CRPD Parks and Facilities 2025

Jan 1 - Dec 31, 2025

Ranked Locations

CRPD Parks Master List
Custom Chain

Rank	Name	Total Visits
1	**Thousand Oaks Community Park** 2525 N Moorpark Rd, Thousand Oaks, CA 91360	544.8K
2	**Conejo Creek South** 1300 E Janss Rd, Thousand Oaks, CA 91362	538.6K
3	**Borchard Community Park** 190 N Reino Rd, Newbury Park, CA 91320	461K
4	**Rancho Conejo Playfield** Arroyo Conejo Trail, Thousand Oaks, CA 91320	374.9K
5	**Dos Vientos Community Park** Park View Trail, Thousand Oaks, CA 93012	373.1K
6	**Conejo Creek North** 1379 E Janss Rd, Thousand Oaks, CA 91362	312.4K
7	**Pepper Tree Playfield** 3720 Old Conejo Road, Thousand Oaks, CA 91320	297.9K
8	**Conejo Community Park** 1175 Hendrix Ave, Thousand Oaks, CA 91360	284.2K
9	**Del Prado Playfields** 402 Calle Del Prado, Newbury Park, CA 91320	261.6K
10	**Wildflower Playfield** West Avenida de Los Arboles, Thousand Oaks, CA 91360	234.8K
11	**Conejo Creek West** 1350 E Avenida De Las Flores, Thousand Oaks, CA 91360	219.2K
12	**Sapwi Trails Community Park** Laurelpark Court, Thousand Oaks, CA 91362	188K
13	**Triunfo Park** Triunfo Canyon Trail, Thousand Oaks, CA 91361	176.4K
14	**Oakbrook Neighborhood Park** 1900 Parkwood Ct, Thousand Oaks, CA 91362	140.5K
15	**Hillcrest Fireworks Hill** Fireworks HIll Access Road, Thousand Oaks, CA 91360	120.3K
16	**North Ranch Playfield** Rockfield Street, Thousand Oaks, CA 91377	108.5K

CRPD Parks and Facilities 2025

Jan 1 - Dec 31, 2025

Rank	Name	Total Visits
17	**Paige Lane Park** 1202 La Granada Dr, Thousand Oaks, CA 91362	84.3K
18	**Goebel Adult Community Center** 1385 E Janss Rd, Thousand Oaks, CA 91362	66.7K
19	**Old Meadows Park** Marview Drive, Thousand Oaks, CA 91362	65.7K
20	**Beyer Park** 2351 Los Feliz Dr, Thousand Oaks, CA 91362	63.8K
21	**Fiore Playfield** 1499 Calle Madreselva, Thousand Oaks, CA 91360	62.3K
22	**Wildwood Neighborhood Park** Velarde Drive, Thousand Oaks, CA 91360	60.6K
23	**Kimber Park** 3278 Bear Creek Drive, Thousand Oaks, CA 91320	59.7K
24	**North Ranch Neighborhood Park** Thousand Oaks, CA 91362	55.3K
25	**Hillcrest Center for the Arts** 403 W HILLCREST DR, THOUSAND OAKS, CA 91360	52.2K
26	**Lang Ranch Neighborhood Park** 3254 Lang Ranch Parkway, Thousand Oaks, CA 91362	50.7K
27	**Banyan Park** 3599 Ramrod Court, Thousand Oaks, CA 91320	48.8K
28	**Russell Park** Medicine Bow Court, Thousand Oaks, CA 91362	44K
29	**Northwood Park** 3598 Clarendon Place, Thousand Oaks, CA 91360	41.3K
30	**Community Pool at CLU** 100 Overton Ct, Thousand Oaks, CA 91360	40.2K
31	**Rancho Potrero Community Equestrian Center** 4790 Lynn Rd, Newbury Park, CA 91320	37.2K
32	**Estella Park** Rice Street, Thousand Oaks, CA 91362	35.5K

CRPD Parks and Facilities 2025

Jan 1 - Dec 31, 2025

Rank	Name	Total Visits
33	**403 W Hillcrest Dr** 403 West Hillcrest Drive, Thousand Oaks, CA 91360	32.6K
34	**Stagecoach Inn Park** 51 S Ventu Park Rd, Newbury Park, CA 91320	32.2K
35	**Walnut Grove Park** Newbury Road, Thousand Oaks, CA	31.6K
36	**Spring Meadow Park** East Olsen Road, Thousand Oaks, CA 91360	31.5K
37	**Cypress Park** Mountain Creek Drive, Thousand Oaks, CA 91320	31.4K
38	**Lynn Oaks Park** Capitan Street, Thousand Oaks, CA 91320	29.3K
39	**Glenwood Park** 682 Briar Cliff Road, Thousand Oaks, CA 91360	29.2K
40	**El Parque de la Paz** Live Oak Street, Thousand Oaks, CA 91362	26.2K
41	**Waverly Park** East Avenida de Las Flores, Thousand Oaks, CA 91360	26.2K
42	**Sunset Hills Park** 3343 Monte Carlo Drive, Thousand Oaks, CA 91362	22.9K
43	**Evenstar Park** 1006 Evenstar Avenue, Thousand Oaks, CA 91361	21.3K
44	**Canada Park** Erbes Road, Thousand Oaks, CA 93021	18.9K
45	**Chumash Museum** 3442 Lang Ranch Parkway, Thousand Oaks, CA 91362	18.4K
46	**Dos Vientos Neighborhood Park** West Potrero Road, Thousand Oaks, CA 91320	17.2K
47	**Newbury Gateway Park** 2196 Michael Drive, Thousand Oaks, CA 91320	13.7K
48	**Conejo Creek Northwest** East Avenida de Las Flores, Thousand Oaks, CA 91360	13.4K

