-based and high-energy activities. Locating pickleball courts and an RC area within these types of multi-use recreational environments would align with current park use patterns while avoiding the safety risks and incompatibility associated with placing them adjacent to

an equestrian arena. Thoughtful placement in these areas would allow the CRPD to expand recreational opportunities while preserving the safety and integrity of existing equestrian facilities which can not be relocated.

These alternatives work better because they already accommodate noise and fast-paced activity, don't introduce cross-use safety conflicts, have infrastructure built for courts, and avoid reducing a specialized, hard-to-replace facility. Bottom line, pickleball courts and an RC area don't *need* to go near the equestrian arena. The Conejo Valley already has *several established, compatible park locations* where they would fit more safely and logically. Another idea would be to draw pickle ball lines on a set of existing tennis court facilities so that when this trend eventually dies off, we are not left with an unsightly concrete jungle.

Additionally, there seems to be a lot of opposition in neighborhoods for pickleball courts due to noise issues, which would also be the case here. Perhaps instead of outdoor venues, the CRPD should investigate indoor opportunities such as vacant industrial buildings which would be a win-win alternative – plenty of room for multiple pickleball courts with amenities and without the noise factor for neighbors. There are many vacant industrial buildings on Rancho Conejo Road on the north side of the freeway.

Finally, perhaps a robust reservation system, much like the golf tee time reservation system that was absolutely necessary during the Tiger Woods years, would serve the pickleball community well. Back in the day, when tennis was the rage, we actually had to *wait* our turn for public courts and sometimes we didn't get court time. You didn't see a rush to build new golf courses or tennis courts just because a sport was popular!

Thank you for your time and consideration. I appreciate your commitment to serving the diverse needs of our community. We are by no means anti-pickleball or anti-RC vehicle. However, the safety of horses and their humans should not be sacrificed for the sake of adding incompatible uses such as pickleball and RC activity to the Conejo Creek Park West. I strongly urge you to err on the side of caution in order to prevent serious or tragic injury to humans, horses and property. Please do not include the pickleball courts or RC area for any future plans for the Conejo Creek Equestrian park in order to allow Cody to thrive in the peace and serenity of the existing park and in his stall at home.

Come to the next (free) horse event to see these magnificent animals and their humans in action – visit <https://eticorral37.org/all-events/> for more information about horse shows or speed events (gymkhana). You might just fall in love with a horse!

Respectfully,

Georgette M. Aaberg

Subject: Agenda Item 9.A. Consideration of DRAFT Concept Plan for Conejo Creek West Written Comments
Date: Thursday, October 15, 2026 at 12:20:12 AM Pacific Daylight Time
From: Georgette Aaberg
To: crpdclerk
CC: Nellie Cusworth, Marissa Buss, Chuck Huffer, Doug Nickles, Ashley Orozco, James Friedl, Andrew Mooney
Attachments: image.png, image.png

After emailing my latest plea to prioritize safety over mixing equestrian activities with completely incompatible pickle ball activities, I received a newly revised Concept Plan for "Conejo Creek West" (dated September 29, 2026) on Friday, October 9, 2026, for this historic equestrian park. I continue to formally object to placing Pickle Ball at Conejo Creek Park West and am submitting this as written comments for the October 15, 2026 board meeting agenda item 9. A. Consideration of DRAFT Concept Plan for Conejo Creek West.

Although grateful that Remote Control activity is no longer being considered for this location, I am puzzled by the insistence of building Pickle Ball facilities here!

Over the past three years, the CRPD has heard from Waverly Heights homeowners, equestrians, horse owners, horse trainers, Mounted Sheriff representatives and even non-horse people, who have all expressed significant concerns about the incompatibility of horses and ball-sports, in particular Pickle Ball. These are not just opinions, but are rooted in fact, experience, expertise, and lessons already learned, and should be leaned on heavily now.

In fact, the CRPD staff is surely aware of the 1999 Conejo Creek Park Master Plan which specifically states:

"When recreation facilities were discussed for this quadrant, the proximity to the equestrian activities and adjacent residential properties was considered. **Active sports were considered too incompatible, e.g. baseball, and inappropriate to the concept of a pastoral setting for equestrian activities.** Passive recreation uses such as picnicking, community garden, tot lots, and hiking were considered to be compatible. The "Park & Bark" facility was given consideration because of the appropriate size of the quadrant." (emphasis added)

Indeed, the Master Plans summarized in CRPD's October 15, 2026 Exhibit 3 - Summary of the Evolution of Conejo Creek Master Plans since 1973 identify compatible uses (with the exception of 2 soccer fields in 1981 that were no longer under consideration with the 1999 plan).

Pickle Ball would fall under the active sports category, would it not? And in the current plan, there are now TWELVE courts with LIGHTING proposed! My understanding is that the purpose is to host Pickle Ball tournaments!! This is just mind-blowing. Why is the

Concept Plan now deviating from prior Master Plan findings? **Active sports, including Pickle Ball, are still incompatible! Time does not erase that fact.** Ignoring this fact will sacrifice safety for a chance to hold Pickle Ball tournaments?!

It is **NOT SAFE** to combine these activities! There is no way to desensitize horses to Pickle Ball activity!

Per Google Maps, the proposed Pickle Ball courts are less than 275 feet from the main riding/show arena, and they are in direct line of sight. *Fact: Our favorite horse senses danger and alerts us when he is scared about things that move, or make noise, from over 1,300 feet away.* Fact: putting Pickle Ball in this park in such close proximity to riding arenas will cause horses to spook from perceived danger, especially if the horse is young, less trained, and/or ridden by a less experienced equestrian. There is no way to hide or sound proof the Pickle Ball area to shield horses and equestrians from the sights and sounds of Pickle Ball which would trigger a danger response since it is outdoors and so close to the arena areas. After countless hours of training, grooming, bathing, banding and participating in a horse show, can you imagine being hurt or disqualified because your horse spooked due to Pickle Ball? And they were built here all because someone couldn't wait 25 minutes to get a court?! Try explaining that to a youngster! Excluding Pickle Ball from the Concept Plan for this park because it is not compatible with equestrian use is Just.Plain.Common.Sense to horse people and non-horse people alike.

The location for the proposed Pickle Ball courts sits just over 1,000 feet from homes with horse stables where horses should feel protected. Since horses can hear from 1 to 2.5 miles away, they will constantly feel threatened from Pickle Ball noise, even within the safety of their homes. This amounts to cruel and inhumane treatment. Additionally, horses can sleep while standing, but they **require** periods of deep sleep while laying down. The only time they do that is when they feel safe. The noise of Pickle Ball play would keep horses on alert without the ability to relax in their "safe" place. Pacing, stomping, running the fence lines, kicking, snorting, and other nervous activity will be their constant state, as opposed to lazily relaxing. We see this behavior on the 4th of July due to fireworks. There is a well documented case of "Detail", a barrel racer whose owner shared video of the horse's inability to lay down in her stall to sleep because the horse didn't feel safe. More importantly, as a result, the horse literally falls over during the day because she was unable to get the sleep required. Euthanasia was actually contemplated because it was unsafe for the horse to constantly lose her balance and fall over due to lack of deep sleep. Fortunately, Detail's owner was able to find a way to help her horse, but she still has periods of stress. However, horses stabled within the 1 to 2.5 mile hearing radius of the proposed Pickle Ball courts will be sentenced to a horrible fate because they will never know when the noise will begin or stop, and it would be a continuous stressor. Bottom line, horses housed in Waverly Heights will never feel safe. Because Pickle Ball noise and activity is not consistent and predictable, and they can't figure out how to make the threat go away, horses can not be desensitized to it. ***The Pickle Ball courts are a "want" but peace and safety are a NEED for a horse's well-being.***

Currently, equestrians use all aspects of the park, from the main arenas, the evacuation

stalls, the round pens, picnic tables and the grandstands, to the trails that lead to, run around, and go through the Conejo Creek Equestrian Park. As an avid hiker notes online, “many of the Conejo Open Space tracks are too dangerous for equestrians because of mountain bikers who ignore rules, speed around corners, yield to no one (never mind the rules about yielding to horses and hikers) and there is seldom any way to get help or enforcement of the safety rules.” While many bikers do behave decently, there are enough bullies to make those trails unsafe. Thus, the Conejo Creek Equestrian Park offers a means to more safely trail ride than trails in other parts of the Conejo Valley. That would no longer be the case with the introduction of Pickle Ball.

