

CCW Concept Plan Questions for Staff

(Responses Prepared 10/14/26 by Andrew Mooney and Jim Friedl.)

Agenda item

1. What was the impetus for reviewing the existing CC Park master plan?

A member of the public proposed enhanced equestrian amenities, which would change the facility from a public facility to a membership/fee-based user system. ETI has an MOU for use of the facility. That member got in touch with ETI reps. Staff informed ETI reps that substantial changes to CRPD parks (which the idea at the time would be) would require broad public input and may generate other interests (ie., pickleball).

2. Why has pickleball been a main consideration for inclusion at CCW?

Pickleball is popular and people want it. It is a physically active recreational activity played socially and competitively by a very wide age range of people. Pickleball is a popular recreational activity with seniors with physical and social benefits. Seniors represent a growing percentage of the population in the Conejo Valley. Pickleball has a low cost to entry and teens and grandparents can participate and play together. CPRD Board included pickleball as part of the potential recreational uses to study at CCWest via approval of Board's Goals and Objectives in March 2026. Pickleball interest continues to grow locally and nationally. CRPD has experienced growing registrations and waitlists for pickleball. Pickleball had highest number of public interest for "new & additional" recreational amenities at CCWest (CCWest public input surveys and community meetings).

3. Did the CCW Ad Hoc committee make a recommendation for the Board?

No.

4. Is the estimated cost of \$30,000 intended to cover the costs to conduct all of the studies for traffic, noise, biological impacts and safety?

Yes. Though it is an estimate.

1999 Conejo Creek Park Master Plan

5. When was the current master plan approved for CCW? (1999)

January 21, 1999.

6. What was the process used to develop and adopt the current master plan?

Sixteen community representatives participated in nine focus group sessions between May 1998 and January 1999, with three public workshops and Board presentations. The final plan was then presented to and unanimously approved by the Board. CRPD Director Chuck Huffer was on the 1998/1999 Conejo Creek Park Focus Group as a citizen (non-elected) representative.

7. Why wasn't a broad-based focus group consisting of community representatives formed to develop the conceptual plan like was used for the 1999 master plan process?

Not sure why the Focus Group (v. another input process) process was used in 1998/1999. Three of the 5 park properties (CCNorth, CCSouth, CCWest, Paige Lane and Flores parcel (aka CCNW) were undeveloped or very underdeveloped. Different interest groups who were not present at the Conejo Creek Complex wanted facilities (baseball, dog park, community garden). Others wanted to expand their amenities (soccer, equestrians). With CCNorth, CCSouth, and Paige Lane basically completed, this last public input process was limited in scope to CCWest and Northwest (Las Flores parcel) and involved open-ended, broad-based community input (rather than inviting specific focus groups). Through that process the general public expressed an interest and need for additional pickleball courts in greater numbers than any other "new" recreational use. Other users expressed interest in lower numbers than pickleball in activities like softball, baseball, splash pad, disc golf, volleyball, bike park/pump track, radio-controlled car-racing, roller skating and playgrounds.

8. What type of recreational uses and amenities are identified for CCW in the current master plan?

The 1999 plan emphasizes equestrian facilities, turnout rings and arenas, group picnic areas, a cross-country trail, a pond and recirculating stream, an organic community garden, an off-leash dog park, trails, and overflow and event parking accessible off Janss Road. Some planned amenities remain unbuilt.

9. What type of recreational uses and amenities were specifically mentioned as not compatible at CCW in the current master plan?

The plan describes active sports, with baseball as an example, as incompatible with the equestrian and pastoral setting, while identifying passive recreation as compatible. Waverly Park, adjacent to CCW has a baseball field 200' from nearest equestrian arena and adjacent to Las Flores Community Garden's tree orchard.

10. What type of recreational uses and amenities are identified for the CCNW site in the current master plan?

Neighborhood park use, youth rec and passive uses roller hockey/basketball, volleyball or tennis, multi-use court, restroom / 20 car parking lot 90% open green space path, benches and lawn areas.

11. Are the current equestrian, dog park and community garden uses consistent with the CCW master plan?

Yes.

12. What improvements, amenities and/or modifications have been incorporated into the CCW park since the 1999 Master Plan was approved? If possible, provide an exhibit of the 1999 Master Plan NW Quadrant with an overlay of completed amenities.

Community garden opened in 2000. It was subsequently expanded twice to include additional garden plots and the tree orchard. Dog park opened in 2001. The parking lot was later paved, and a restroom was added. From aerials, it appears 3 equestrian arenas and a round pen predated the Master Plan. Today there are 6 arenas, 3 round pens and a gravel parking lot. Additional ETI Storage and CRPD refuse site.

13. The 1999 Master Plan determined that CCNW park was appropriate for a neighborhood park with facilities to complement Waverly Park including an unlit multi-purpose court (roller hockey, basketball, volleyball, tennis) for day use only. Would one or two pickleball courts be consistent with the 1999 Master Plan in that location?

Yes. Proximity to homes and associated noise should be evaluated as are proposed pickleball courts at CCWest. Note staff did hold outreach meetings in 2022 and neighbors did not support pickleball at CCNW.

14. The 1999 Master Plan determined that the collective community desired to retain the CCW park with an equestrian orientation (for equestrians and non-equestrians alike) and that recreation uses should be compatible with the presence of horses. Is pickleball considered a recreational use compatible with horses?

Public input provided indicates close proximity to noise source like pickleball may be problematic for some horses/riders. Compatibility among uses may depend on

proximity and mitigation measures. Sufficient distance and mitigation may result in compatibility.

- 15. The 1999 Master Plan determined that active sports were considered incompatible with equestrian activities and passive uses (picnicking, community garden, tot lots, hiking) were considered compatible. Is pickleball considered an active sport?**

Yes.

- 16. What improvements are included in the current 10 year Capital Improvement Plan for projects at CCW?**

The June 2025 ten-year schedule lists a CCW/CCNW master plan update in FY 2027–28 (\$100,000), CCW parking improvements in FY 2029–30 (\$350,000) and equestrian irrigation upgrades in FY 2033–34 (\$125,000), all in 2025 dollars.

Pickleball

- 17. At which parks or playfields are pickleball courts currently installed in the district?**

Estella Neighborhood Park, Del Prado and Rancho Conejo Playfields, Alex Fiore Thousand Oaks Teen Center – DVC/TOC Gyms – temporary striping

- 18. How many total pickleball courts are currently available for use at district facilities?**

8 dedicated / 10 multiuse – Total of 18 not including gyms that are temp striped

- 19. How many pickleball participants visit/use the courts on a daily basis?**

Staff estimates 24.6 people/court visit a single pickleball court/day. [NOTE: 90,000 annual visits to RC's 10 pickleball courts (90,000/10 % 365 =24.6)]

- 20. How many pickleball classes are offered during each programming session and how many participants are accommodated?**

Approx. 27-31 classes per session, approximately 1,180 participants annually.

21. Several years ago staff presented to the Board parks with existing courts for consideration of possible pickleball use because of the demonstrated need. Where were those parks and why did the Board not approve those sites for pickleball use?

The proposed trials were at Triunfo Community Park, Estella Park and Oakbrook Neighborhood Park; authorization failed in January 2024. Residential neighbor noise objections were the primary concern. Per minutes of 1/18/24, Huffer, Lange voted for trial pickleball courts on existing courts; Buss, Cusworth, Nickles voted not to proceed with trial pickleball courts on existing courts.

22. How many courts were proposed at each site?

Triunfo (4 courts – 383’ from closest home; Estella (2 courts 10’ from closest home); Oakbrook (2 courts 270’ from closest home).

23. Were any noise studies conducted as part of the assessment process?

No site specific noise studies were conducted. Guidance from Vancouver Acoustic Reports was used as guide for trial. Baseline noise levels and trial noise monitoring were to be implemented.

24. With the information gathered during the pickleball court assessment (2023) what park characteristics either favor or detract from potential pickleball locations?

Favorable to pickleball: CRPD land ownership, distance from residential uses, ambient background noise levels, suitable parking, restrooms, adequate space, not displacing existing recreational use, and dispersal of pickleball facilities (public already has access to 10 court facility plus additional 4 courts in Newbury Park area); Detract from pickleball: nearby homes, conflicts with existing recreation uses, poor public access, limited or no parking, no restrooms and noise exposure to sensitive receptors detract. Terrain, ground surfaces, barriers, lighting and the number of simultaneously active courts also warrant review.

25. Which district facilities have been identified as potential locations for pickleball courts?

Currently, Del Prado and Rancho Conejo Playfields

26. During the 2023 assessment the Board learned of the regional interest in and use of district pickleball courts. How many courts have been installed in the region since 2023, both public and private?

Uncertain exactly when these courts in and near Thousand Oaks were constructed, but quick web-based search:

Indoor: Pickleball Athletic Club in NP – (9 courts)

Outdoor: Westlake Community Park (4) -1,042' from residential, North Ranch Golf Course (8)-30' from residential , Lake Sherwood Country Club (8) – 290' from residential; Westlake Athletic Club (8) – 150' from residential, Sunset Hills Country Club (4) – 730' from residential; Lake Lindero Country Club (4) – 225' from residential; Lexington Apt. Complex (WLV) (2) – 92' from residential; Westlake Villas Apts. (4) – 110' from residential;

27. Would CCS be a potential pickleball court location, perhaps in cooperation with CVUSD?

If all on CCSouth, 1 or 2 soccer fields would have to be dedicated to pickleball and parking. If CVUSD were willing to sell/lease its property long term then pickleball may be possible. CVUSD has not expressed interest in such an arrangement and is looking to use its vacant parcel for other purposes.

28. Has staff contacted CVUSD to determine if any school locations might be suitable for pickleball courts, again as a joint effort?

Yes. CVUSD is not interested in adult general public having access to school sites for pickleball.