CRPD Parks and Facilities 2025

Jan 1 - Dec 31, 2025

Rank	Name	Total Visits
49	**Walnut Grove Equestrian Center** 499 Ronel Court, Thousand Oaks, CA 91320	12.5K
50	**Sycamore Neighborhood Park** Sycamore Park Trail, Thousand Oaks, CA 93012	12.4K
51	**Conejo Valley Botanic Garden** 400 W Gainsborough Rd, Thousand Oaks, CA 91360	12.2K
52	**Wendy Park** 867 American Oaks Avenue, Thousand Oaks, CA 91320	10.7K
53	**Southshore Hills Park** 2156 Glastonbury Road, Thousand Oaks, CA 91361	8.3K
54	**Stagecoach Inn Museum** 51 S Ventu Park Rd, Newbury Park, CA 91320	8.2K
55	**Suburbia Park** 2086 Sirius Street, Thousand Oaks, CA 91360	6.9K
56	**McCrea Ranch** 4500 N Moorpark Rd, Thousand Oaks, CA 91360	6.7K
57	**Hickory Park** 3982 South Camphor Avenue, Thousand Oaks, CA 91320	6.1K
58	**Oakbrook Regional Park** Secret Passage to Simi Peak (AKA Rabbit Ridge), Thousand Oaks, CA 04357	5.6K
59	**Russell Access Strips** 3200 South Allegheny Court, Thousand Oaks, CA 91362	3K
60	**Olsen Channel** Lower Butte Trail, Thousand Oaks, CA 91360	2.9K
61	**Russell Access Strips** 3098 East Adirondack Court, Thousand Oaks, CA 91362	2.6K
62	**Janss Park** West Janss Road, Thousand Oaks, CA 91360	2.5K
63	**Knoll Park** Pepper Tree Vista Trail, Thousand Oaks, CA 91320	1.7K
64	**Rolling Oaks Neighborhood Park** Haaland Drive, Thousand Oaks, CA 91360	302

Conejo Creek West and Northwest Parks Visitation Report

Highest Annual Park Visits since 2021

Conejo Recreation & Park District

Data Provided by Placer.ai

Conejo Creek West

234,913

Unique Visitors: 30,582
Visitor Frequency: 7.68



Conejo Creek Northwest



13,023

Unique Visitors: 3,434
Visitor Frequency: 3.79



General Park Use

159,356

(Multi-use Trails, Parking Lots and Restroom)