The Thousand Oaks **2045 General Plan highlights a long-standing planning priority to balance suburban growth with the preservation of large-lot, horse-friendly neighborhoods and open spaces. It protects the historical semi-rural equestrian-oriented community of Waverly Heights.** Because it has direct equestrian access to the Conejo Creek Equestrian Center, Waverly Heights is considered one of the most prominent, **historic and active “horse communities” protected by this explicit general plan philosophy.** This neighborhood is mandated as “Neighborhood Rural” and “Neighborhood Very Low” from a land use perspective and must preserve and accommodate “agricultural and equestrian uses.” Because it interfaces directly to the Conejo Creek Equestrian Park and its equestrian trails, Policy TO-28.1 (Development Near Equestrian Trails) states that any development or modification adjacent to established trails must “ensure the completion of the Thousand Oaks regional trail system and protect existing trails,” prioritizing equestrian trail access. The CRPD proposal to mix equestrian and Pickle Ball activity completely contradicts this vision of Thousand Oaks.

Introducing a high-impact, high decibel active recreation facility for Pickle Ball is fundamentally incompatible with the quiet, pastoral purpose established by the City of Thousand Oaks primary land use guidelines for this neighborhood.

Sections 1 and 4 of the Thousand Oaks Area Plan legally bind the regulatory environment of this specific zone to protecting a “semi-rural, equestrian-oriented” nature of Conejo Creek Park West and the neighboring housing tracts. **The installation of paved, lit, Pickle Ball courts and corresponding traffic influx directly undermines the unique rustic infrastructure that the Area Plan was enacted to protect.** The CRPD should abide by the Area Plan’s protective spirit and intent, and locate active sports amenities in the city’s already developed, standard urban parks instead. Under Policy TO 28-1 of the Area Plan, any modification adjacent to the regional trail system must preserve and protect existing trail uses. The constant percussive noise of Pickle Ball presents a documented safety hazard for horses, increasing the risk of spooked animals on the surrounding Conejo Creek Equestrian Park trails and in the surrounding Waverly Heights neighborhood. Addition of Pickle Ball to the Conejo Creek West Concept Plan violates the mandate to prioritize and safeguard equestrian infrastructure.

In accordance with the **CRPD’s own operational rules**, active recreational amenities such as Pickle Ball belong in designated Community Parks or Playfields (like Rancho Conejo or Del Prado Playfields) **designed for high-density traffic and lighting.** Conejo Creek West is not designed for this. Conejo Creek West is a historically equestrian facility which has now incorporated a Community Garden and Dog Park,

which have both expanded since our family became involved with horses. CRPD should utilize urban-adjacent assets or indoor recreation properties for Pickle Ball rather than encroaching on this historically sensitive, rural neighborhood that houses the only public horse facility open to use by any equestrian in the Conejo Valley.

Current and proposed infrastructure at Conejo Creek Park West does not support the addition of twelve lighted Pickle Ball courts. There is only ONE toilet and ONE sink for the Dog Park, Community Garden and equestrian facilities at Conejo Creek Park West. The two nearby Waverly Neighborhood Park restrooms (one toilet/sink each) have been locked most of the times that we have needed them. The Concept Plan map now shows *“trailer” parking directly adjacent to the proposed Pickle Ball courts*, but that parking lot is close to the proposed Pickle Ball courts. Given human nature, Pickle Ballers will most likely utilize the “trailer” lot instead of the one further away from horses by the Dog Park. A Pickle Ball enthusiast posted this on social media:

 **Mike Dubreuil** 22w · Championship Dr ...
Gigi PB players and Horse trailer parking are not compatible. From the plans it looks like single car parking spots are next to the PB courts.

Even Mike was assuming the area now marked as “trailer” parking was exclusively for the Pickle Ball players. The infrastructure proposed (including addition of 2 restrooms) will not accommodate an additional 48 (12 courts x 4 players) people at any given time, and potentially larger additional headcounts during tournaments. If a horse event and Pickle Ball tournament were to be held on the same day, it will be a nightmare for people who have to bring their horses by trailer to the arena, fight for parking, ensure safety of the horses which generally are tied to the trailer, and ensure safety of humans in the vicinity. During much of the year, there are two to three horse competitions, shows, events or sheriff mounted patrol training sessions each month which draw larger crowds.

Food for thought... equestrians kick up a lot of dust, as probably do the dogs that run and play at the Dog Park adjacent to the proposed Pickle Ball area. This could present issues to Pickle Ballers with allergies and/or asthma. Those courts will most likely need to be swept clean regularly in order to even be playable (horse owners sweep their property several times a day in an unending struggle). There is regular daily use of the main arena by at least eight horses that I know of, and bigger events lasting all day will have many more horses and riders, which constantly kicks up a lot of dust, in addition to natural wind events.

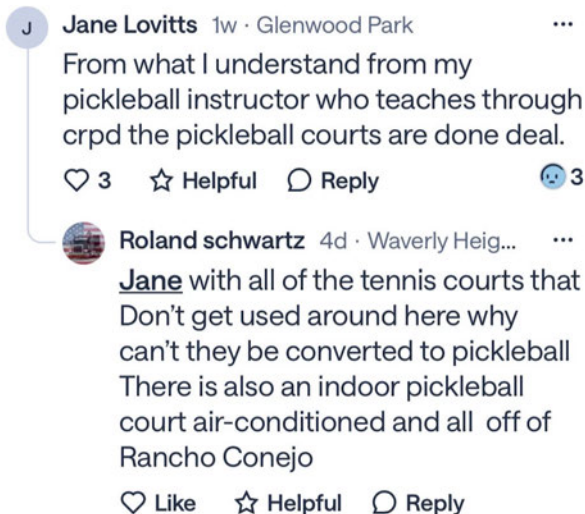
Please do not “pave paradise to put up a parking lot”. Think carefully, because this will leave a permanent scar on the Conejo Creek West property which will remain long after the pickle ball era is replaced by the next shiny new object. (Remember Raquet Ball?) There are six dedicated Pickle Ball courts at the Rancho Conejo Playfields plus 4 multi-use courts that already have existing infrastructure to support higher levels of use. Only 2 more would be needed to host tournaments, but based on the Rancho Conejo Playfields map and location of those existing courts it looks like there is room to add an

additional six courts in a more fiscally responsible manner and which would allow for larger tournaments. Perhaps an additional six courts could be added elsewhere to existing facilities, or better yet, lease a facility to provide indoor Pickle Ball, which would probably be cheaper to maintain, has existing infrastructure, and there would be no noise impacts to neighbors. Alternatively, the property recently purchased on fireworks hill might offer additional possibilities. In a recent Ventura County Star article, a proponent of the new courts just wants new courts because he might have to wait 25 minutes to play. Back in the day when tennis was popular, we would wait much longer than that for just a chance to play! He also didn't care **where** the courts were built, just build them, no matter which other community members would have to pay a price. While the CRPD operates 3 equestrian facilities, one is dedicated to therapeutic riding. The second is a mixed board, therapeutic and rental string that is near, or at, capacity. The Conejo Creek West is the ONLY shared public use equestrian facility for the entire Conejo Valley with direct access to the historical, semi-rural, horse community of Waverly Heights.

The Concept Plan also moves the "Refuse and storage yard for CRPD/Non Profits" from its current location where the proposed Pickle Ball courts are now located to an area closer to the horse arenas and pens where horses will be located. There is a standing issue in this park because it is used as a dumping ground for whatever dirt, rocks, gravel, and other questionable construction materials are allowed to be dumped. I personally have witnessed instances in which the dump trucks have set off horses in the arenas, and would strongly recommend finding an alternative location for this "Refuse and storage yard" to protect horses and riders. It is also not aesthetically pleasing.