Concept Plan

29. The current concept plan shows 12 pickleball courts installed at CCW. Would the installation of 12 pickle ball courts be consistent with the current CCW master plan?

No, based on demonstrated interest and need, the master plan should be updated to reflect additional pickleball.

30. How many vehicle trips would 12 pickle ball courts potentially generate on a daily basis?

Unknown at this time, thus the need for traffic study.

31. Why 12 courts? Have fewer than 12 courts been considered to lessen concerns over noise and traffic?

No. Impacts unknown. 12 courts recommended for critical mass for pickleball engagement, ladder and tournament play and social hub. Study could consider what reduced courts may mean for noise and traffic.

32. Is it staff's recommendation to build a pickleball complex to accommodate the local demand as well as for tournaments?

Yes. Like equestrians, soccer, softball, etc. many sports enjoy the fun and excitement (and financial benefit) of tournament play/special events. Local interest in access to courts and playing time limits tournament play.

33. If inconsistent with the current master plan on what basis does staff rely on to recommend installation of pickleball courts at CCW?

Public Input process for CCWest resulted in strong public interest in pickleball. CRPD owns the land. The proposed location for pickleball is not currently used for recreational activity. Loud freeway background noise may mask pickleball noise. 600+ feet from closest home. 450+ feet from community garden. 300+ feet from closest arena. Good public access. Restroom. Parking. Other CRPD-owned land options for pickleball have all been considered/exhausted. Express CRPD Board goal to study/consider this option.

34. Would the CCW master plan need to be revised in order to permit the installation of pickleball courts?

Staff would recommend updating plan as part of process.

35. Why wasn't CCNW park included in the review of CCW?

It was included. Not a priority as neighborhood park needs are being met across street at Waverly. Pickleball courts at CCNW would be closer to residential uses than courts proposed and rejected at other locations.

36. When and why did the park names change from CCNW and CCN (1999 Master Plan) to CCW and CCNW?

Not sure.

37. Are there any other equestrian facilities in the district that offer the same amenities and public access as does CCW?

No. CRPD-owned Walnut Grove and Rancho Potrero Community Equestrian Center operate differently. COSCA does pay for public access to Santa Rosa Equestrian Park which is similar to CCW. COSCA maintains 150+ miles of open space trails for riding.

38. How many vehicle trips are currently made to and from CCW on a daily basis?

Unknown. Further study needed. In 2025, Placer.ai indicates CCW was 11th most visited park (by car and pedestrian) with 219,000 visits (or 600 visits/day. . . some driving, some multiple passengers, some walking)

39. The 1999 Master Plan disregarded providing additional access to CCW from Janss Road and no similar access is proposed in the conceptual plan. How will the additional traffic generated by 12 pickleball courts impact the adjacent neighborhoods and streets?

Unknown. Further study needed.

40. If the board approves the proposed draft concept plan, what are the next steps before installation of pickleball courts at CCW is actually presented to the board for consideration?

Environmental and related studies to be completed, proposed updated Conejo Creek Master Plan document and proposed project to all be brought back to CRPD Board for consideration and open, public meeting.

ETI Concept Plan

41. Is there an itemized list available of all proposed equestrian park improvements with estimated costs?

See attached.

42. Is the ETI/Community Garden concept plan in alignment with the existing (1999) master plan for CCW and Conejo Creek Park in general?

Yes.

43. The ETI plan includes elements that are enhancements of what was described in the master plan even though they may be feasible. Are those enhancements inconsistent with the master plan and therefore require a modification of the plan to implement them?

Covered arenas and housing may be new ideas . . . though uses seem consistent with and ancillary to public equestrian facility use.

ETI Agreement

44. In the MOU between the district and ETI what uses, amenities, and/or privileges are included?

The 2008 agreement permits horseback riding and related equestrian activities in the mapped premises, with daily nonexclusive use, regulated events, maintenance duties and written consent for permanent improvements. Amendment 4 extends the term through June 30, 2027.

45. Are the uses of the amenities exclusive for ETI?

No.

46. What portion of CCW park is identified in the MOU for ETI use?

Not clearly defined area. Equestrian serving facilities and amenities were contemplated for ETI use and responsibility.

47. In the MOU between the district and Community Garden what uses, amenities, and/or privileges are included?

The MOU provides 1.79 acres for organic gardening, with CRPD support for water, fencing, a dumpster and parking. LFCG manages plots, supervision and insurance, obtains written approval for capital improvements and gives District residents rental preference.

48. Item 3 of the agreement authorizes ETI daily use from sunrise to 10 PM. Use is not exclusive permitting the public to utilize the premises. How is it determined when ETI is using the premises as opposed to the general public?

ETI's discretion based upon their schedule, but not well defined.

49. Item 8 of the agreement requires written consent for permanent improvement. What is considered a permanent improvement?

Fixture on real property. Grading requiring permit.

50. Does the ETI agreement require the use of the facility for lessons be under the auspices of ETI?

Any permitted equestrian activity is under ETI per the agreement.

51. Would any trainer be required to have use permits and insurance coverage for any sports or activities on CRPD parks throughout the district?

Park property is available for free public use. Commercial activity (money changes hands for vending or services rendered) on CRPD property requires a permit or an agreement (with conditions) with CRPD (or in some cases a community partner).

52. How does the ETI agreement and public use access at CCW differ from the agreements with Ride On and public use access at the Rancho Potrero and Walnut Grove equestrian facilities?

CCW is a nonexclusive ETI use agreement preserving public access, whereas Ride On operates leased facilities with different purposes and access conditions. CRPD's comparison identifies Walnut Grove as therapeutic-only and Rancho Potrero as offering fee-based services and arena access as available; See Exhibit 4 of the CRPD Board Meeting October 15, 2026 Item 9A.

53. What equestrian activities are currently taking place at CCW that can not be replicated or offered at Walnut Grove or Rancho Potrero? (Public arenas, riding trails, competitive events, training, etc.)?

CCW provides a public drop-in equestrian setting, ETI events, training and livestock evacuation capacity; some individual activities also occur at Rancho Potrero. The records do not prove those activities could never be replicated elsewhere, but relocating them would require available arena time, trailer capacity, affordable access and permission for equivalent events; See Exhibit 4 of the CRPD Board Meeting October 15, 2026 Item 9A.



October 14, 2026

Conejo Recreation & Parks District Board of Directors

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Re: Conejo Creek West Master Plan – Proposed \$100,000 Consulting Expenditure

Dear Members of the Board:

On behalf of ETI Corral 37 and the community members who use and support Conejo Creek West, we respectfully ask the Board vote to modify the DRAFT Concept Plan for Conejo Creek West (dated 9/29/26) (“the Draft Concept”) by removing the 12 lighted pickleball courts and the vehicular access from Janss Road (items 7 and 24). If the Board is not prepared to modify the Draft Concept by removing items 7 and 24, we respectfully request that the Board reject the Draft Concept in its entirety.

This Board has already considered putting active sports like pickleball at Conejo Creek West on multiple occasions and determined that it is incompatible with the current park uses, including the equestrian facilities, community garden, and dog park.

What has changed since CRPD determined that active sports were incompatible with the equestrian area at Conejo Creek West?

This question must be answered before CRPD approves any plan that includes pickleball at Conejo Creek West.

The operative Conejo Creek Park Master Plan states that active sports are incompatible with the equestrian use of the park

The Board-approved 1999 Conejo Creek Park Master Plan contains a section specifically titled “Equestrian Compatibility” which explains that when evaluating recreational facilities for this area, CRPD considered “the proximity to the equestrian activities and adjacent residential properties.” CRPD then reached a clear conclusion:



“Active sports were considered too incompatible, e.g. baseball, and inappropriate to the concept of a pastoral setting for equestrian activities.”

Passive recreation—including picnicking, community gardens, tot lots and hiking—was instead considered compatible.

CRPD then developed the property consistent with that determination. The adopted Master Plan provided for equestrian rings, a dressage ring, turnout rings and a cross-country trail, together with compatible community uses including the Community Garden, group picnic area and Park & Bark.

Those uses are no longer concepts on a planning document. They have been established uses of this park for decades.

CRPD's Later Pickleball Siting Process Specifically Rejected West

More than two decades later, CRPD undertook a separate process specifically to determine where pickleball facilities should be located.

The timeline of these efforts is important:

- 2021: CRPD evaluated 19 potential pickleball sites.
- 2022: CRPD narrowed those sites to five. Conejo Creek West was not one of them, specifically because adding pickleball was determined have a negative impact on current park uses.
- 2022: Conejo Creek Northwest was selected as the Conejo Creek option.
- 2023: Northwest was formally placed in CRPD's Capital Improvement Program for pickleball.
- 2024: CRPD renewed ETI's agreement at Conejo Creek West and began a broader West/Northwest planning process.
- February 2025: Staff first described West as a location that “may be viable” for pickleball.
- June 2025: Northwest disappeared from the pickleball CIP.
- July 2025: West was described as receiving “preliminary community input.”
- September 2025: CRPD conducted its public survey regarding the future of West.
- Fall 2025: Pickleball advocates pushed for inclusion of courts at West during the community process.
- February 2026: The Ventura County Pickleball Club President publicly asked the Board to include pickleball at West.
- April 3, 2026: Ventura County Pickleball Club minutes stated that pickleball had been “added to the 2026 Master Plan and approved for inclusion in the Conejo Creek West area.”
- April 2026: CRPD published a concept plan showing pickleball at Conejo Creek West.
- June 2026: The community presented CRPD with a petition opposing the impacts of the proposal on the established equestrian use. That petition has now grown to 1,235 signatures.



Thus, CRPD has twice determined that active sports like pickleball are not compatible with the equestrian use of the park. Yet the Draft Concept again includes 12 lighted pickleball courts in close proximity to the dog park, the equestrian facilities, and the community garden.