Conejo Creek Dog Park

51,175

Las Flores Community Garden

17,243

Equestrian Park

7,139

Conejo
Recreation & Park District

Conejo Creek West and Northwest

Fall 2024 Survey Report







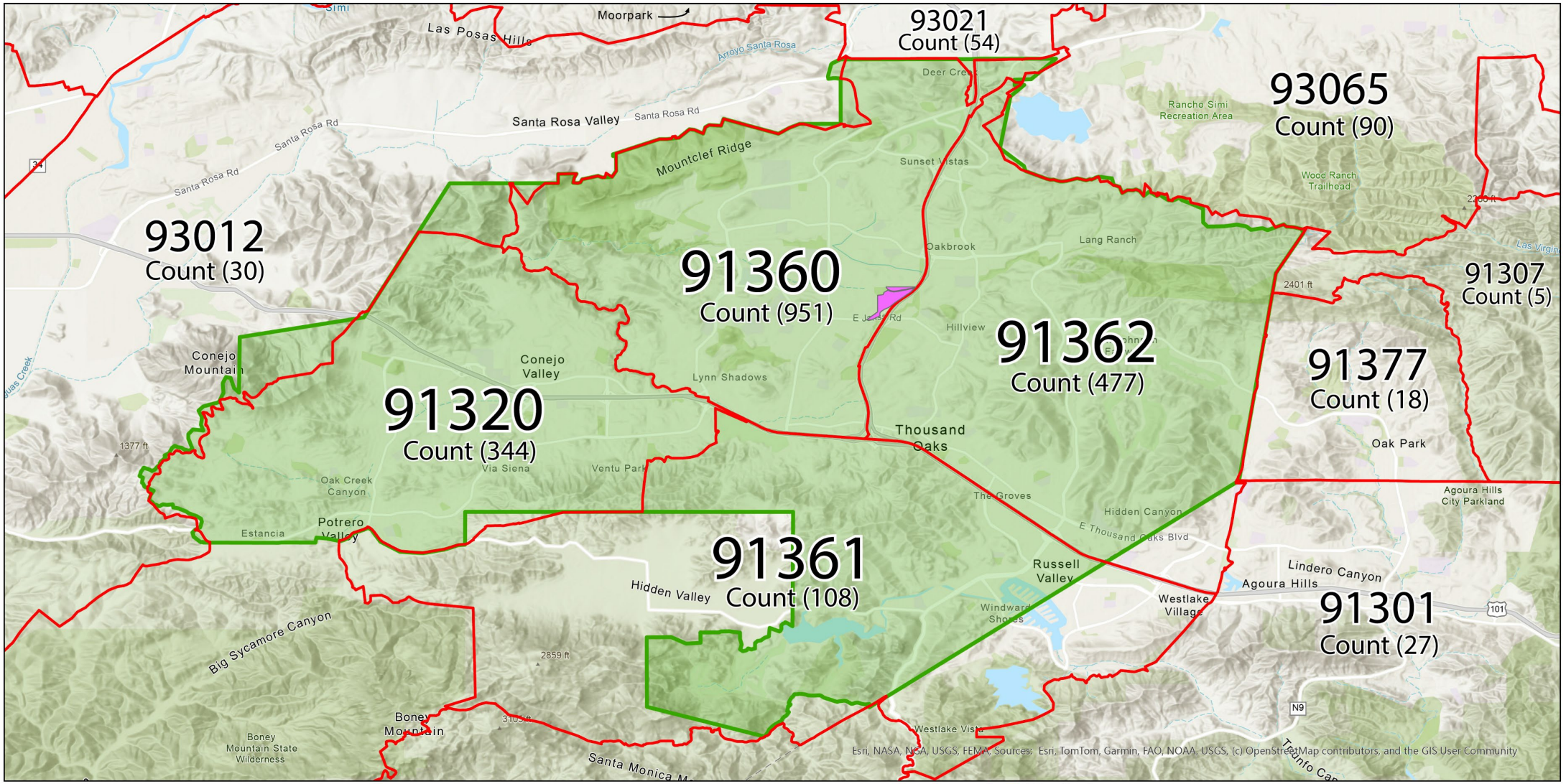
Survey Stats

- 2,340 total survey participants
- 1,880 survey participants within CRPD District
- District Zip Codes: 91360, 91361, 91362, 91320
- 134 Unique Zip Codes
- Furthest Zip Codes? Typos?
  - Dallas, OR (97338)
  - Rehrersburg, PA (19550)