During this process, the equestrian community has been labeled as rich, entitled, selfish, unwelcoming, and intolerant of change. These are some of the hardest working, tax-paying, selfless individuals who care deeply about this historical community and the benefits of preserving the equestrian way of life. Many work full time jobs, care for their horses and treat them as the family partners that they are. They enjoy sharing their knowledge and teaching others the joys of horseback riding, ownership and community. We saw a horse who managed to somehow partially remove a horseshoe but left the nail poking into the sensitive portion of his foot. A complete stranger dropped what he was doing to come to that horse's aid. When fires break out, people in this community are the first to rush with their personal trucks and trailers to assist in evacuation of horses and livestock, bringing the animals to the Conejo Creek Equestrian Center for refuge. This community also includes the Mounted Sheriff's team and they count on this facility for training.

The Conejo Creek Park West has seen many changes over time, to the detriment of the horse community, but at least compatible uses were introduced that did not sacrifice the safety of humans or horses. With this current process, it has been disheartening to see multiple posts to social media like this one:



Public records of a pickle ball club also indicate that they are confident that they will be successful in building the Pickle Ball courts at Conejo Creek Park West. Based on the CRPD website, the Pickle Ball clubs have been lobbying for these facilities since 2021, long before the equestrian community became aware of the proposed project in 2023. Quite frankly, it appears that they do not care where the courts are built and which other community members might suffer as a result. Equestrians have been pleading with CRPD to consider safety and keep Pickle Ball off the table since the first public meetings were held. In a recent Ventura County Star article, Mr. Mooney's comments actually advocate for placing the courts at Conejo Creek West, despite the significant safety concerns that have been brought to his attention on any occasion the equestrian community was involved - pleas from all aged riders, trainers, teachers, therapeutic lesson providers, and even the Sheriff mounted patrol members. This is a gut punch.

Equestrians are not opposed to using the space for compatible activity. It would be wonderful if trees slated for removal due to the Thousand Oaks "Downtown" project could be transplanted to Conejo Creek West for additional shade and preservation. Grange and 4-H clubs have also used the facilities at the Conejo Creek Equestrian Park and such groups should be encouraged here. The "Colors of California" garden near the Teen Center could be expanded in this particular area as well. It would be really cool to host ranger talks around a campfire for cowboy poetry or other tales of horses, the Old West and the history of Thousand Oaks on this property, similar to activity at the McCrea ranch or Stagecoach Museum. Even a tot lot next to the dog park would be more compatible than Pickle Ball!

The homeowners, horse owners and horses of the Waverly Heights neighborhood deserve better. They are the most impacted by these changes, and will have to live with them, unlike the transient Pickle Ballers who will drive in from other parts of town, and from outside of town (Moorpark, Simi, Calabasas, Camarillo) to use the facilities, especially since the intent is to hold tournaments. Even many of the Pickle Ball enthusiasts (not necessarily the leaders) who want new courts post online that they do **not** want the courts at this particular facility because they understand the safety issues and impact to horses.

The current Concept Plan adds amenities that were on ETI's wishlist, removes or revises other portions of the plan, but keeps the Pickle Ball courts. I guarantee you that all of those things on the wishlist would gladly be given up in the interests of safety alone, if Pickle Ball is removed.

I fear that the old adage "you can't fight City Hall" is proving a formidable challenge to the equestrian community. Please prove me wrong, and err on the side of safety and peace for all involved within and outside the equestrians in this neighborhood, consistent with the historical horse-friendly position that has been adopted throughout the city's history. Remove Pickle Ball from this venue before someone pays for a misguided decision with a tragic accident.

If you have a chance, please stop by the "Day of the Horse Showdeo" on October 17 (11 am to 2 pm) at the Conejo Creek Equestrian Park to see these magnificent creatures in action. You might just fall in love with a horse!

Respectfully,

Georgette M. Aaberg
Thousand Oaks, CA

Sources in support of claims above:

1. Veterinary & Biological Citations (The "Spook" Risk)

A horse's physiological response to noise is not a "bad behavior" issue; it is an involuntary, biological evolutionary design.

- The Evolutionary Flight Response: A baseline study published in *MDPI Animals / ResearchGate*. Researchers confirm that horses **naturally respond to alarming, unfamiliar auditory stimuli by preparing for immediate flight or executing erratic movements**. This sympathetic nervous system trigger immediately spikes their heart rate and releases cortisol **before the horse can visually process** what the noise is.
- The Hearing Frequency Discrepancy: Reference data on equine sensory biology is found in *Frontiers in Veterinary Science (Sensory Abilities of Horses and Their Importance)*. This research shows that equine high-frequency hearing extends up to 33.5 kHz, compared to the human limit of only 20 kHz. Furthermore, due to the funnel shape of their ears, horses experience an acoustic pressure gain of 10 to 20 decibels (dB), meaning **a sound that seems mildly annoying to a human is perceived far louder and more intensely by a horse**.
- The Prevalence of Noise Anxiety: A comprehensive survey in *PMC / Frontiers* (The Impact of Noise Anxiety on Behavior and Welfare of Horses) shows that 22% of horse owners report severe **noise anxiety in their horses, characterized by dangerous behaviors like paddock running, bucking, and breaking fences**.
- True Hearing Range & Distance: Peer-reviewed work (such as studies by H.E.

and R.S. Heffner) and equine acoustic documentation show that a horse's hearing range spans from 55 Hz up to 33,500 Hz (exceeding human upper limits into the ultrasonic range). Under optimal environmental conditions—such as flat terrain, minimal wind, and low ambient noise—horses can detect loud or environmental sounds from up to 4 kilometers (about 2.5 miles) away.

2. Acoustic Citations (Why Pickle Ball is Unique)

Pickle Ball is different than tennis. Tennis is a muffled, low-frequency sound. Pickle Ball is an "impulsive noise."

- The 1.2 kHz Sound Profile: Acoustic data compiled by bodies like the *Acoustical Society of America* shows that Pickle Ball impact radiates its peak energy at a tonal frequency of 1,100 to 1,200 Hertz (Hz).
- The "Alarm" Effect: 1.2 kHz is the exact frequency range engineered for commercial backup alarms on dump trucks and garbage trucks. Municipalities literally use the 1.2 kHz pitch because it is ***biologically impossible for a mammal to ignore—it is designed to grab attention and trigger an emergency reflex.***
- The Repetition Rate: A single active Pickle Ball court produces a rapid, erratic sound cadence of roughly one pop per second, resulting in up to 2,800 sharp impulse spikes per hour. ***Unlike predictable traffic noise, this rapid-fire, irregular pitching keeps a prey animal's nervous system on permanent high alert. Horses are prey animals.***

3. Land-Use Planning & Legal Precedent

- The 500-Foot Standard Buffer: According to urban planning reviews published by the *American Planning Association* (Why the Pop, Pop, Pop of Pickleball Needs a Zoning Solution), standard Pickle Ball noise radiates a 58-decibel sound threshold up to 500 feet outward along the length of play. Land-use planners now increasingly ***recommend strict setbacks or comprehensive acoustic reviews for courts planned anywhere within 500 to 600 feet of "sensitive areas"—which should inherently include equestrian arenas.***
- "Predictable Negligence": Placing a high-impact racket sport directly next to a designated equestrian area is a scientifically documented public safety hazard. It introduces what risk management specialists call "predictable negligence". ***By approving Pickle Ball at Conejo Creek Park West, adjacent to equestrian facilities, you are voting to place a 1,200 Hz impulsive noise trigger next to a staging area for 1,200-pound flight animals.*** The equestrian community has consistently and constantly brought this safety issue to CRPD's attention, and any future injury to a rider, horse, or bystander can no longer be considered an unpredictable accident. It can be construed as predictable negligence, severely damaging the city's liability protections.

Ashley Orozco, Director, Board of Directors
Conejo Recreation and Park District, Division 5
aorozco@crpd.org

October 13, 2026

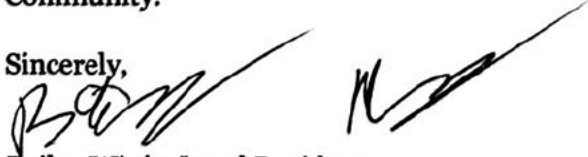
Dear Ms. Orozco,

I have grown up in the Waverly Neighborhood and have had the privilege of accessing the Waverly and Conejo Creek West parks for baseball, walking trails and dog activities. Our family had a plot at the Community Garden as well. I recall the many horse shows held in the Corrals that I enjoyed helping, participating in, and observing on the weekends. This park provides the unique opportunity for folks of all abilities, needs and issues, to come together and enjoy the quiet, open air natural environment and to get away from the stress and noise of our regular lives.