Conejo Creek West has a thriving equestrian community that would be severely impacted by the proposed pickleball courts

The equestrian community at Conejo Creek West is thriving. Contrary to any perception that equestrian recreation is disappearing from the Conejo Valley, the park continues to support substantial, year-round activity. Data previously provided to CRPD documents approximately 300 instructional sessions each month, including programs serving children with special needs, approximately 38 organized equestrian activities scheduled in 2026, and an estimated 440–550 horse/rider entries annually in ETI-produced competitions alone. In addition, approximately 10–15 horse trailers regularly haul into the park each week for lessons, training, and recreational riding. These figures represent only documented and observed activity, not the full extent of park utilization. Conejo Creek West is an established, actively used community resource with tremendous potential for continued growth, and its existing programs deserve to be protected and expanded.

Adding 12 lighted pickleball courts would negatively impact this special community for several reasons. There are legitimate safety concerns with having a loud, active sport like pickleball in such close proximity to horses. All it would take is one incident of a horse spooking at pickleball for Conejo Creek Equestrian to gain a reputation as an unsafe facility. Once that reputation is out there, attendance at shows would likely drop dramatically and all the time and resources CRPD and ETI have put into the facility would go to waste.

The Draft Concept also raises serious questions about park capacity. The proposed 12 lighted pickleball courts would not just be another pickleball site in the Conejo Valley. It would be the largest pickleball facility in the area and likely become the most important pickleball site. A tournament would have 48 players, plus officials, spectators, and more. CRPD staff has suggested that pickleball and ETI could coordinate to ensure that their events do not conflict, but based on the apparent need for new courts as represented by the pickleball club, the pickleball courts would be in constant demand. With the park currently being used for horse shows, dog park, community garden, and high school cross country, it is difficult to believe the park has capacity to host pickleball as well, especially on the scale contemplated by the Draft Concept.

The Latest Concept Plan Does Not Resolve the Compatibility Question

We appreciate that CRPD has revised the concept plan in response to community concerns. The latest concept preserves and improves the existing equestrian arenas, while the removal of the R/C track eliminates one proposed use that is indisputably incompatible with equestrian use.



But the changes to the concept plan do not eliminate the fundamental issue of pickleball's compatibility with the existing park uses. There are countless examples of pickleball being rejected due to noise, not only locally but across the country. The City of Carmel banned pickleball entirely due to noise. And throughout CRPD's own pickleball siting attempts, neighbors have pushed back against new pickleball courts due to noise. How does pickleball, of all potential new uses for CCW, fit with the current language of the CRPD master plan that active sports are not compatible with equestrian use of the park?

The horses are still here.

The equestrian activities are still here.

The Community Garden is still here.

The Dog Park is still here.

The surrounding residences are still here.

And pickleball remains an active recreational use proposed immediately adjacent to an established equestrian facility.

CRPD has told us that West is now considered the only location where pickleball can work because it is the only location in the entire Conejo Valley where the courts can be located sufficiently far from surrounding residences. But distance from homes should only be one consideration. CRPD's own 1999 compatibility analysis considered both residential proximity and proximity to equestrian activities.

Where is the analysis determining that a large pickleball complex is compatible with the existing equestrian use that CRPD has repeatedly said it wishes to preserve? CRPD has not identified any equine professionals who have signed off on this idea. But among the people who have spoken out against the inclusion of pickleball are horse trainers, veterinarians, farriers, show managers, and other equestrian professionals with hundreds of years of cumulative horse experience. Their opinion is unanimous: pickleball and horses do not mix.

CRPD staff has mentioned that there is a facility in Beaumont-Cherry Valley that has pickleball courts and an R/C track in close proximity to a public horse facility. But there are several key differences between that park and Conejo Creek West, including that the equestrian facilities consist of only an arena and a round pen, there is no open space/trail, and there are only eight pickleball courts instead of the proposed 12.

Vehicular Access from Janss is unnecessary and impractical

The Draft Concept's inclusion of vehicular access off of Janss Road is unnecessary and would create safety and traffic issues. Whether there should be vehicular access off of Janss has been considered multiple times in the past, including during the 1999 Master Plan focus group process, when, as noted in the 1999 Master Plan itself, "there was strong public objection to a public entrance from Janss Road." Although a locked gate with vehicular access off Janss was



eventually included in the 1999 Master Plan, no one associated with ETI recalls the gate actually being used for vehicular access for overflow parking in the 27 years since that plan was adopted. More recently, the trailer parking lot has been used for overflow parking for Oakheart Festival and the Chili Cookoff, without any access from Janss, and CRPD has even removed the gate off Janss Road. Thus, there is no need for vehicular access off Janss. The update of the CCW master plan is this Board's opportunity to permanently eliminate this unnecessary and unpopular feature.

The Board Should Answer “Whether” Before Focusing on “How”

The problems with the Draft Concept Plan are rooted in this Board's stated goal for CRPD staff to find a home for pickleball at Conejo Creek West. But because this Board has never answered the question of whether pickleball is compatible with the existing uses at Conejo Creek West, it has given CRPD staff an impossible task. Before approving any plan that has pickleball in it, this Board must do three things.

First: Determine whether pickleball is compatible with the existing uses at Conejo Creek West.

Second: Explain what has changed from CRPD's 1999 compatibility determination and its 2021–2022 pickleball siting process.

Third: If the Board determines through a transparent public process that West is now an appropriate and compatible location, then determine how it should be incorporated into a concept plan.

In making these determinations, the Board should consider the following questions:

1. Does CRPD still agree with its 1999 Master Plan determination that active sports were “too incompatible” with the equestrian area?
2. If that determination is no longer valid, what has changed?
3. What analysis demonstrates that a multi-court pickleball complex is compatible with an operating equestrian facility?
4. Why was West not selected when CRPD evaluated 19 potential pickleball locations in 2021–2022?
5. What changed between that evaluation and February 2025, when West first “may be viable”?
6. What Board action changed CRPD's direction from Northwest to West?
7. Why did Northwest disappear from the Capital Improvement Program after CRPD had selected it as the Conejo Creek pickleball location?
8. When was pickleball “approved for inclusion” at West, as stated in the April 3, 2026 Ventura County Pickleball Club minutes, and where is that approval reflected in CRPD's public record?



9. If CRPD's current conclusion is based on measurements showing adequate distance from residences, what equivalent analysis has been performed regarding proximity to and compatibility with the equestrian facility?

10. Why should the District spend another \$100,000 designing around pickleball before these threshold questions have been answered?

Our Request

We respectfully ask that the Board not approve any concept plan, including the Draft Concept, that includes pickleball at Conejo Creek West in any capacity. The best way to do this would be to modify the Draft Concept and eliminate the pickleball courts. As modified, the Draft Concept would provide needed updates to the existing park infrastructure while providing a roadmap to provide increased recreational opportunities in this important park. If the Board is not willing to make this modification, the Board should reject the Draft Concept in its entirety. Pickleball is simply not compatible with the current use of the park.

Respectfully,

Equestrian Trails Corral 37 Inc. Board of Directors

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Re: DRAFT Concept Plan for Conejo Creek West

To the CRPD Board of Directors, Mr. Friedl, and Mr. Mooney,

I write to request that the CRPD Board modify the DRAFT Concept Plan for Conejo Creek West by removing (1) the 12 lighted pickleball courts (Item 7); (2) the vehicular access off Janss Road(Item 24); and (3) the updated parking lot that eliminates the Las Flores Community Garden butterfly habitat (Item 2).

I would like to express my thanks to CRPD staff and Directors Cusworth, Nickles, Buss, and Orozco, who have met with several members of our Coalition to Save Conejo Creek West to discuss the concept plans presented by CRPD in April of this year. In large part due to these conversations, the latest Draft Concept Plan is an immense improvement

over the original alternative concept plans. I genuinely appreciate CRPD's commitment to maintaining the existing equestrian focus of the park and providing a pathway to dramatically improving the amenities in the park, thereby allowing it to remain a community hub well into the future.

I understand that the Board has given CRPD staff a mandate to find a way to fit pickleball into the Conejo Creek West master plan, and that CRPD staff will include pickleball as long as the Board is requiring this. The most recent Draft Concept Plan appears to be a good faith attempt by CRPD staff to follow the Board's mandate while also taking into account the overwhelming community desire to maintain the existing equestrian character of the park. But any concept plan is a non-starter if it includes pickleball.

Putting 12 lighted pickleball courts in close proximity to an active equestrian park creates real and unavoidable compatibility issues that cannot be reasonably resolved by placement of berms and privacy fencing.

The first issue is safety. The noise issues with pickleball are well known by this Board and are largely the reason that CRPD has been unable to locate new pickleball courts at any other park. But putting pickleball at CCW is not just a matter of keeping sound levels down for nearby homeowners as it has been in other parks. It is a matter of how the pickleball sounds will affect the existing equestrian use of the park. Pickleball is a fast, loud sport where players make unpredictable, quick movements. This is exactly the wrong type of activity to have near horses, which are prey animals prone to spooking erratically and dangerously at unfamiliar or sudden sights and sounds. Throughout the community feedback process, CRPD has heard from numerous horse trainers, veterinarians, and horse park users who have advised that putting pickleball near horses does not make sense and is not safe. I am not aware of a single equestrian professional that has offered a contrary opinion, or that CRPD has even sought such an opinion. Without any evidence that putting pickleball near horses is a prudent decision, it would be irresponsible for this Board to approve any concept plan that includes pickleball in an active equestrian park.

The second issue is park capacity. 12 pickleball courts will bring many more users to an already crowded park. A full tournament will have 48 players on the courts, as well as numerous spectators and officials. Most of these tournaments would occur on

weekends, when there are also horse shows and heavy dog park and community garden usage. The Thousand Oaks High School cross-country team also uses CCW for training and meets. It is not clear how CCW can safely accommodate all the additional users that pickleball will bring during the busiest times in the park.