Conejo Creek West and Northwest

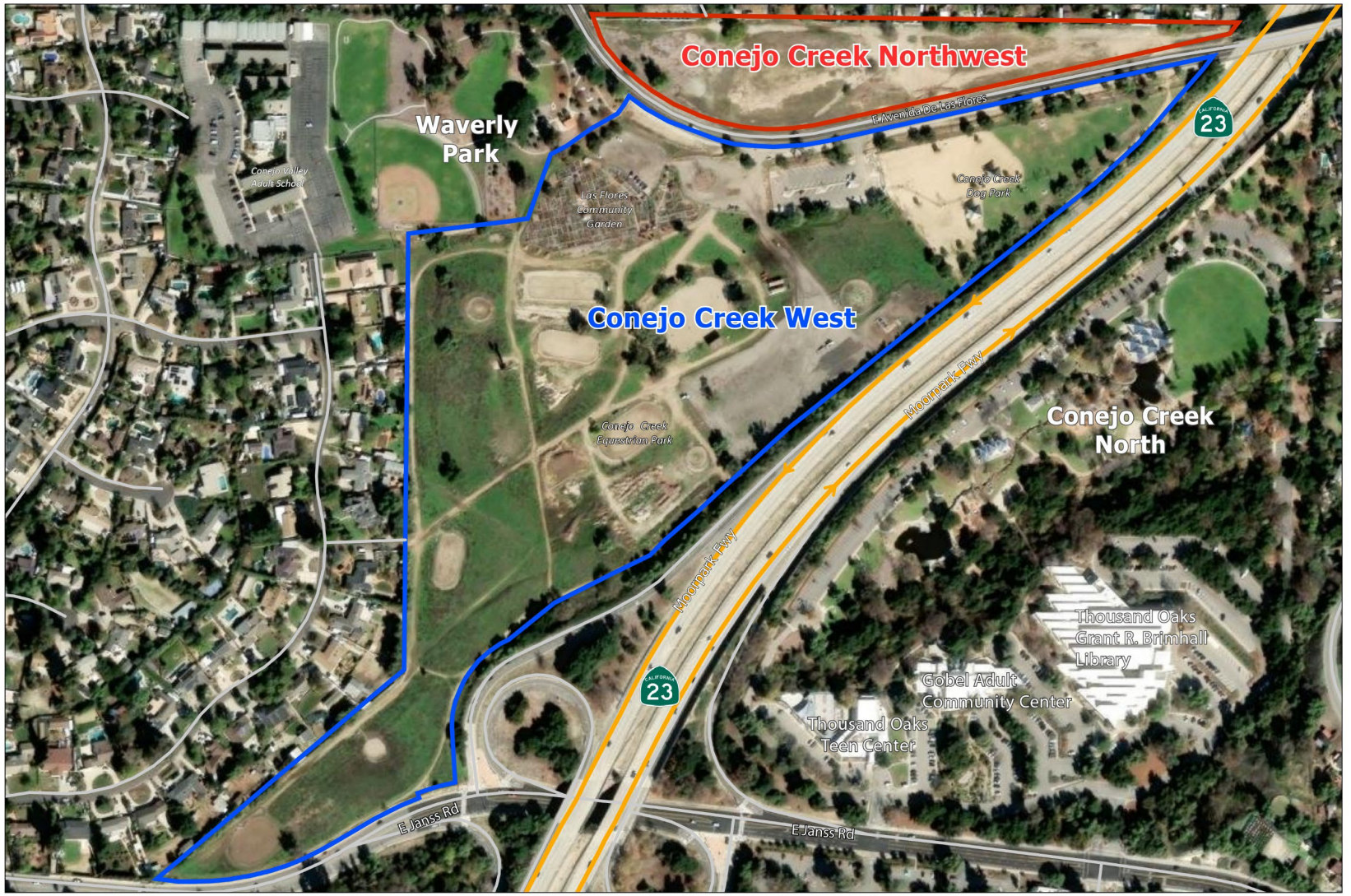
CRPD Zip Codes and Survey Counts

Conejo Recreation & Park District



Conejo Creek West and Northwest Park
Fall 2024 Survey

Conejo Recreation & Park District



Legend
- Streets
- State Highway
- Conejo Creek West
- Conejo Creek North West