As a future homeowner in this neighborhood, I implore you to maintain the character and ambiance of the ONE Equestrian park left in Thousand Oaks. There is no other park or land like it. I would have to commute out to OTHER, surrounding Cities hundreds of miles away- Riverside and Fresno, to enjoy the unique Equestrian activities we enjoy here: Gymkhana, Barrel Racing, obstacle jumping, roping, dressage, and horse dancing to name just a few. We cannot participate in these special sports anywhere else in the Conejo Valley- Lynn Ranch has trails, but no other location has Corrals for the horses to perform like this. I have enjoyed seeing families come together in community and compete in these events after practicing for weeks beforehand. These activities give us young people purpose and enjoyment, and gets us away from our screens which are so addictive. I believe these activities also support our physical and mental health.

Please consider the many ages, needs and backgrounds of the Community you serve. We ALL need the peace, tranquility and calm that Conejo Creek West needs. I encourage you to consider OTHER parks that can tolerate the added traffic and population for these noisy activities. I am sure you can double up existing tennis courts to serve pickle ballers as well. Perhaps you decipher hours for the different activities. Use what you ALREADY have, do not disrupt THIS park that brings such a DIFFERENT ambiance than what is needed for a pickle ball court or a remote control car park. *I look forward to your timely response to this letter, so I can confirm that you have read, received, and will incorporate my concerns regarding this very important issue that affects my family and neighbors.* Thank you for carefully considering my input in your role as Director of the CRPD Board of Directors. Much appreciation for all you do for our Community.

Sincerely,



Bailey Winic, Local Resident

[Redacted address line]

From: [REDACTED]
Sent: Thursday, October 15, 2026 1:23 PM
To: Chuck Huffer <chuffer@crpd.org>; Doug Nickles <dnickles@crpd.org>; ncusworth@crpd.org; Marissa Buss <mbuss@crpd.org>; Ashley Orozco <aorozco@crpd.org>; crpdclerk <crpdclerk@crpd.org>; James Friedl <jfriedl@crpd.org>
Subject: Conejo Creek West proposed park modifications

You don't often get email from [REDACTED] [Learn why this is important](#)

From: Valorie Wigen [REDACTED]
Date: October 15, 2026 at 9:22:07 AM PDT
To: crpdclerk@crpd.org, dnickles@crpd.org, chuffer@crpd.org, ncusworth@crpd.org, mbuss@crpd.org, aorozco@crpd.org, jfriedl@crpd.org, amooney@crpd.org

CRPD Board and Management,

Thank you to Doug, Ashley and Chuck for responding to my email as a private citizen and resident within the CRPD parks district.

I'm writing this morning as the current plot manager of Las Flores Community Garden, a volunteer position that I donate about 20 hours a week to benefit our local community.

Part of my plot manager job is acting as HR for the gardens; I interview all potential applicants and confirm their interest in gardening and our mission. Starting our interview, the **first** request I have is to show their ID.

This is because CRPD has asked LFCG to only lease to residents within the park district boundaries, Thousand Oaks, Newbury Park and Westlake Village. This is in our By-Laws and our Rules and Regulations as per CRPD request.

So when I see a flyer from the Ventura **County** Pickleball association encouraging attendance at tonight's meeting, I can help but wonder- who's showing up to lobby for this organization?

The by-laws of the pickleball association state:

ARTICLE 2 - MEMBERSHIP

2.1 Eligible Members

Membership in the Club is open to anyone or family who has made an application to the

Club and paid dues within a given year. Membership is nondiscriminatory and open to any persons interested in the sport of pickleball. Membership becomes effective upon receipt of a completed membership application and payment of Club dues.

So, Is it really playing fair to have a countywide organization lobbying for additional courts in a local park district site? And an organization that is also a 501(c) to not have the same residency requirements as LFGC complies with?

Our gardeners are all local residents, we're black, white, latino, indian, asian. We are children and adults on the spectrum and folks with walkers, canes and even a wheelchair. We're inclusive, we're passionate, and we don't live all over Ventura County. We live here.

Below, I've attached a copy of what the Ventura County Pickleball Association has been sending out to its membership and a copy of who and what the gardens at LFCG are.

Please take a minute to look at both these!

And, thank you for taking local needs and concerns into consideration,

With passion and sincerity,

Valorie Wigen
Plot Manager
Las Flores Community Garden



**ATTENDANCE at the CRPD Board of Directors
Meeting TOMORROW, Thursday, October 15th,
at 6:00 PM is CRUCIAL
to Support COURT EXPANSION!**

The CRPD Board of Directors Meeting on Thursday, October 15th at 6:00 PM is CRITICAL to the entire pickleball community. The Board will be asked to approve the revised Master Plan of the Conejo Creek West Park **which includes multiple, lighted pickleball courts.** These would be the first new courts in the Conejo Valley in over 8 years!

Please let us know how you plan to support the pickleball community at this very important meeting by filling out this Google Form *(If you decide to write an email to the Board of Directors, please send it to **clerk@crpd.org**)*

<https://forms.gle/q2tatYt8nXo9eHie9>

Thank you for supporting the pickleball community!

See you on the courts!

Subject: Comments on proposed pickleball courts

Date: Thursday, October 15, 2026 at 8:28:01 AM Pacific Daylight Time

From: Jenn A

To: crpdclerk

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I hope this is the right email to submit public comments on CRPD's proposed plan to add pickleball courts to conejo creek west. If not can you please reply and advise who I should email?

Are pickleball courts what the survey results voted for that residents took?

There are so many more uses for this space that I think better serve the community. I think actually we should preserve and enhance/update the equestrian park and garden. This unique open space that Thousand Oaks has should be preserved and enhanced.

Adding pickleball courts is a costly project and to be honest I think it's a short lived fad. This is a relatively new sport and although trendy I don't think a huge amount of money should be invested in something that may not be popular years from now.

How about using that money to fix up sunset hills park? I see the grass is being fixed but what about the playground? That's gotta be one of the oldest playgrounds in Thousand Oaks and TO has updated other what seem to be newer nicer parks. Looks like it was renovated in 2012?

There were a lot of great ideas on the survey residents took and I can't believe what we are ending up with is Pickleball courts?! I strongly oppose this plan and believe it's a costly risky project and I can't imagine the noise and light pollution it will make for the surrounding neighborhood and wildlife.

I hope this project gets stopped

Thank from a concerned resident with three children ages 7,9,10. I want a Thousand Oaks that my children choose to live in when they are grown.

A Legacy Worth Protecting

Barbara and Edward Kloster • Conejo Creek Equestrian Park

Dear CRPD Board Members,

For more than 40 years, our parents, Barbara and Edward Kloster, devoted their time, energy, and hearts to protecting the equestrian community in Thousand Oaks and the Conejo Valley. They were not simply horse enthusiasts. They were advocates, volunteers, and builders of a community they loved.

They helped establish and develop the equestrian facilities at Conejo Creek Park, oversaw construction of riding arenas, advocated for the preservation of equestrian space, and helped create a safe place for generations of horses and riders. They helped start Day of the Horse. During fires and emergencies, they volunteered to help rescue horses in danger. Alongside countless other dedicated community members, they worked for decades to keep the equestrian way of life alive.

In 2021, a plaque was dedicated to our mother at the park. Its inscription reads: "Dedicated to Barbara Kloster. In gratitude for her decades of service and passionate contributions to the Conejo Creek Equestrian Park and the entire equestrian community."

It is the only plaque on the arena wall.

That plaque is more than a tribute to our mother. It is a permanent reminder of the years of service, commitment, and community effort that made this place possible.

That is why we are so deeply concerned about the proposal to place pickleball courts next to the equestrian facilities.

This is not opposition to pickleball. It is a question of safety and appropriate placement. Horses are flight animals. Sharp, repetitive sounds, sudden movement, and unfamiliar activity can startle even experienced horses. The distinctive popping sound of pickleball, particularly so close to riding arenas, raises a legitimate concern about horses spooking and putting riders, spectators, and the animals themselves at risk.

Before moving forward, we urge CRPD to evaluate those risks with equestrian professionals and the people who use these facilities every day, and to consider alternative locations where both activities can thrive safely.