The capacity issues also directly relate to the other two objectionable aspects of the Draft Concept Plan: vehicular access off Janss Road and changes to the Community Garden to accommodate parking.

Vehicular access off Janss has been proposed numerous times in the past and has faced stiff opposition from Waverly Heights homeowners, primarily for safety but also because homeowners do not want a road running directly behind their houses. My mother's house is three houses north of Janss, directly adjacent to CCW. I keep my horses and access the park from her back gate and so this issue directly impacts my family and me as well as all the other homeowners whose homes back up to CCW. At a recent meeting between CRPD staff and park stakeholders, CRPD staff explained that the vehicle access off Janss was kept in the Draft Concept Plan since it was included in past master plans. But the existing vehicular access has never been used for overflow parking as originally contemplated, and CRPD has even recently removed the existing vehicular access gate that was put in along Janss following the implementation of the 1999 Master Plan. Overflow parking for recent events at Conejo Creek North and South has been accommodated in the horse trailer parking lot, with access off Avenida de las Flores. If CRPD does not currently see a need to even have a gate off Janss under the existing plan, there is no reason to include vehicular access off Janss in the proposed future plan.

The proposed parking lot enlargements designed to accommodate the number of pickleball players will result in the removal and/or relocation of a butterfly habitat in the Community Garden. The Community Garden representatives have been very involved with the discussions regarding the changes to the CCW master plan and have been very vocal in requesting that this butterfly habitat be preserved. The current Draft Concept Plan does not accommodate this simple request from a longstanding CCW stakeholder. Elimination of the planned 12 pickleball courts would reduce the need for more parking and allow this butterfly habitat to remain untouched.

When I first saw the original concept plans from April, I was worried that CRPD was not listening to the community as it tried to force pickleball where it could not safely

Conejo Recreation and Parks District

October 12, 2026

Page 4

fit. However, based on the ongoing conversations I have had with CRPD Board members and staff, and after seeing the changes that have been made to the original concept plans, I believe that this process is headed in the right direction, with a workable concept plan in close reach. The last step is one that only this Board can take, by eliminating the mandate to include pickleball at CCW. I trust that this Board will take that last step and modify the Draft Concept Plan to remove pickleball entirely from the plans for CCW.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Lindberg', with a stylized, cursive script.

Tyler Lindberg

SENT TO ALL BOARD MEMBERS

Nellie Cusworth, Chair, Board of Directors
Conejo Recreation and Park District, Division 3
ncusworth@crpd.org

October 11, 2026

Dear Ms. Cusworth

Please reconsider the proposal of adding MORE traffic and noise to our Waverly Neighborhood as we are already tolerating the incoming and outgoing daily traffic from the Conejo Valley Adult School, the Waverly Park Baseball fields and the existing Equestrian, Dog and Community Garden activities at Conejo Creek West. Our neighborhood was not built to tolerate the vehicles and foot traffic that we currently endure. A huge part of why we purchased property in Waverly Heights is because of the quiet nature of our rural neighborhood. The Conejo Valley Adult School, formerly Waverly Elementary, was designed for FOOT traffic only. We are already tolerating vehicle (through) traffic our neighborhood was not developed for. This consideration of adding pickle ball courts and noisy remote control car activities INCREASES the SAFETY concern of the Waverly Heights development and surrounding areas. You would be putting our local children, families and commuters AT RISK as they attempt to access these activities.

In addition, you are exploring the MIXING of Human Beings- both Children and Adults of varying cultures and backgrounds from near and far- with a wide variety of Animals- horses, dogs, wildlife, goats, etc. that bring a wide variety of (sometimes predictable but often UNPREDICTABLE) temperaments and behaviors. You are subjecting these various breeds of living creatures to interact and co-exist in the same space, using the same terrain and materials, to access "meaningful" activities provided at Conejo Creek West. I am concerned this poses a LIABILITY RISK to the Conejo Recreation and Park District and your Board of Directors. This would be reflective of your decision making and I am not sure you want that as your legacy while serving our Community. Horses especially require quiet surroundings and need predictable behavior from humans. Pickle Balls being thrown outside of the courts by mistake, or noisy remote control cars being operated by both children and adults, pose a serious safety hazard to the horse, the horse's handlers, the individuals involved in the pickle ball and remote control car activities, AS WELL AS, spectators and the surrounding community. Is the CRPD prepared to cover the hospital costs of individuals trampled on by horses? The average cost= "several thousand to tens of thousands of dollars" (Google). What about the horse veterinarian bills? "A startled horse can require a same-day visit for injury assessment, which typically costs \$150-\$300 for an emergency exam plus any diagnostics or treatment needed." (Google).

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 Chair of the CRPD Board of Directors. Much appreciation for all you do for our Community.

Sincerely,



Brian Winic, Local Resident



SENT TO ALL BOARD MEMBERS

Doug Nickles, Director, Board of Directors
Conejo Recreation and Park District, Division 2
dnickles@crpd.org

October 14, 2026

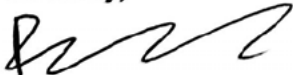
Dear Mr. Nickles,

I am puzzled why CRPD is working to add MORE pickleball courts, especially at Conejo Creek West park. As a local Waverly Neighborhood resident and recent graduate of Thousand Oaks High School, **I have observed there many pickle ball courts that already exist- Rancho Conejo Playfields, Old Meadows Park, Walnut Grove Park, Conejo Community Park, Via Cresta, Thousand Oaks Community Park, Del Prado Playfields, Pickleball Athletic Club, Estella Park, Dos Vientos Community Center, Sunset Hills Country Club, just to name a few.** How does CRPD need to add MORE to our Community and certainly, WHY would you want to sacrifice the unique nature of Conejo Creek West and steal the valuable opportunities this park provides to horse and dog owners, and the folks that use the Community Garden and those of us that enjoy watching the wildlife (owls, birds, goats, reptiles, to name a few.

Even us young adults, Generation Z, thirst for a quiet, calm community park where we can enjoy the horses, goats, dogs and fellow neighbors, hearing the peace and quiet, away from the noise and stress of our regular lives. Please listen to all of us- young and old, local and commuters- this situation could potentially affect all of us, putting us in potential DANGEROUS situations that you would be responsible for. We need a place to relax and escape the stress that traffic, the city, and the Digital Age is piling on us.

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. *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.* This affects myself and my fellow neighbors directly- we will be deprived of a valuable part of our community that allows us to BREATHE from the stress we endure during the week. Please consider our well-being, we Young Adults, my Parents, and my Grandparents, as you look at all of your options.

Sincerely,



Benjamin Winic, Local Resident

Subject: Conejo Creek Master Plan

Date: Monday, October 12, 2026 at 4:58:06 PM Pacific Daylight Time

From: Edie Aitchison

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

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

Dear CRPD Board of Directors,

I am writing in regard to the Conejo Creek West (CCW) Master Plan. I strongly support the inclusion of the 12 new, lighted pickleball courts as seen in Exhibit 2 of the CCW Draft Concept.

I feel that the CCW Draft Concept has done an exceptional job of considering the needs and wants of all the stakeholders. I appreciate the enhanced perimeter, multi-use trail, the group picnic area, and the outdoor wellness area. Being an pickleball player myself, I especially appreciate the dedicated pickleball courts. Pickleball is the fastest growing sport in the country right now which increases the need for more available courts.

In conclusion, I support not only the 12 new, lighted pickleball courts, but the thoughtful master plan that takes into account the needs of the entire community.

Sincerely,

Edie Aitchison

Public Comment: Conejo Creek West Park Draft Concept Plan

To: Conejo Recreation and Park District Board of Directors

Re: October 15, 2026 Board Meeting, Conejo Creek West Park Draft Concept Plan

I've lived in Thousand Oaks since 1981. One of the principal reasons I purchased my property was that it was suitable for horses, and I kept horses here for more than thirty years. I'm also an active pickleball player. I understand the demand for additional courts, and having twelve courts so close to home would certainly be convenient for me.

Nevertheless, I oppose the proposed redevelopment of Conejo Creek West in its present form.

My concern is not simply pickleball. It is the gradual conversion of an established equestrian facility into a general-purpose recreational park, without sufficient consideration of the cumulative consequences.

Thousand Oaks has historically distinguished itself through its open space, equestrian neighborhoods, trails, oak trees, and semi-rural character. These are not incidental amenities. They are among the reasons longtime residents chose to establish their homes here.

Over the decades, I've watched equestrian access and facilities gradually diminish. Natural creek corridors that once offered opportunities for riding access were engineered and fenced off. Portions of the equestrian park have been devoted to other recreational uses. Each change may have seemed reasonable in isolation, but the cumulative effect deserves serious consideration.

Preserving the existing arenas is not necessarily the same as preserving a fully functional equestrian facility. Horses and riders require more than enclosed riding surfaces. They need safe circulation between facilities, adequate staging areas, trailer access, perimeter trails, and sufficient separation from incompatible recreational activities.

The district has suggested that no existing park amenities would be lost under the proposed concept. I question whether counting retained amenities adequately measures the effect on the park's equestrian function.

The proposed group picnic area

I am particularly concerned about the proposed group picnic area and other mixed recreational uses.

Unlike pickleball, which is generally confined to fenced courts and involves relatively predictable patterns of activity, picnicking encourages unrestricted movement, games, and children playing. These activities are entirely appropriate in parks designed for general family recreation, but they present different considerations when introduced into an active equestrian environment.

In my thirty years of riding here, I've repeatedly encountered children running up behind my horse, apparently unaware of the danger. On several occasions, parents were equally unaware of the potential consequences.