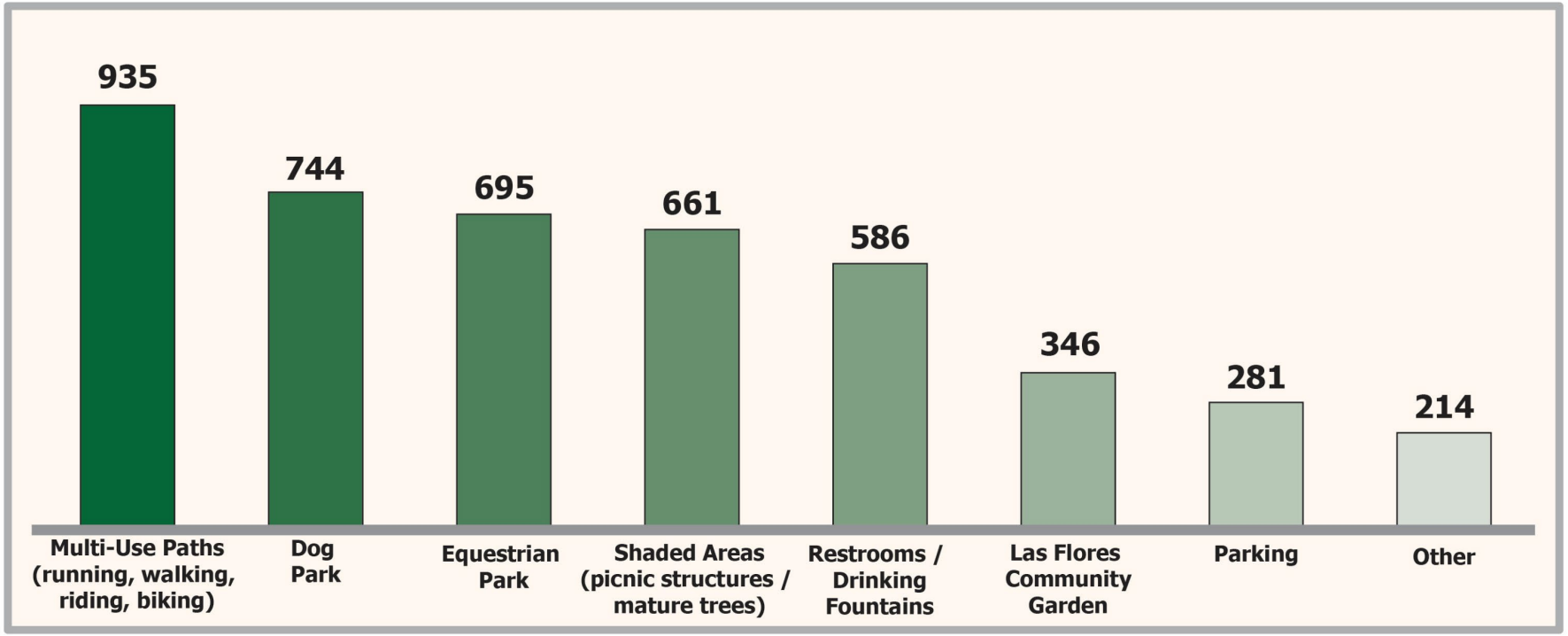
Extent of Map

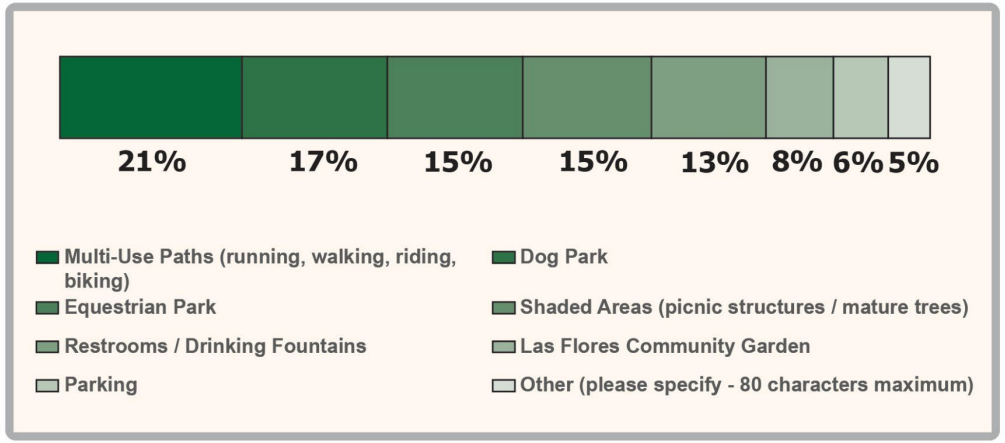
N

0 0.13 0.25 0.5 Miles

Credits: ESRI, NASA, Earthstar Geographics, Maxar

Question # 1 (Select up to 3)
Currently, what amenities do you value and appreciate the most about Conejo Creek West Park?