Our mother is no longer here to speak at a meeting or fight for what she believed in. But if Barbara Kloster were here, we can promise you that you would hear from her. She would be at every meeting, talking to the newspapers, calling attention to the issue, and making sure the equestrian community was heard. And believe us, **you would all get an earful!**

That was our mom: passionate, determined, outspoken, and unwavering when it came to protecting the horses and people she loved. Our father would have been right there beside her.

It is painful to imagine that the safe equestrian space they and so many others spent decades building could now be compromised. The equestrian lifestyle is not an afterthought in the Conejo Valley. It is part of our history, our identity, and our community.

We ask every board member to visit the arena, look at the plaque honoring Barbara Kloster, and consider what it represents. **Please do not honor her legacy on a wall while overlooking the safety of the community she worked so hard to protect.**

Please reconsider placing pickleball courts beside the equestrian park. Preserve the safety, purpose, and heritage of this irreplaceable space, and find a location that respects both recreational communities.

Our mother spent her life being a voice for the horses and riders of the Conejo Valley. Now that she is gone, **we are proud to carry that voice forward, together.**

Sincerely,

Debbi Kloster Erwin

Beverly Kloster Townsley

Micheal Kloster



Plaque honoring Barbara Kloster, dedicated in 2021

Subject: Formal Opposition to the Proposed 12-Court Pickleball Project at Conejo Creek West
Date: Thursday, October 15, 2026 at 10:19:36 AM Pacific Daylight Time
From: [REDACTED]
To: crpdclerk, Nellie Cusworth, Marissa Buss, Chuck Huffer, Doug Nickles, Ashley Orozco, James Friedl, Parksupt, bstark@toaks.gov, Andrew Mooney, District2@ventura.org, mtaylor@toaks.gov, bengler@toaks.gov, aadam@toaks.gov, tgutierrez@toaks.gov, dnewman@toaks.gov
CC: [REDACTED]
Attachments: image514980.png, image823294.png, image243542.png

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear CRPD Board of Directors and General Manager Jim Friedl:

I am writing to formally oppose the proposed 12-court pickleball project at Conejo Creek West. Despite concerns raised by citizens regarding the courts' proximity to active equestrian facilities, the project continues to move forward without, to my knowledge, adequate consideration of the fiscal, safety, and accessibility concerns. It would seem that the public hearings held have been a check-box exercise rather than actually considering the liabilities and concerns raised associated with this project! Objectively, there are many factors that speak against the proposed project:

1. Fiscal Responsibility and Public Priorities

The District's debt obligations, including approximately \$15 million associated with recent building purchases, warrant careful scrutiny before committing additional Capital Improvement Plan funds to building new pickleball courts. With more than 35 pickleball courts already available in the surrounding area, officials should demonstrate the need for this additional investment using tax-payer funding, identify its full cost, and explain why alternative locations or priorities are not more appropriate.

2. Foreseeable Safety Risks to Riders and Horses

Pickleball produces repetitive, high-frequency impact sound – frequently exceeding 70 decibels – that can startle horses.

In close proximity to active riding arenas, those sounds create a foreseeable safety concern for riders, horses, instructors, and spectators. A startled horse can cause a serious fall or injury. The project may also affect the ability of equestrian nonprofits to conduct programs safely and meet their insurance requirements. In equine proximity, this noise can be legally argued as an "unreasonable interference" with the use and enjoyment of adjacent horse properties.

Dangerous Condition of Public Property (Gov. Code § 835):

Under [California Government Code § 835](#), a public entity can be held liable for personal injury or property damage caused by a dangerous condition of its property. If a municipality designs and places a pickleball court so close to an established horse trail or arena that the sudden, erratic noises *predictably spook horses*, resulting in a rider being thrown, trampled, or even worse, **the city can be sued for negligent design or failure to mitigate a known hazard.**

These concerns should not be dismissed as subjective preferences. Before proceeding, the District should commission an independent assessment of the likely noise impact and equestrian safety risks, including whether effective mitigation is feasible at the proposed location. Anything less is irresponsible, or even negligent.

3. Accessibility, Civil Rights, and Legal Compliance

The District should also demonstrate that its planning process and proposed recreational facilities meet applicable accessibility and nondiscrimination requirements, including Title II of the Americans with Disabilities Act and, where applicable, California Government Code § 11135. The absence of a standalone ADA programmatic assessment does not by itself establish a violation; however, the District should document how accessibility and equal access have been evaluated. An independent sound assessment is likewise necessary to inform the separate safety and land-use concerns raised by this proposal.

Proceeding without adequately addressing these issues risks avoidable costs, preventable injuries, and potential legal disputes.

Requested Action

I urge the District to withdraw the current concept plan for the 12 pickleball courts at Conejo Creek West and refrain from advancing the project at this location until the fiscal justification, equestrian safety risks, noise impacts, and accessibility obligations have been independently evaluated and transparently addressed.

Public officials have a responsibility to consider the foreseeable consequences of their decisions, particularly when citizens have raised specific concerns before construction begins. The responsible course is to protect public funds, preserve safe access to existing equestrian facilities, and evaluate alternatives before committing to a potentially incompatible use.

Please reject the proposed pickleball court location at Conejo Creek West.

Sincerely,

Carsten & Catherine Preisz

[Redacted signature block]

[Redacted signature block]

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose

From: Raquel Broeker <rbroeker@crpd.org>
Date: Thursday, October 15, 2026 at 1:12 PM
To: Jody Dickson <jdickson@crpd.org>
Subject: FW: Please keep LFCG community and nature integrity

From: victory yin [REDACTED]
Sent: Thursday, October 15, 2026 1:11 PM
To: Chuck Huffer <chuffer@crpd.org>; Doug Nickles <dnickles@crpd.org>; Nellie Cusworth <ncusworth@crpd.org>; Marissa Buss <mbuss@crpd.org>; Ashley Orozco <aorozco@crpd.org>; crpdclerk <crpdclerk@crpd.org>; James Friedl <jfriedl@crpd.org>; Andrew Mooney <amooney@crpd.org>
Subject: Please keep LFCG community and nature integrity

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear CRPD,

We would like to express our strong interest in seeing the park remain a nature park—a peaceful, welcoming place where our community can gather, enjoy nature, and garden together.

The garden provides meaningful therapeutic benefits for veterans, senior citizens, families, homeschoolers, and individuals with special needs. It is a place for connection, learning, healing, and spending time together in nature.

We are also concerned that the proposed new pickleball courts could impact the park's natural environment and bring additional noise and traffic to the surrounding communities. We hope these potential impacts will be carefully considered before moving forward.

Our hope is that the park's natural character and peaceful atmosphere can be preserved for the benefit of both current and future generations.

Thank you for listening to the community and considering our concerns.

Victor Yin

[Sent from Yahoo Mail for iPhone](#)

Subject: No Pickleball Courts

Date: Wednesday, October 14, 2026 at 11:18:03 PM Pacific Daylight Time

From: [REDACTED]

To: James Friedl, Andrew Mooney, Chuck Huffer, Doug Nickles, Nellie Cusworth, Marissa Buss, Ashley Orozco

CC: [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

Gentlemen and ladies,

We are writing you to express our opposition to adding pickleball courts near the dog park and equestrian area in the park off Los Flores. The activity and noise from these courts can agitate and scare the nearby animals.

When we moved to Thousand Oaks in the late 80's one of the cool things about the area was the equestrian park. It would be a shame to see it impaired.

If more pickleball courts are needed, please find another place to put them such as over by the tennis courts near the high school,

Thanks for your consideration on this matter,

David and Jacky Holman

To:

Conejo Recreation and Park District

From:

Jennifer Sanchez

[REDACTED]

[REDACTED]

Re: Conejo Creek West Equestrian Park Draft Concept Plan – Opposition to Proposed Pickleball Courts

Dear Directors,

I am writing today as a resident of Ventura County, a professional Project Planner, and primarily as a concerned mom to an autistic child to provide input on the proposed Conejo Creek West Equestrian Park Draft Concept Plan. Please utilize this information to inform your environmental and accessibility review of the Draft Plan, specifically with respect to why the currently proposed location for the pickleball courts is not an informed design concept and will result in unsafe conditions for both the horses and people using the adjacent equestrian facilities.