Even a well-trained horse can react defensively when startled or approached unexpectedly. A single kick can cause catastrophic injury.

My concern is not that families should be excluded from public parks. It is that people unfamiliar with horses should not be encouraged to recreate in areas where their activities may conflict with equestrian circulation.

Before introducing additional unstructured recreation, has the district evaluated how pedestrian activities will be physically separated from riding trails, arena entrances, trailer areas, and other locations where horses routinely travel?

Will the group picnic area permit organized parties, amplified entertainment, inflatable play equipment, or other activities that could introduce additional conflicts?

These are foreseeable design and management questions that should be addressed before the concept advances.

Existing recreational alternatives

Thousand Oaks already provides numerous parks with lawns, playgrounds, picnic areas, and other facilities intended for general family recreation. Conejo Creek North, near the library, is one example.

I question the need to duplicate these amenities within an established equestrian facility when suitable alternatives may exist.

In particular, Conejo Creek Northwest, the undeveloped property across Avenida de las Flores, was previously considered by the district for pickleball development.

That property has historically provided an important equestrian access route, including access to Conejo Creek West, but has not otherwise been extensively used for organized equestrian activities.

Why was this location passed over in favor of further developing the established equestrian park?

Has the district evaluated whether Conejo Creek Northwest could accommodate pickleball courts, group picnicking, or both, while preserving a safe and continuous equestrian access corridor?

I recognize that the Northwest parcel may present development constraints. Those constraints should be identified and compared transparently with the consequences of introducing additional recreational uses into Conejo Creek West.

Open land serving equestrian activities is not necessarily vacant or underutilized simply because it remains largely undeveloped. Its openness, circulation space, and natural character are themselves part of its recreational value.

The community's equestrian heritage

I also hope the district recognizes that equestrian property ownership in Thousand Oaks is not necessarily a reflection of personal wealth.

Many longtime residents purchased their properties decades ago, when the community was considerably more affordable, specifically because they wanted to keep horses.

In my case, that meant commuting 55 miles each way to work so I could afford a property where my horses could live at home and receive the care I wanted to provide. It was a conscious sacrifice, not an extravagance.

The current market value of a horse property does not necessarily reflect the financial circumstances of the people who purchased it decades ago.

The equestrian character of Thousand Oaks was an important part of what many of us invested in, and those longstanding commitments deserve consideration alongside the evolving recreational preferences of the community.

Equestrian facilities also serve people who do not own horse property, including riders who board horses elsewhere and participate in organized activities.

Preserving these facilities should not be characterized simply as protecting the interests of affluent homeowners.

Consistency with the Thousand Oaks General Plan

The Thousand Oaks 2045 General Plan recognizes equestrian facilities and the importance of maintaining access to parks, trails, and open space.

In particular:

- Policy M-3.1 addresses active transportation connections to parks, trails, equestrian facilities, and open space.
- Policy POS-4.1 addresses diverse trail experiences and protection of natural environments.
- Policy POS-4.3 addresses trail improvements that blend into natural surroundings.
- Policy POS-6.4 addresses safety considerations in the design of new and expanded park facilities.

Although the Conejo Recreation and Park District is a separate public agency, these adopted city policies provide relevant guidance for coordinated land-use planning.

I request that the district explain how the proposed redevelopment has been evaluated against these policies, particularly with respect to equestrian access, preservation of the perimeter riding trail, the natural character of the park, and the separation of horses from general recreational activities.

Request for further evaluation

Before advancing the draft concept plan, I request that the district address the following questions:

1. What criteria were used to determine that the proposed redevelopment would not diminish the park's existing equestrian function?
2. How has the district evaluated the cumulative effects of previous and proposed conversions of equestrian space to other recreational uses?
3. What analysis has been conducted of pedestrian and equestrian circulation, particularly around the proposed group picnic area, perimeter riding trail, arena entrances, and trailer facilities?
4. Why was Conejo Creek Northwest not selected, and what specific constraints prevent its use for pickleball courts or group picnicking while preserving equestrian access?

5. How does the proposed redevelopment support the equestrian access, trail preservation, and public safety objectives identified in the Thousand Oaks 2045 General Plan?

I request that these concerns be included in the administrative record and that the district provide a written explanation of its site-selection criteria, evaluation of Conejo Creek Northwest as an alternative, and assessment of pedestrian-equestrian conflicts associated with the proposed picnic area.

I also request that these issues be addressed in any subsequent environmental review, as applicable.

Conclusion

I am not asking the district to abandon pickleball expansion or to deny families additional recreational opportunities. I am asking the district to recognize that different recreational activities have different land-use requirements, and that not every undeveloped portion of a park is interchangeable.

Conejo Creek West is an established equestrian resource. Its value cannot be measured solely by the number of arenas that remain after other uses are introduced.

Thousand Oaks has spent decades promoting its open space and semi-rural character. Preserving that identity requires more than retaining the terminology in planning documents. It requires making land-use decisions consistent with those values.

Once our equestrian character is lost, we cannot recreate it simply by calling ourselves semi-rural.

Subject: FW: Conejo Creek West - concept

Date: Wednesday, October 14, 2026 at 12:46:29 PM Pacific Daylight Time

From: James Friedl

To: Jody Dickson, Raquel Broeker

From: tina frugoli [REDACTED]

Sent: Tuesday, October 13, 2026 2:24 PM

To: Nellie Cusworth <ncusworth@crpd.org>; Marissa Buss <mbuss@crpd.org>; Chuck Huffer <chuffer@crpd.org>; Doug Nickles <dnickles@crpd.org>; Asaorozco@crpd.org; James Friedl <jfriedl@crpd.org>

Subject: Conejo Creek West - concept

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

Hello,

Please vote no on the new concept plan for the Conejo Creek Equestrian Park.

Zero equestrian safety issues have been considered in this new plan.

The fact is nobody in the Conejo Valley wants pickleball courts near them. This is due to the specific noise pollution created by this game. CRPD has rightly quit perusing other neighborhoods but for some reason continue to push forward here. The arguments against pickleball at Conejo Creek West are not only as good, but they are also better. I'm pretty sure pickleball in other neighborhoods would not create safety hazards.

Since every neighborhood has similar concerns, maybe these courts need to be put indoors.

A vote to move forward on this plan will mean:

1. You disregarded the peace and actual safety of the existing park users.
2. You ignored the neighborhood community.
3. You disregarded facts from experts.

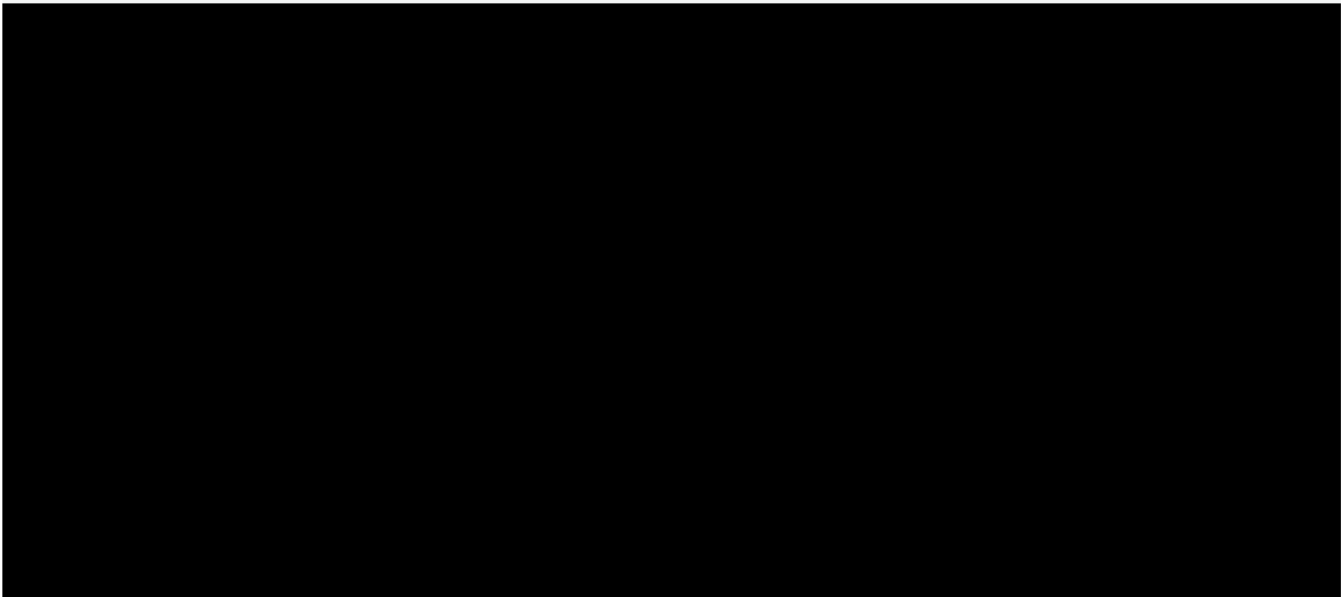
Please discontinue any plans for pickleball at this park.