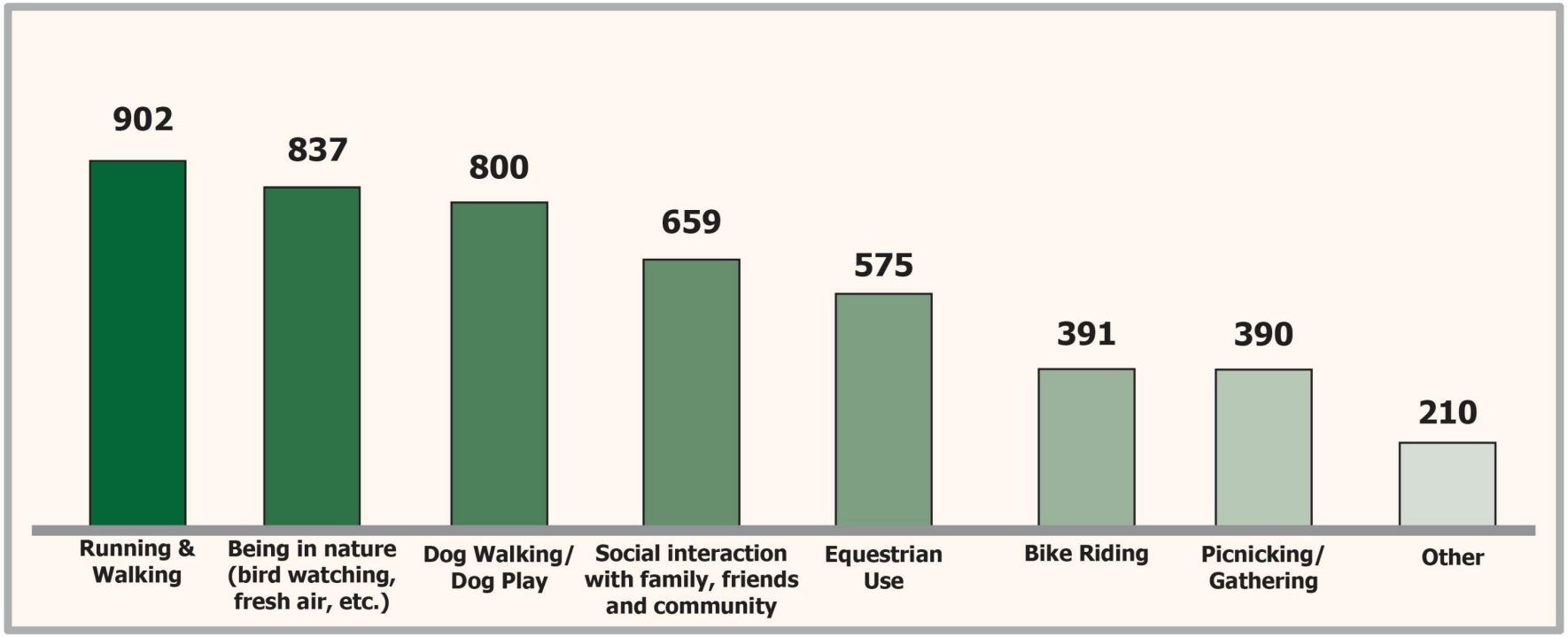


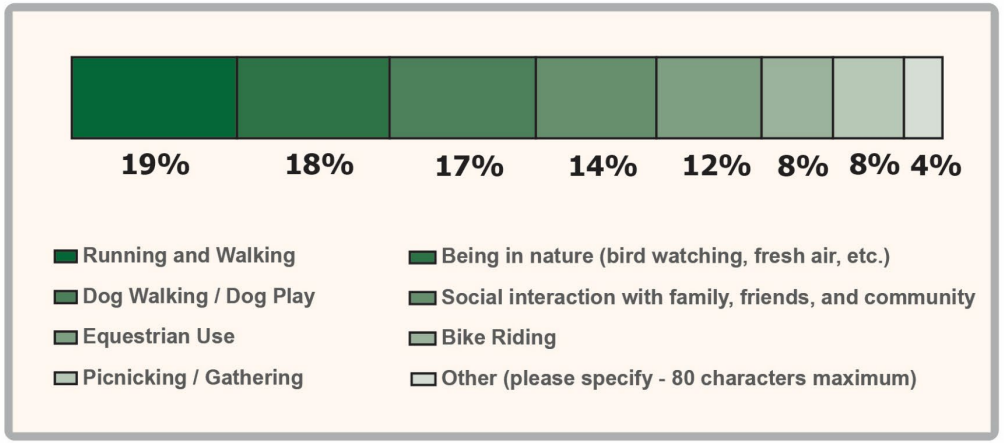


Top Items: "Other" Category

- Running - 22
- Equestrian (other) - 22
- Do not use - 20
- Undeveloped Space - 17

Question # 2 (choose all that apply)
Currently, what activities have you enjoyed or do you currently enjoy at Conejo Creek West Park?