As I understand it, the Draft Concept Plan includes a proposal to add 12 pickleball courts directly adjacent to the main equestrian arena at the Conejo Creek West Equestrian Park. Although there is a proposal to include a landscaped berm between the two uses, I want to provide some important information as to why that design does not go far enough to mitigate the potential impacts from pickleball noise.

First, you must understand that although this appears to simply be a conflict of interest in users at the park, there is a serious threat to those who may be impacted by this addition. Specifically, the horses themselves as well as their riders, and more importantly special needs riders such as my son who would be at serious risk.

At the paddle/impact point, noise levels from paddleball can reach 106 decibels (dBA), and at up to 100 feet away can still be up to 70 decibels. At 500 feet away noise generation can still be up to 55 decibels. Additionally, the hard plastic ball striking a solid paddle produces a high frequency impulse “pop” of up to 2,000 Hertz.

As a historically prey animal, a horse is incredibly sensitive to changes in sound levels. A horse can be affected by as little as a 7 decibel difference in noise. Noise levels sustained at 85 decibels can lead to noise-induced hearing loss in horses, and in loud bursts of over 100 decibels can trigger severe flight instincts and anxiety (<https://www.petacoustics.com/blog/sound-sensitivities-and-your-horse>) and [Do loud noises bother horses? - The Institute for Environmental Research and Education](#). A horse is usually emotionally and behaviorally overwhelmed by sudden noises well before the sound reaches a decibel that would be bothersome to humans.

Additionally, autistic children such as my son often experience distress and discomfort at relatedly low decibel levels, often starting at 50 to 80 decibels because 50-70% of autistic individuals have atypical sound sensitivity (<https://www.advancedtherapyclinic.com/blog/autism-noise-sensitivity>). Research has shown that decreased sound tolerance is a common and disabling feature of autism.

<https://www.sciencedirect.com/science/article/abs/pii/S0149763420306722>. Pickleball is uniquely triggering due to the sudden, sharp sound and high-frequency range as well as the high volume and repetition inherent in the game.

Currently my autistic son is participating in equine therapy through the Equine Empowerment Foundation at the park. It is his very favorite activity and something that has provided an outlet for my otherwise quiet son to participate in a sport and be excited to interact with his partner horses and trainers. I am deeply concerned that not only will my son not be able to enjoy his therapy lessons once the pickleball courts are installed due to being overwhelmed by the additional noise, but also that it will no longer be as safe for him to ride because the horse he is riding will also be distracted and in distress.

To preserve his experience at the park, please consider this important service to disabled individuals when making your decision. Although I am grateful that other improvements are proposed, I do not think that pickleball needs to be included in the upgrades. Regardless, if you would like to continue examining that idea, here are some potential mitigation measures to consider moving forward:

Potential mitigations could include:

- Reconsideration of the inclusion of pickleball courts to this facility (avoidance of potential impacts is the only way to fully mitigate these potentially unsafe conditions).
- Noise modeling of the final design concept to ensure sound is diminished by the time it reaches sensitive receptors.
- Based on noise modeling data, relocation of the pickleball court areas to outside of the potential hearing zone for the horses and residents in the adjacent community.
- Inclusion of 10-12 foot mass loaded acoustic fencing that has the capability of blocking and/or reducing the pickleball noise source. A physical or solid structural barrier is the only way to reduce sound – chain link fencing or vegetation provide negligible sound reduction.
- Limitation of pickleball hours to a small window of each day so that equestrian users can avoid interaction.
- Requirement for specialized pickleball equipment, including quiet category paddles and soft/foam balls to significantly limit the point of impact strike noise.

Thank you for your time and consideration in this matter.

Sincerely,

Jennifer Sanchez

Thursday, October 15, 2026 at 2:14:05 PM Pacific Daylight Time

Subject: Pickleball courts

Date: Thursday, October 15, 2026 at 1:14:45 PM Pacific Daylight Time

From: [REDACTED]

To: jfried@crpd.org

CC: Andrew Mooney, Chuck Huffer, Doug Nickles, Nellie Cusworth, Marissa Buss, Ashley Orozco

You don't often get email from [REDACTED] [Learn why this is important](#)

[Sent from the all new AOL app for iOS](#)

Please do not put pickleball courts next to the small dog area of our wonderful dog park. It is most inappropriate near dogs and horses. Plenty of areas for courts near ball/soccer fields. Plus in five years this craze will fade.

The noise will be traumatic for my small dog.

Thank you

Pat Weston

From: Mingcheng Xu [REDACTED]
Sent: Thursday, October 15, 2026 1:33 PM
To: Chuck Huffer <chuffer@crpd.org>; Doug Nickles <dnickles@crpd.org>; Nellie Cusworth <ncusworth@crpd.org>; Marissa Buss <mbuss@crpd.org>; Ashley Orozco <aorozco@crpd.org>; crpdclerk <crpdclerk@crpd.org>; James Friedl <jfriedl@crpd.org>; Andrew Mooney <amooney@crpd.org>
Subject: Please keep LFCG community Garden area and open space and Natural park and do not add pickleball court nearby

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

I really hope that we should keep the area as nature park, in keeping with the Conejo Valley's open space. It is what makes our community a desirable place to live and work, especially for a lot of **senior citizens of our city**. Please keep the pickleball court away from the nature park area. Adding a pickleball court in the same area will make it more noise, more difficult for senior to enjoy nature life, more difficult for people walk their dogs. It will create more problems.

We, along with our equestrian neighbors, have asked CRPD to make some improvements to the existing park. Some of those improvements would include;

- Improved parking in front of the gardens to avoid water/debris flow, dust, etc.
- Wellness area (yoga, Tia Chi, etc.)
- Improved walking, running and horse trails around the perimeter of the park
- Equestrian composting
- Signage throughout the park
- Park benches and trees throughout the park

Thanks for your consideration.

Ming

Subject: Proposed plans for Conejo Creek West Equestrian area

Date: Thursday, October 15, 2026 at 12:00:30 PM Pacific Daylight Time

From: Melissa Schreiweis Seal

To: Andrew Mooney

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Andrew,

I hope this email finds you well and hope that this email regarding the request to maintain the Equestrian facilities as they are at Conejo Creek West Park is received as it is intended to be helpful feedback from a frequent user of the park.

I understand there is a board meeting tonight regarding the proposed plans to reinvent the equestrian area of Conejo Creek West to accommodate pickleball courts which will rearrange the parking area and remove some key aspects that are necessary for safe use of the equestrian area.

I see that the round pens and stall areas will be turned into a parking lot and that the updated parking lot is now up against the warmup arena. Also, I see the dressage arena is being removed to move the garden area since there will be parking added to the frontage area of the park. This is a safety concern for any equestrian using the park.

The round pen is critical to get the horses calmed and right of mind after traveling there for shows. I use it every single time I arrive as do many other equestrian owners. It is not safe to do this activity of lunging a horse in the warmup pen with other riders, especially if there is a crowd of riders in the arena.

Additionally, removing an arena, horse pens, and adding parking close to warm up arenas creates more safety concerns due to the crowding of horses and riders in fewer warm up and practice pens and also proximity of parking and distractions so close to arenas where horses and riders are getting their jitters out.

The number of options for pickleball courts in the community heavily outweigh the number of options for safe equestrian spaces. Equestrian areas do take open space. It is critical to have space and buffer areas for the safety of both the horse and the rider, especially when many riders are children who are learning. Having mixed use with pickleball players who do not understand horse etiquette (understandably so) is an accident waiting to happen and should be heavily considered.

Thousand Oaks used to be an equestrian-friendly space. Please consider maintaining that history with this park.

Thank you for entertaining this consideration.

Best regards,
Melissa Seal

Horse owner and ETI Corral 37 Member (along with my young daughter)



Subject: Public Comment for October 15 Board Meeting – Conejo Creek West Equine Safety Concerns
Date: Thursday, October 15, 2026 at 11:24:25 AM Pacific Daylight Time
From: Darina Kotacka
To: crpdclerk

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear CRPD Board of Directors and General Manager Jim Friedl,

I am writing to express my strong opposition to the proposed 12-court pickleball project at Conejo Creek West.