Sincerely,

Tina Frugoli

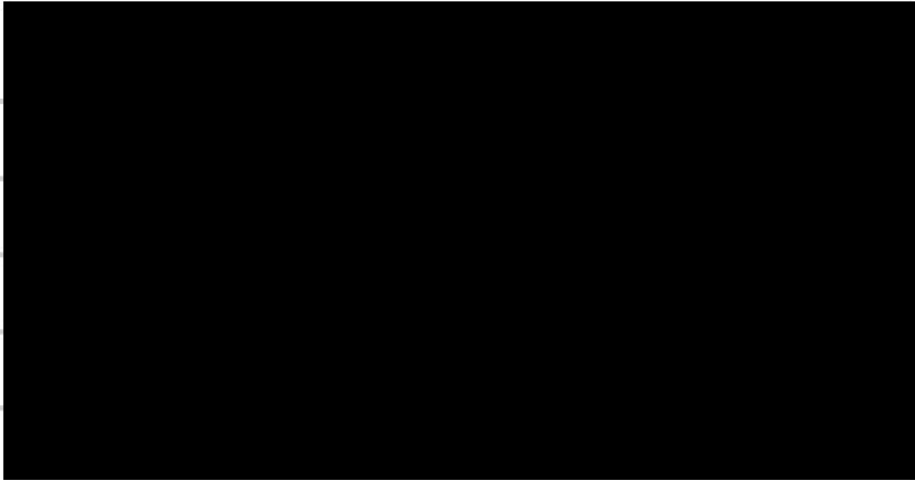
[REDACTED]

91362



Recreation & Community Services Feedback Form

Name:	Susan fleczok

Street Address:		
City:		
State:		
Zip:		
Email:		
Phone:		
Comments or Suggestions:	Sending this because I have conflicting meetings on the 15th and are unable to attend this meeting regarding Conejo Equestrian park. My family has always enjoyed coming to horse shows there and to see that you want to put so many other activities all around the arenas is very disturbing. Horses being prey animals are very sensitive to noise and motion, so I and many others would not like to see you place these activities at this park. Folks that live close by, enjoy the open space and nature there. Having all the new traffic and noisy activities suggested in your new plan would not be appealing. So please, no pickle ball courts, R.C. cars and other items mentioned in your new and latest plan. Thank you for your time and consideration.	
Would you like us to contact you?:	Yes  	

[Reply / Manage](#)

Powered by [Streamline](#).

Subject: FW: Pickle Ball Courts Conejo Creek Park
Date: Wednesday, October 14, 2026 at 12:53:45 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker, Jody Dickson

From: [REDACTED]
Sent: Wednesday, October 14, 2026 10:37 AM
To: James Friedl <jfriedl@crpd.org>
Subject: Pickle Ball Courts Conejo Creek Park

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

Mr. Friedl, I am sending this letter to you in hopes you read it and that you share it with your colleagues. As a 65 year resident of this fine town I have seen many changes through the years, one of them being the Conejo Creek Park. It is one of the few that I know of that has a freeway running through the middle of it. I am also aware of why the pickle ball courts are being located where they are....Noise! Pickle ball is a noisy game. Also the fact that there is existing parking. But when the dog park is at half capacity and the gardens have a lot of poeple tending their plots, there isn't going to be enough parking area to support 24 to 30 cars from pickle ball players.

I think a better place to put these courts is on the north side of Avenida De Los Flores, line them next to the road with lights facing away from the adjacent houses and onto the courts. It is as I see it an over flow parking area , integrate the courts in that area and keep the noise away from the dog park area. The freeway generates enough noise as it is, we don't need more players trying to talk loudly to each other over the din of the freeway.

I hope your team can work on this concept it would make a better park in my opinion.
Sincerly, Chuck Bente' [REDACTED]

Wednesday, October 14, 2026 at 1:26:10 PM Pacific Daylight Time

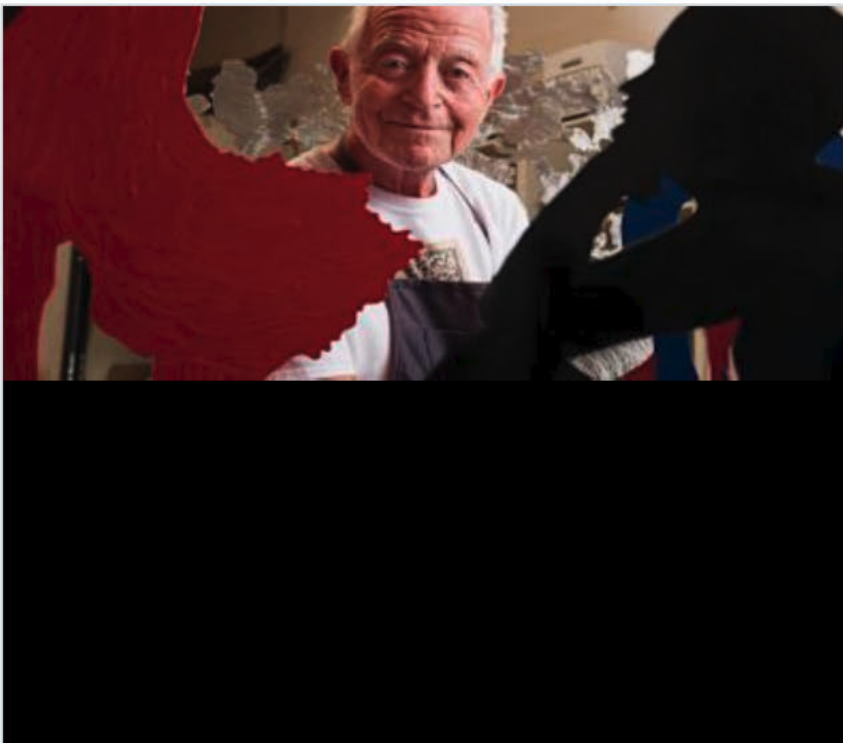
Subject: FW: Planned Vision Conejo Creek West
Date: Wednesday, October 14, 2026 at 12:40:25 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker, Jody Dickson
Attachments: image001.png, image004.emz, image005.png

From: Margaret De Rose <peggyd@comcast.net>
Sent: Tuesday, October 13, 2026
To: Chuck Huffer <chuffer@crpd.org>; Marissa Buss <mbuss@crpd.org>; Ashley Orozco <aorozco@crpd.org>;
crpdclerk <crpdclerk@crpd.org>; mooney@crpd.org;
president@losfloresgarden.com
Subject: Planned Vision Conejo Creek West

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

Dear Sirs

In regards to the planned vision of Conejo Creek west, the plan wants to destroy the Monarch butterfly habitat which we worked on for years and got official recognition for. These butterflies are endangered in Canada and listed as threaten here in the US. A habitat like ours should not be destroyed and replaced by a parking lot. provides shelter and food for these butterflies on their long migrations. Also this plan wants to destroy our covered shade area in the Children's Garden. This is the one place the children can take a break and shelter from the sun when needed in the garden as well as take classes. This structure has a mounted display of art work from local artist Martin Struman ([Westlake sculptor has the right touch](#)).





Westlake sculptor has the right touch

ohtadmin

As an attorney specializing in estate planning for nearly 40 years,
Martin Sturman was the architect of many an ...

Marty was a great supporter of the garden and loved the Children's Garden. Please this plan is supposed to be a nature park. Do not take out the butterfly habitat. Do not take the shade pavilion with Marty's art away from the children. Marty passed away in 2024 and his artworks are a treasured memorial to him and his support of Los Flores Community Garden especially its work with children.

Regards

Margaret De Rose

Subject: I Support Pickleball Courts At Conejo Creek West; My Concerns About Equestrian Safety
Date: Tuesday, October 13, 2026 at 12:01:56 PM Pacific Daylight Time
From: Dale Menagh
To: Andrew Mooney
CC: clerk@crpd.org, Dale David Menagh, Doloras Dee Menagh

The following is my personal thoughts & opinions as a local area resident (homeowner)...

Dear Andrew & Members of the CRPD Board of Directors,

I am very pleased the CRPD is proposing to have 12 pickleball courts at the new Conejo Creek West Park. I have reviewed the latest drawing of the new facilities and I am very impressed with how you have included so many improvements into this district park.

Unfortunately, some equestrian enthusiasts have acted-out inappropriately against pickleball at this district park. It is my opinion that both equestrian & pickleball can coexist together, but is this the correct relationship? Yes, if CRPD is willing to spend the extra millions of dollars to build mitigation improvements to protect the general population from the hazards horses pose in an urban environment.

Let me define my unique experiences on this matter:

- 1). I have extensively ridden & cared for horses in my young adulthood.
- 2). I have owned 2 equestrian zoned properties (Topanga Canyon & Paige Lane adjacent to Conejo Creek South).
- 3). My ex-wife was an equine veterinarian early in her career.
- 4). I am a retired project supervisor with design/build experience.

My relevant experiences show me horses & pickleball can co-exist in a public park if extensive safety modifications are built in support of safety for: ingress-egress to the park (traffic management); and, surrounding the equestrian facilities (containment of large animals). I have developed an in-depth AI Conversation about this important safety matter that is located at this web address:

AI Mode - what is the best guess estimate of the increased costs for this type of road work & fencing as opposed to relocating horses to one of the two dedicated horse parks in Thousand Oaks?

share.google

I am willing to further discuss my thoughts & opinions about this subject with the CRPD via telephone or an in-person meeting.

Thank you,
Dale Menagh

[REDACTED]

Sent from my iPhone

Subject: October 15 CRPD Board Mtg PUBLIC COMMENT - NO TO PICKLEBALL!
Date: Monday, October 12, 2026 at 4:09:49 PM Pacific Daylight Time
From: Lisa Baca
To: Chuck Huffer, Doug Nickles, Nellie Cusworth, Marissa Buss, Ashley Orozco, Andrew Mooney
CC: Alison Roelke, Conejo Creek DIANE Homeowner, CA Horse Laura Shultz, CSHA Region 7, Lisa Baca, Gina Cruz
Attachments: 07.01.2023 - 06.29.2026 TOC Picklewall Revenue Report TOTAL 1070.xlsx, Copy of Pickleball 3-Year Reservations2 2024.xlsx, Pickleball Classes 2023-2026.xlsx

Good Afternoon CRPD Board Members

I am forwarding to you the three documents retained by a California Public Records Request and provided by Andrew Mooney on July 1, 2026.