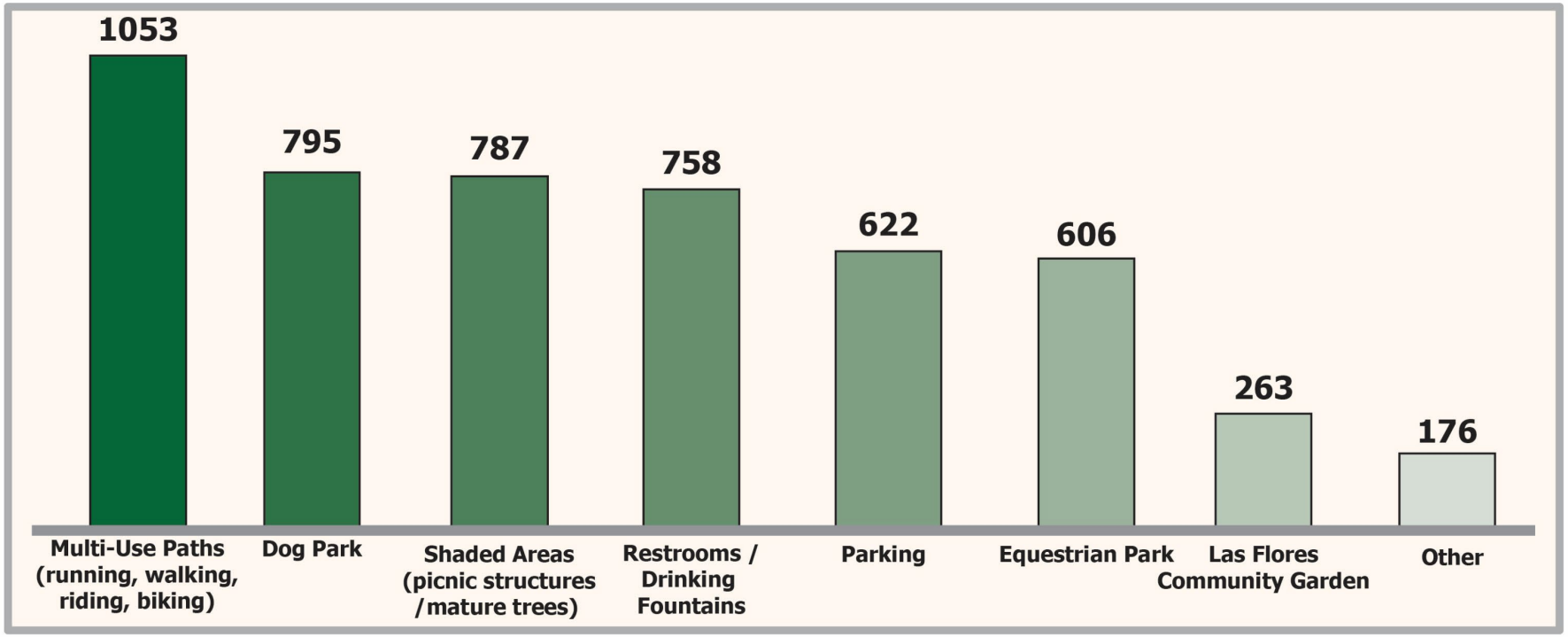


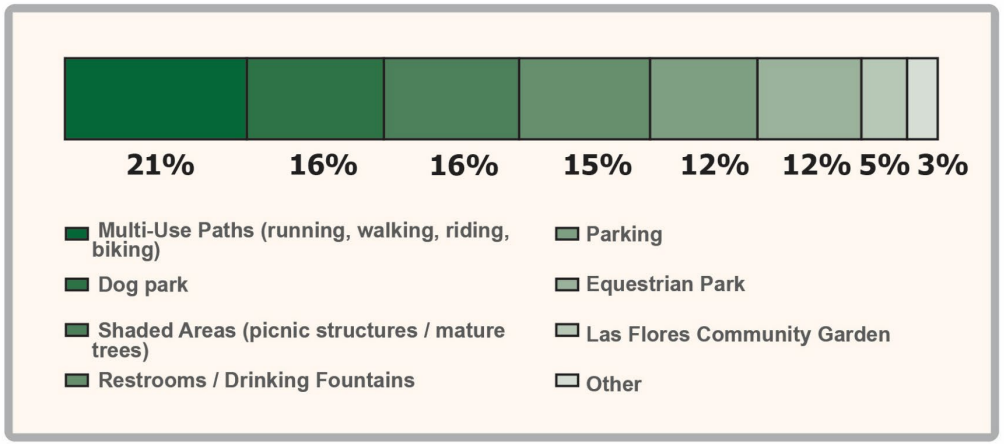


Top Items: "Other" Category

- Do Not Use - 36
- Running/Cross Country - 22
- Gardening - 19
- Playground - 7

Question # 3 (choose all that apply)
Currently, what facilities, amenities, and areas at Conejo Creek West Park have you used or do you currently use?