Conejo Creek West serves as a critical equestrian gateway in our community. Placing a high-density, noisy pickleball facility directly adjacent to established horse trails and riding areas creates an unacceptable safety hazard. Pickleball generates sharp, repetitive acoustic spikes (1,000 to 1,200 Hz exceeding 70 dBA) that act as an acute trigger for equine "spook" reflexes.

Horses are prey animals with sensitive directional hearing. Unmitigated mechanical popping noise so close to trails and rings creates an extreme flight-or-fight risk, endangering riders, handlers, and the animals themselves. Pushing forward with this site layout without an independent sound study or proper safety evaluation disregards the long-standing equestrian heritage of our park system.

Please protect our horses and riders by rejecting pickleball at Conejo Creek West.

Sincerely,

Darina K. Guerrero
Thousand Oaks Resident

Subject: Public Comment for October 15 Board Meeting – Opposition to Conejo Creek West Pickleball Plan
Date: Thursday, October 15, 2026 at 10:51:05 AM Pacific Daylight Time
From: Isabella Preisz
To: crpdclerk

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear CRPD Board of Directors and General Manager Jim Friedl,

I am submitting this public comment to voice my deep concern regarding the proposed 12-court pickleball project at Conejo Creek West.

This project threatens the safety and quality of life for multiple groups who rely on this park:

- **The Horses:** The sharp, repetitive high-frequency noise spikes directly adjacent to equestrian trails create constant spooking hazards and severe physical danger for handlers and animals.
- **The Riders:** This acoustic and physical hazard places adaptive and recreational riders at immediate risk of catastrophic falls.
- **The Neighborhood Residents:** Local residents face irreversible degradation of neighborhood peace, increased traffic congestion, parking overflow, and unmitigated noise pollution right in their community backyard.

Moving forward without thorough, independent environmental and acoustic assessments ignores the real-world impact on the people and animals who have used this park responsibly for decades.

I moved back home to Thousand Oaks to enjoy riding my horse in a quiet, low traffic neighborhood. Developing this part of Thousand Oaks, directly impacts this part of town that has open nature and low traffic. Please listen to your constituents, respect our neighborhood, and reject pickleball at Conejo Creek West. There are other areas of Thousand Oaks that would be impacted far less than this area as the un-developed Equestrian areas are becoming smaller & smaller!

Sincerely,
Isabella Preisz

[REDACTED]
[REDACTED]

Subject: Public Comment for October 15 Board Meeting – Safety Hazards for Horses and Dogs at Conejo Creek West
Date: Wednesday, October 14, 2026 at 8:56:02 PM Pacific Daylight Time
From: Joseph Sipos
To: crpdclerk

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear CRPD Board of Directors and General Manager Jim Friedl,

I am writing to strongly urge the Board to reject the proposed pickleball complex at Conejo Creek West.

This park is a cherished multi-use area enjoyed heavily by local equestrians and dog owners. Introducing 12 high-intensity pickleball courts directly adjacent to these shared spaces creates an untenable acoustic environment. The sharp, high-frequency popping noises ($70+\text{ dBA}$) not only trigger severe flight responses in horses—endangering riders and handlers—but also agitate and stress dogs utilizing the nearby park grounds.

Compounding this with a complete lack of standalone ADA programmatic reviews and independent sound studies shows that this site layout has not been properly vetted for multi-use compatibility. Parks should be peaceful, safe spaces for all community activities, not breeding grounds for user conflict and animal distress.

Please vote against pickleball at Conejo Creek West.

Best,

JOEY SIPOS

[REDACTED]

[REDACTED]

[REDACTED]

Subject: Re: Conejo Creek Master Plan

Date: Wednesday, October 14, 2026 at 6:02:10 PM Pacific Daylight Time

From: Aubree Conklin

To: Andrew Mooney

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning Andrew,

Unfortunately I am unable to attend and make public comment in person at the meeting as my work shifts do not accommodate it. However I would like to make some remarks on the meeting plan and exhibits sent over.

Exhibit 1: Proposed master plan map.

- Having grown up around and having kept horses in Waverly Heights, I would like to know how many traffic accidents and violations have happened at the red light on that corner for the new driveway. Personally, while on horseback at that corner of the park I have witnessed several ambulances and trucks assisting there. Is a paved entrance and driveway there going to invite even more accidents or “spirited youths” to speed their e-bikes/skateboards through? I encourage you to look up an article in the Acorn archives about advocating for safety around equines as I was thrown from my horse when a pedestrian on a skateboard slapped my horse as he rode by. How many more accidents like that is this plan going to provide the perfect setup for?

- A caretaker and caretakers residence.

- 1) There are many children and teenagers -especially girls-that use these facilities. Who is going to be living there, how long would the tenant agreement be for, and what conditions would there be? Would they be bringing alcohol/medications/guests/personal animals onto the premises? How much money is that going to add to the final master plan?

- 2) What authorities would this person hold over the park amenities? Some folks get a “power complex” when taking on groundskeeping duties, I know of a few places where it got a bit messy. A fine line between just attending to the needs of the park and “you kids get off my lawn”.

Exhibit 3: History of the Park Plan

- Nowhere in the master plan going back to 1973, is “accommodate trendy new court sports” listed. I see pickup sports listed and many open field activities, but no paved court style sports. Shoot.... Where is our polo field?! If anything this exhibit shows the blatant diversion from the original concept.

- Any paving or modern courts added on these grounds would be in direct conflict with the conception, dedication, and spirit of this property. Not to mention the environmental impact to the native plants, animals, and especially our pollinators. What muck will be kicked up into the air with new construction? Has an environmental impact study been done? If so it is not in the exhibit list.

Exhibit 4: Conejo recreational Equestrian facilities

- This shows that the Conejo Creek park is the ONLY FREE PARK listed where we can take

our horses to. All others list they are pay-to-play or under private management/boarding agreements.

- This is the ONLY space available for expanded use such as shows, fundraisers, clinics, educational demos, and group events with horses away from a lot of the bustle of suburban life.

- Out of all the facilities, Conejo Creek is the ONLY one I have seen be available for free trailer parking and animal housing during fire evacuations. Nearest location besides that is Pierce College or Ventura Fairgrounds. Why limit such a precious resource to our community?!

Exhibit 5: Existing pickleball courts

- According to this there are already 16 pickleball courts available. We only have ONE public, free to use, free to enjoy, equestrian facility and park.

If you made it through all this, thank you.

It all could be sent into the void or spam folder... but please know I looked through the plan (a chunk to Diane Wiley for a Burrow Blocker- my old choir teacher Ms. Wiley?) I wrote this up myself and hope it reaches you with all the best intentions and kindnesses. Capitalization used for emphasis here, not for an aggressive tone.

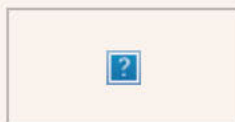
When you go to the pictures of the master plan and see the slideshow highlighting the existing features of the park, and you see that Drill Team picture of the horses carrying the flag in the Conejo Creek main arena... look for the little white horse on the far left. That horse and I represented y'all- now y'all should stand strong and represent us.

Thank you,

-Aubree Conklin

Former ETI 37 Board Member- Former Drill Captain for ETI 37 Conejo Riders-lifetime Conejo Creek Park attendee.

On Fri, Oct 9, 2026 at 2:02 PM Andrew Mooney, Conejo Recreation & Park District <amooney@crpd.org> wrote:



Subject: Re: Conejo Creek West development Concept Plan Meeting Exhibits
Date: Wednesday, October 14, 2026 at 1:55:52 PM Pacific Daylight Time
From: Chris Reiber
To: James Friedl, Parksupt, bstark@toaks.org, Andrew Mooney, Nellie Cusworth, Marissa Buss, Chuck Huffer, Doug Nickles, Ashley Orozco, Parksupt
Attachments: Exhibit 5 corrected.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mr. Friedl, and CRPD Boardmembers, staff, and all,

In my earlier email, I forgot to add the following request, so I am now requesting that you please enter this email (below) and the attached document into the public record for the upcoming CRPD Board Meeting (Oct. 15th, 2026).

Thank you.