These documents prove a **DECLINE in usage with CRPD PickleBall** reservations, revenue and classes over a **THREE YEAR PERIOD (2023-2026)**. It is also in keeping with the national trend for the **DECLINE in Pickleball** as a sport nationally. (PLEASE SEE ENCLOSED LINKS BELOW CUT AND PASTE IN YOUR BROWSER).

Similar to the fad in the 1980's with Racquetball, in a POST COVID world 2021, pickleball's growth was driven by **BABYBOOMERS, who are now aging out of the sport**. According to the top 100 populous cities, between 2025-2026 pickleball only grew by 4%.

<https://www.axios.com/2026/05/26/pickleball-courts-building-decline>

<https://www.facebook.com/michaelgirdley1/videos/why-the-pickleball-boom-is-already-over/1073126892067113/>

LOCATION LOCATION LOCATION! RANCHO CONEJO PLAYFIELDS

Within a 5 mile radius of the Conejo Creek Equestrian Center (USING AI SUPPORT) **There are 15 FREE public pickleball courts within a 5 mile radius of the Conejo Creek Equestrian Center.**

It would be less of an expense to add TWO to the existing TEN pickleball courts at Ranch Conejo Playfields for the total of twelve (12). To create more parking, take out more grass areas since the noise of pickleball will not allow for families to picnic on the grass peacefully anyway.

To disrupt the **ONLY FREE COMMUNITY EQUESTRIAN FACILITY** by adding 12 unwarranted and **UNWANTED** pickleball courts is wrong. Forget about the **SAFETY HAZARD** you are creating for your insurance carrier regarding **RISK MANAGEMENT** mixing equestrian activity with pickleball noise.

The addition of 12 pickleball courts in ANY CRPD facility given the **DOCUMENTED DECLINE** in CRPD usage is a misuse of taxpayer dollars and gross neglect of your legal fiduciary duties as the elected CRPD Board of Directors entrusted to manage CRPD's \$23 million dollar budget for 2026-2027.

Thank you for your consideration and please **DO THE RIGHT THING** for the equestrian homeowners who pay 6% in their property taxes to fund your CRPD budgets annually.

Lisa Baca
 CA State Horsemen's Association
 Region 7 President

Andrew Mooney <amooney@crpd.org>
 to crpdclerk, me

 Wed, Jul 1,
 4:05 PM

Hi Lisa-

See the attached documents relating to your request.

Please feel free to reach out if you have any more questions. I am available via email and/or happy to chat further on the phone.

Thank you.

Andrew Mooney

Director, Parks and Planning

Conejo Recreation & Park District

[403 W Hillcrest Drive, Thousand Oaks, CA 91360](https://www.conejorecreation.com/403-W-Hillcrest-Drive-Thousand-Oaks-CA-91360)

Subject: Opposition to new pickleball courts

Date: Monday, October 12, 2026 at 9:03:36 PM Pacific Daylight Time

From: [REDACTED]

To: Andrew Mooney

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

I am a Thousand Oaks resident , taxpayer and homeowner. I am opposed to the installation of pickleball courts near the equestrian center and dog park. I am also a pickleball player and would support new courts at a different location , not near the animals. It is totally an inappropriate location as proposed at Conejo Creek West. Please reconsider this poor decision.

Thank you ,

Jodi Matro

Sent from my iPhone

Subject: Pickleball Courts - Equal Representation for Division / District 4 - please READ

Date: Wednesday, October 14, 2026 at 9:47:34 AM Pacific Daylight Time

From: L. J. Scamahorn | Evidence Binder

To: [REDACTED]

CC: James Friedl, Andrew Mooney

Dear Ms. Orozco

I know you are the youngest and newest Board Member and so it would be difficult for you to understand and appreciate this cause... but please try.

My wife and I live at [REDACTED] (near Thousand Oaks Teen Center)

Since 2020 – at least 4 times/week –

We have made the Trek to either Del Prado **38 minutes** round trip or Rancho Conejo **22 minutes** round trip.

$200 \text{ trips/yr} \times 6 \text{ yrs} = 1,200 \text{ trips} \times 30 \text{ minutes avg.} = 600 \text{ Hours driving}$

You don't need me to calculate the extra cost incurred for gas and car expense versus finally - getting courts 4 minutes away – at Conejo Creek West. It has been – and is - a financial burden.

With your vote and leadership

Thank You for making ALL of us who live in **Division 4 – equals in the eyes of CRPD-** in terms of having nearby access to Pickleball courts.

with Deep Gratitude

LJ Scamahorn & Shelly Jones

Subject: Proposed plan for Conejo Creek West

Date: Tuesday, October 13, 2026 at 12:31:56 PM Pacific Daylight Time

From: Margaret De Rose

To: Chuck Huffer, Doug Nickles, Nellie Cusworth, Marissa Buss, Ashley Orozco, crpdclerk, James Friedl, Andrew Mooney, president@lasfloresgarden.com

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

Dear Sirs

I am writing in regards to the proposed plan from Conejo Creek West, a nature park.

Your new plan proposes to destroy the accredited Monarch Butterfly(a threatened and endangered species) habitat in the Las Flores Community Garden and replace it with a Parking lot. An area that took years of hard work to establish. This plan also wants to tear down the Children's Garden shade pavilion, the one place the children can go to shelter from the sun when working in their garden area. This pavilion has mounted memorial art work of Martin Sturman, a well known local artist ([Westlake sculptor has the right touch](#)) who loved and supported the Las Flores Children's Garden. Martin passed away on 2024. Please DO NOT destroy these parts of the garden to construct a parking lot.



Westlake sculptor has the right touch

ohtadmin

As an attorney specializing in estate planning for nearly 40 years, Martin Sturman was the architect of many an ...

Regards

Margaret De Rose

Subject: Proposed Removal of Butterfly Habitat at Las Flores Community garden

Date: Wednesday, October 14, 2026 at 11:44:54 AM Pacific Daylight Time

From: Susan S

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

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

Dear Directors and Administrators,

Re: Proposed Removal of the Butterfly Habitat at Las Flores Community Garden

In 2016, 12 children built the Butterfly Habitat at Las Flores Community Garden as part of a CRPD class, "Building a Butterfly Habitat." Ten years later, many of those same children are now young adults and still come back to see the artwork and plantings they created. That kind of long-term connection to a public space is rare, and it's worth protecting.

What's at Stake The Habitat has matured into a self-sustaining ecosystem that supports native bees, butterflies, skippers, predatory beneficial insects, birds, and reptiles. This matters more than it might have ten years ago: native bee populations are declining, and the Western Monarch butterfly is in freefall. The 2025 Western Monarch Count recorded roughly 12,260 butterflies, down from 298,464 in 2016, and the third-lowest count since tracking began in 1997. Habitat loss from development and pesticide use are the primary drivers. Removing our established pollinator habitat to build a parking lot would not be a neutral act; it would directly contribute to the problem conservationists are racing to solve.

What We've Built Over 10 Years

This isn't an informal garden bed. It's an accredited, registered resource:

- Certified by four national organizations, each requiring years of work to meet certification standards (Xerces Society, National Wildlife Federation, Monarch Watch, and National Butterfly Association)
- Registered as one of 56,755 official Monarch Way Stations in the United States
- A community caterpillar rescue service for residents without enough milkweed at home
- 85 caterpillars rescued from residents last year alone
- A large amount of native milkweed, the sole food source for Monarch caterpillars
- Larvae and nectar plants supporting 10 butterfly species, countless skippers, and beneficial insects like the Tarantula Wasp. Dragonflies returned en masse this year. They eat mosquitos.
- A five-year effort to successfully house and retain Mason bees, which are now seen in large numbers

The Habitat is intentionally rustic rather than ornamental, with log piles, sticks, birdbaths, and a mineral-rich mud puddle, because that's what a functioning habitat needs, not what a manicured flower garden needs.

The Birds Alone Make the Case This year I have personally identified 14 bird species using the

Habitat, including a mated pair of Western Bluebirds that has returned for five consecutive years. The native Toyon tree brings in large flocks of Cedar Waxwings when it fruits. Dark-eyed Juncos and Mourning Doves nest in the low shrubs; House Sparrows, Bewick's Wrens, finches, Mockingbirds, and Black Phoebes nest higher up. Even local parrots stop by for sunflower seeds.

Low Cost, High Value Because the planting is almost entirely native, the Habitat requires very little water, a meaningful consideration for any public garden budget. QR codes on plant labels let visitors learn about each species, and the Habitat has visibly inspired home gardeners in the area to adopt native, water-wise landscaping.

The Ask It has taken nearly ten years to build this ecosystem, and it cannot be recreated quickly or cheaply if it's removed. Paving it over for parking would be a loss to LFCG, to the wildlife and pollinators that depend on it, and to the broader community that benefits from it, all at a moment when Monarch and native bee populations can least afford it. I urge the department to reconsider this map.

Respectfully, Susan Sundell
24-year member of Las Flores Community Garden
Past President
Passionate soul for Monarch Butterflies

Please contact me if you have any questions: 

Subject: Re: Conejo Creek Master Plan

Date: Tuesday, October 13, 2026 at 10:29:35 AM Pacific Daylight Time

From: Lisa Pisani

To: Andrew Mooney

Hello,

I am writing to express my extreme objection, disapproval and disappointment that despite continued input from our citizens, the Conejo Recreation and Parks District continues to proceed with plans to put pickleball courts in the park. You do not have our best interests in mind. These decisions will permanently destroy our peaceful small town neighborhood.

We already have dedicated pickleball courts in at least five other parks. If really necessary, tennis courts everywhere that can be easily updated to allow even more pickleball, if the fad continues. But where else can the horses go? these quick unvetted decisions will permanently destroy our tradition, our heritage, here in the Conejo Valley. Please think about the long term consequences that cannot easily be reversed.

Thank you and please include my comments in the public record that I am strongly opposed to your proposal.

Thank you

Lisa Pisani

[Sent from AT&T Yahoo Mail on Android](#)

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



Wednesday, October 14, 2026 at 1:46:53 PM Pacific Daylight Time

Subject: Re: Conejo Creek Master Plan

Date: Monday, October 12, 2026 at 3:41:52 PM Pacific Daylight Time

From: [REDACTED]

To: Andrew Mooney

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

Please NIX the PICKLEBALL.

On Friday, October 9, 2026 at 02:02:40 PM PDT, Andrew Mooney, Conejo Recreation & Park District
<amooney@crpd.org> wrote:



CCW
Master Plan
Draft Concept

Wednesday, October 14, 2026 at 1:20:50 PM Pacific Daylight Time

Subject: Re: Conejo Creek West Master Plan – Proposed \$100,000 Consulting Expenditure
Date: Wednesday, October 14, 2026 at 11:45:23 AM Pacific Daylight Time
From: [REDACTED]
To: Ashley Orozco, Chuck Huffer, Doug Nickles, Marissa Buss, Nellie Cusworth
CC: Andrew Mooney, James Friedl, Sharyn, Candace, Jo, Jennifer, Julie, Keri, Marie, Piper, Tyler Lindberg, Alisonroelke
Attachments: ETI Letter to CRPD Board 10.14.26.pdf

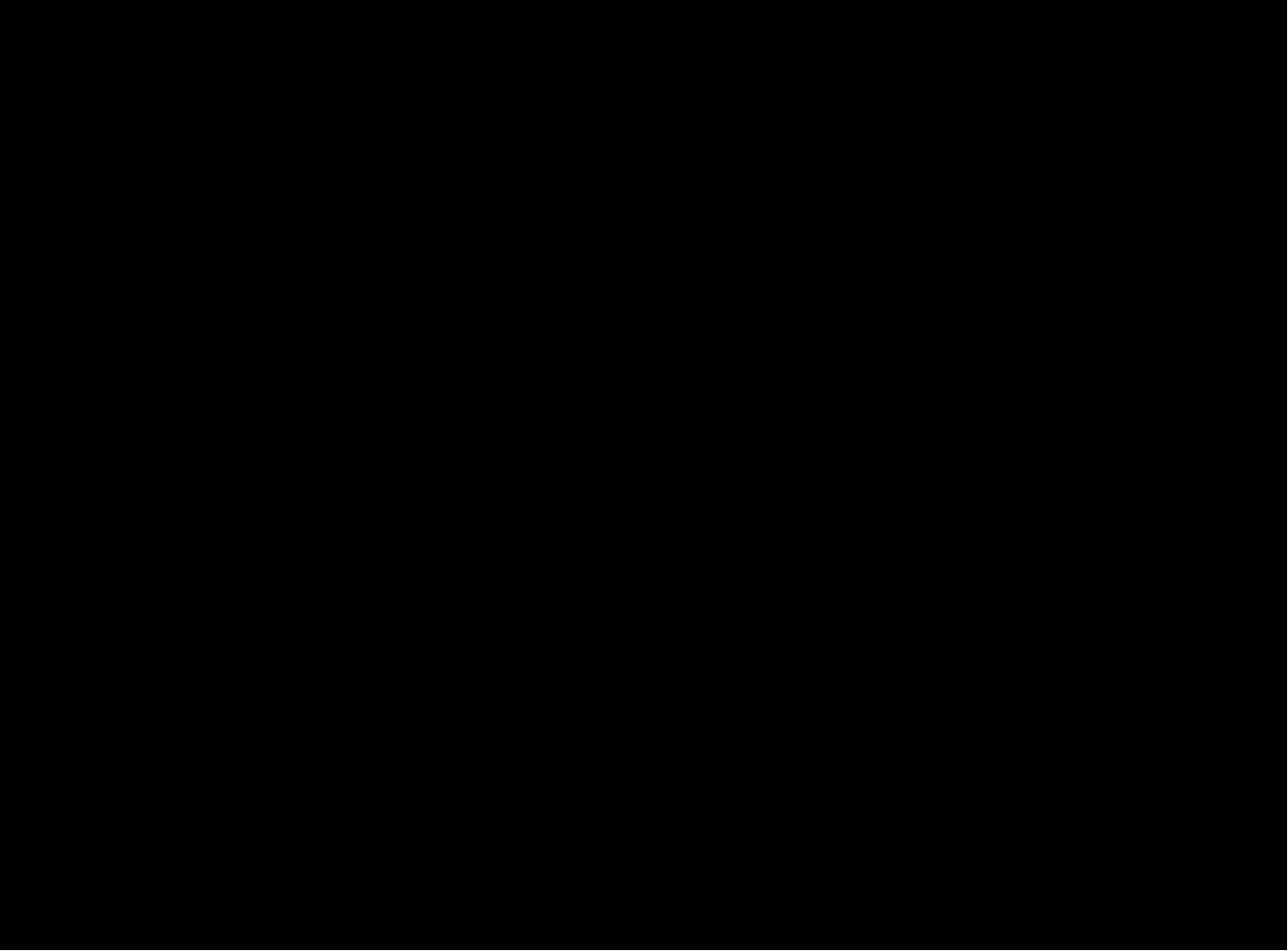
Dear CRPD Board Members,

Attached, please find a letter from ETI Corral 37 Board of Directors in regards to the upcoming CRPD Board meeting on October 15th.

Thank you,

Alison Roelke

ETI Corral 37



From: Kathi Byington [REDACTED]
Sent: Wednesday, October 14, 2026 12:49 PM
To: crpdclerk <crpdclerk@crpd.org>
Subject: Support of Court Expansion

You don't often get email from [REDACTED] [Learn why this is important](#)
Dear CRPD Board of Directors,

Thank you so much for the email notice of the upcoming Board of Directors meeting involving the resolution of the Conejo Creek West (CCW) Master Plan. As I will not be able to be present at the meeting, I wanted to let you know that I strongly support the inclusion of the 12 new, lighted pickleball courts as seen in Exhibit 2 of the CCW Draft Concept.

In my opinion, the CCW Draft Concept has done a very complete and purposeful job of incorporating the needs and wishes of all the stakeholders - the dog park, the equestrian, the garden, and the pickleball communities as well as the neighbors who live near CCW. As a pickleball enthusiast, I appreciate not only the added dedicated pickleball courts, but also recognize the importance of the enhanced perimeter, multi-use trail, the group picnic

area, the outdoor wellness area with shade structure, the trailer parking lot, and the greenery between the pickleball courts and the other areas plus the other greenery added throughout equestrian arenas and along the enhanced perimeter trail. As a Waverly Heights resident who lives within walking distance of CCW, this master plan will create a beautiful, multi-use area for the entire community - one that I will definitely spend a lot of time in.

Thank you again for noting my support of not only the 12 new, lighted pickleball courts, but the creation of such a thoughtful master plan which takes into account the needs of our entire community.

Sincerely,
Kathi Byington

Subject: Public comment: Consideration of DRAFT Concept Plan for Conejo Creek West
Date: Wednesday, October 14, 2026 at 9:09:17 AM Pacific Daylight Time
From: Elaine Pate
To: crpdclerk
Attachments: Conejo_Creek_West_Public_Comment_Oct_15_2026.pdf

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

Dear Board Secretary,

Attached is my written public comment regarding the Conejo Creek West Park Draft Concept Plan scheduled for consideration at the October 15, 2026 Board meeting.

Please distribute my statement to all Board members before the meeting and include it in the administrative record for this agenda item.

I also intend to attend the meeting and provide brief oral comments.

Please confirm receipt of my submission.

Thank you.

Elaine G Pate

Subject: Public Comment: Item 9A, Conejo Creek West Draft Concept Plan

Date: Monday, October 12, 2026 at 11:03:11 PM Pacific Daylight Time

From: Shannon Jones

To: crpdclerk

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

Dear Chair Cusworth and Members of the Board,

I am writing to oppose the proposed 12 lighted pickleball courts at Conejo Creek West. This is not opposition to pickleball, but a concern that this is the wrong location for such a large sports complex.

My family frequently uses the dog park, which the District has recently invested in improving. Our dog is sensitive to noise, and I am concerned that the repetitive popping of pickleball could make the park unusable for dogs like ours. Sudden, repetitive noise could also startle horses at the adjacent equestrian facility, creating potential safety risks for horses, riders, and handlers.

Conejo Creek West's natural setting and animal-related activities are part of what makes it valuable to the community. Introducing a large complex of lighted courts risks compromising the experience of people who come here to enjoy those existing amenities.

These concerns, along with potential traffic and parking impacts on nearby streets, should be evaluated before this location is approved, not left for a later environmental review to address.

The District already has 23 public tennis courts across its parks. Before building 12 new courts here, I encourage the Board to evaluate whether existing sports facilities or other locations could accommodate additional pickleball courts with fewer conflicts with surrounding uses.

Please reconsider the pickleball portion of the plan and prioritize alternatives that complement the park's character while protecting existing amenities and the community's ability to enjoy them.

Thank you for your time and consideration.

Shannon Jones
Thousand Oaks, CA

Sent from my iPhone

Subject: Reject pickleball court at Conejo Creek West
Date: Tuesday, October 13, 2026 at 2:49:43 PM Pacific Daylight Time
From: Gary Woo
To: crpdclerk

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

Dear Board Secretary,

I'm writing to ask to reject or at least postpone development of pickleball courts, remote control car tracks, and other developments that could potentially create noise disruptions to the dog park and equestrian center.

As a resident, I don't believe the city needs additional pickleball courts and that this would be a poor choice for an RC car race track due to the noise that it would create. Dogs and horses are particularly sensitive to unusual noises which either of these developments would create.

At a minimum I request that a site-wide acoustic impact study be performed along with ADA accessibility consultations.

Thank you for your consideration
Gary Woo
Newbury Park resident.