Chris Reiber

-- Chris Reiber

Email: [REDACTED]

On 10/14/26 1:47 PM, Chris Reiber wrote:

Dear Mr. Friedl, and CRPD Boardmembers, staff, and all,

This letter is intended to voice my concern regarding two of the Exhibits posted on your website for the upcoming CRPD Board Meeting on October 15th, 2026-- specifically, Exhibits 4 and 5-- and to ask that they be replaced with corrected versions that reflect reality on the ground so that the public record is accurate.

Exhibit 5 purports to show the existing options for pickleball play in the community. However, the list in Exhibit 5 grossly under-represents the number of courts available for pickleball *according to the CRPD website*. There are 50% more courts enumerated on the CRPD website than shown in Exhibit 5. CRPD already has outdoor pickleball courts in 5 parks, and indoor pickleball courts in 2 more parks, for a total of 24 existing courts (not 16, as shown in Exhibit 5). Furthermore, CRPD has tennis courts all over that can be converted for pickleball or double-striped with minimal cost and effort to allow multi-purpose use if more pickleball courts are desired.

How many publicly accessible equestrian facilities are there? Equestrian amenities have been winnowed away little by little over the years, and now there is only ONE place that provides free public access to equestrian facilities and programming for the community at large. Exhibit 4 shows CRPD-owned equestrian facilities. However, the list in Exhibit 4 over-represents the existing options for equestrian programming by including sites that are restricted, specialty and fee-based sites that are NOT freely available and open to the public. These sites are Walnut Grove and

Rancho Potrero, which are undeniably important for what they provide, but do NOT provide free public access or programming. The Waverly horse park ("Conejo Creek West") is the ONLY site that does. So there is only ONE choice for the horses.

It is unclear to me if these irregularities in the Exhibits posted for the meeting are simply mistakes, or if they are intended to fill the public record with a skewed picture of the situation, suggesting fewer pickleball courts than actually available and more equestrian facilities than are publicly available. Hopefully, that's not the case, and it is just human error, and you will replace those exhibits with ones that fairly describe the situation that exists with the facilities. I have marked up Exhibit 5, and included it as an attachment to this email; feel free to use that version for the meeting if you wish. I did not update Exhibit 4, because it seems unnecessary to have a whole exhibit to describe the fact that there is only ONE site available for free, publicly-available equestrian facilities and programming.

Thank you for your attention to this matter, and your assistance correcting the documents for the public record for the meeting.

Chris Reiber

[REDACTED]

corrected to show the actual number of available pickleball courts,
according to CRPD's current website

Exhibit 5 - CRPD-Owned Recreational Pickleball Facilities in Thousand Oaks

Pickleball continues to have strong local interest, along with immense national growth to 24.3 million players, a +479% increase over the past (5) five years, per 2026 Sports and Fitness Industry Association Participation Data. Since the installation of (2) two dedicated pickleball courts at Del Prado Playfield in 2012, there has been an increasing interest in pickleball that is continuing to current day. Pickleball is a multi-generational, inexpensive, and relatively easy to learn sport, making pickleball as a recreational activity, easily accessible and available to the community when courts are available. Due to this interest since 2012, CRPD has added an additional ~~(16) sixteen courts~~ (24) twenty four (dedicated and multi-use).

- Estella Park – (2) multi-use
- Del Prado Playfield – (2) multi-use and (2) dedicated courts
- Rancho Conejo Playfield – (6) dedicated / (4) multi-use
- Alex Fiore Thousand Oaks Teen Center – (2) multi-use
- Thousand Oaks Community Center (Indoor, 3 courts)
Availability varies, see Open Gym Schedule
- Dos Vientos Community Center (Indoor, 3 courts)
Availability varies, see Open Gym Schedule

Given this growing interest from the local pickleball community, the Board created an Ad Hoc Committee to help staff explore suitable solutions, locations, and partners to add pickleball courts in the District. Ongoing efforts have been made since the installation of the first courts, CRPD staff continues to see in programmed and informal play

- The number of players is increasing
- The number of first-time participants is increasing
- The number of registrants on wait lists is continuing and still increasing for certain programs

**On this exhibit:
According to CRPD's website, there are 50% MORE
existing courts than indicated by this Exhibit; see
corrections in red, above. Why were only 2/3 of the
existing pickleball courts shown? Is this just an
oversight by CRPD staff, or is it a misrepresentation
attempting to fill the public record with documents that
make it seem like there are fewer pickleball facilities
than there actually are?**

Subject: Re: Conejo Creek West development Concept Plan Meeting Exhibits
Date: Wednesday, October 14, 2026 at 1:53:00 PM Pacific Daylight Time
From: Chris Reiber
To: James Friedl, Parksupt, bstark@toaks.org, Andrew Mooney, Nellie Cusworth, Marissa Buss, Chuck Huffer, Doug Nickles, Ashley Orozco, Parksupt
Attachments: Horse Park VC Star letter Oct 2026.png

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Mr. Friedl, and CRPD Boardmembers, staff, and all,

This is to make you aware of a letter to the editor that recently appeared in the Ventura County Star concerning CRPD's plans to put pickleball courts in the Waverly horse park ("Conejo Creek West"). I have attached it here for your review.

Please enter this email and the attached document into the public record for the upcoming CRPD Board Meeting (Oct. 15th, 2026).

Thank you.

Best,

Chris Reiber

[REDACTED]
[REDACTED]

Pickleball to ruin park, nation on brink of disaster | Letters

Oct. 8, 2026, 5:03 a.m. PT



Park doesn't need pickleball

The situation surrounding Thousand Oaks' Conejo Creek Park West — actually, Waverly Equestrian Park — is coming to a head.

Despite continuous input from equestrians as well as neighbors adjacent to the park, the Conejo Recreation and Parks District (CRPD) is moving ahead with plans to put a dozen pickleball courts in the park. This would endanger both horses and people. It could also impact the dog parks, if the dogs are noise reactive; as well as the peace and tranquility of the Community Gardens and surrounding homes.

Having been told repeatedly by experts that pickleball is incompatible with horses, one must wonder why the CRPD is bent on stuffing pickleball in there. It certainly is not for the best interest of the community. Some big pickleball association must be pushing hard here. Is the intention to drive the horses out? Well, that's what is likely to happen if this is implemented.

CRPD already has dedicated pickleball courts in five other parks, and tennis courts all over the place that can be double-striped to allow even more pickleball if the demand is there. But where else can the horses go? Nowhere. So, we will lose even more of our tradition, our heritage, here in the Conejo Valley because our leaders do not have our best interest in mind.

Love crosswords? [Explore the Crossword page and play the new MidGrid Crossword.](#)

You still have a chance to help stop this. Come to the CRPD Board Meeting on Thursday, Oct. 15, at 6 p.m. in the Community Room at CRPD headquarters at 403 W. Hillcrest Drive and speak or at least fill out a comment card for public record. Or email Jim Friedl and Andrew Mooney or call them at CRPD to let them know that we want this park preserved for the horses and our heritage.

Chris Reiber, Thousand Oaks

Subject: Removal of Butterfly Habitat and Plots From Las Flores Garden

Date: Thursday, October 15, 2026 at 10:22:16 AM Pacific Daylight Time

From: Yvette Pollastrini

To: Chuck Huffer, crpdclerk, Doug Nickles, Nellie Cusworth, Marissa Buss, Ashley Orozco, Andrew Mooney, James Friedl

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Dear CRPD Leaders:

I am writing to ask you to consider preserving the Las Flores Community Garden and allowing it to remain the serene, peaceful sanctuary that it has been in our community. It is so rare and precious for residents to have a quiet place that isn't overly developed and to have a space where children can learn about how to grow food, flowers, and trees; how to attract butterflies; and how to compost. The community garden is a place that I and so many other members of all ages can go to get away from the hustle and bustle of all the other areas of the Conejo Valley and to enjoy the beauty of nature and wildlife.

I understand that some people would like more pickleball courts, but it seems to me that it would be so much better to build more courts in parks that already are noisy with other sports, rather than to demolish part of the serene place that so many gardeners have worked so hard to build and maintain over the past decades. I see plenty of space for new pickleball courts in other CRPD parks. Pickleball is a wonderful, but noisy sport, which doesn't complement or fit into the character of Conejo Creek West Park at all.

Thank you so much for your careful consideration of this matter.

All the best,

Yvette Pollastrini