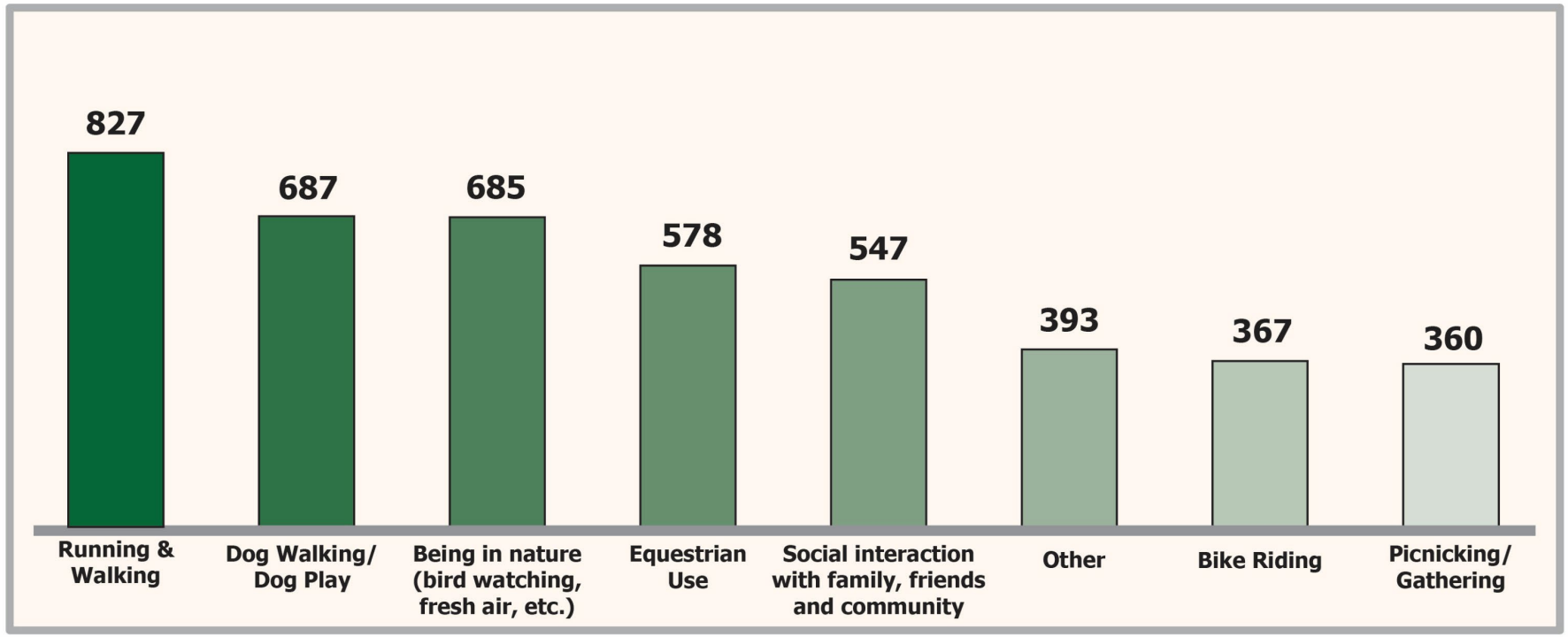


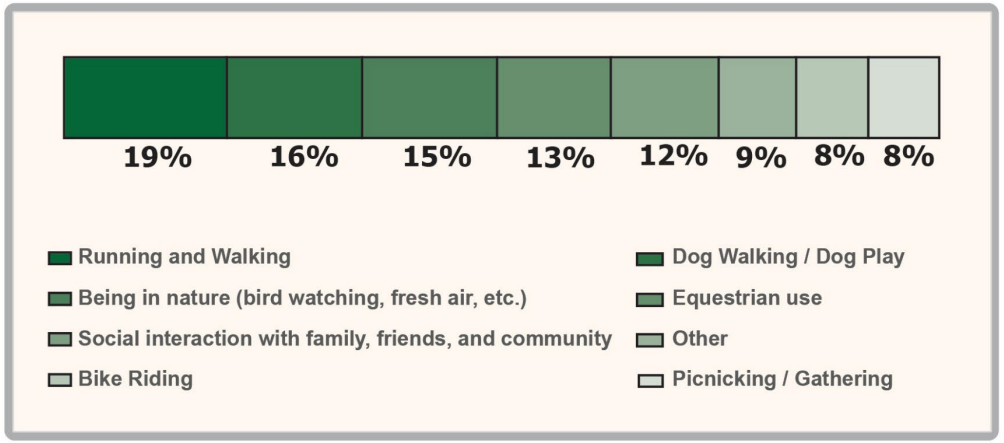


Top Items: "Other" Category

- Do Not Use - 49
- Equestrian (Other) - 16
- Runnings - 14
- Playground - 7

Question # 4 (Select up to 3)
In the future, if you were to visit Conejo Creek West Park, which activities would you most like to engage in?

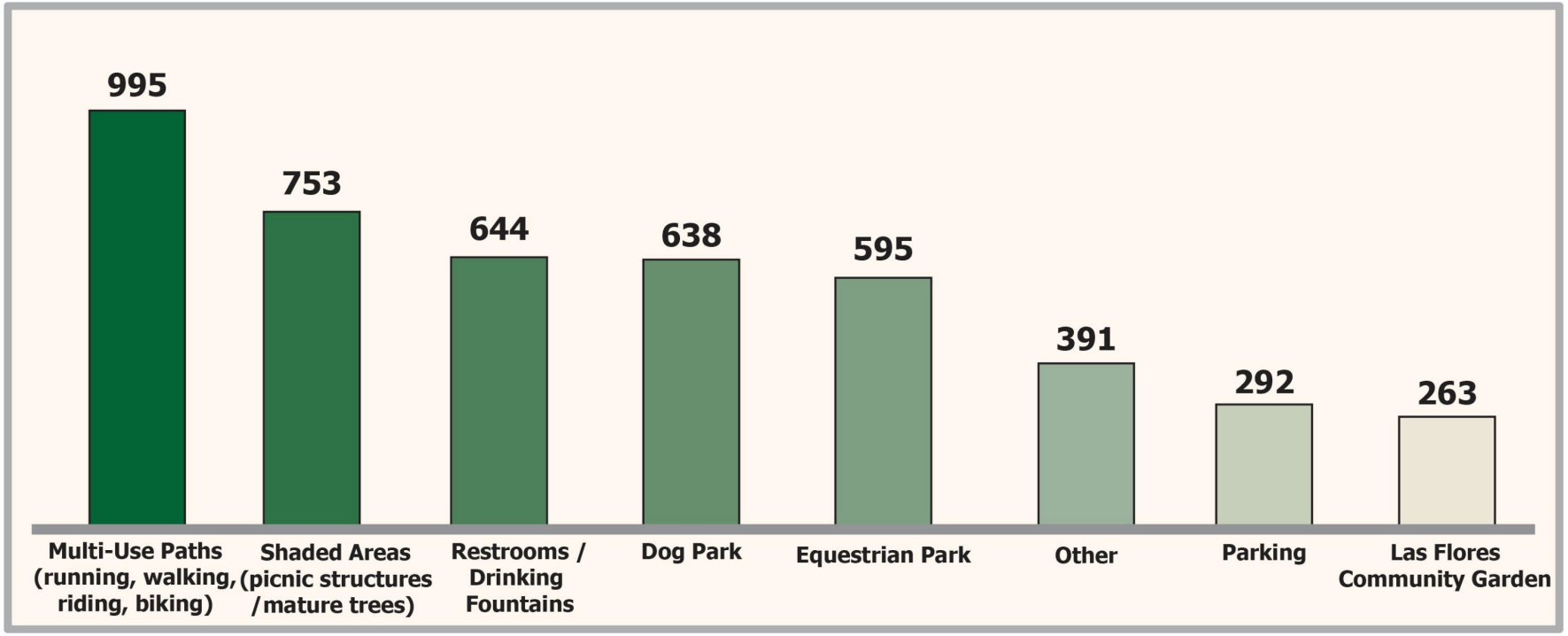


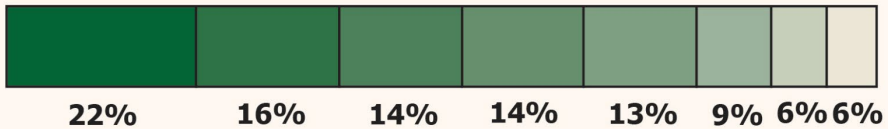


Top Items: "Other" Category

- Pickleball - 164
- Softball - 45
- Las Flores Community - 34 Garden Accessibility
- Baseball for TOLL - 30
- Splash Pad - 22

Question # 5 (Select up to 3)
In the future, if you were to visit Conejo Creek West Park, which facilities and amenities would you most like to use?



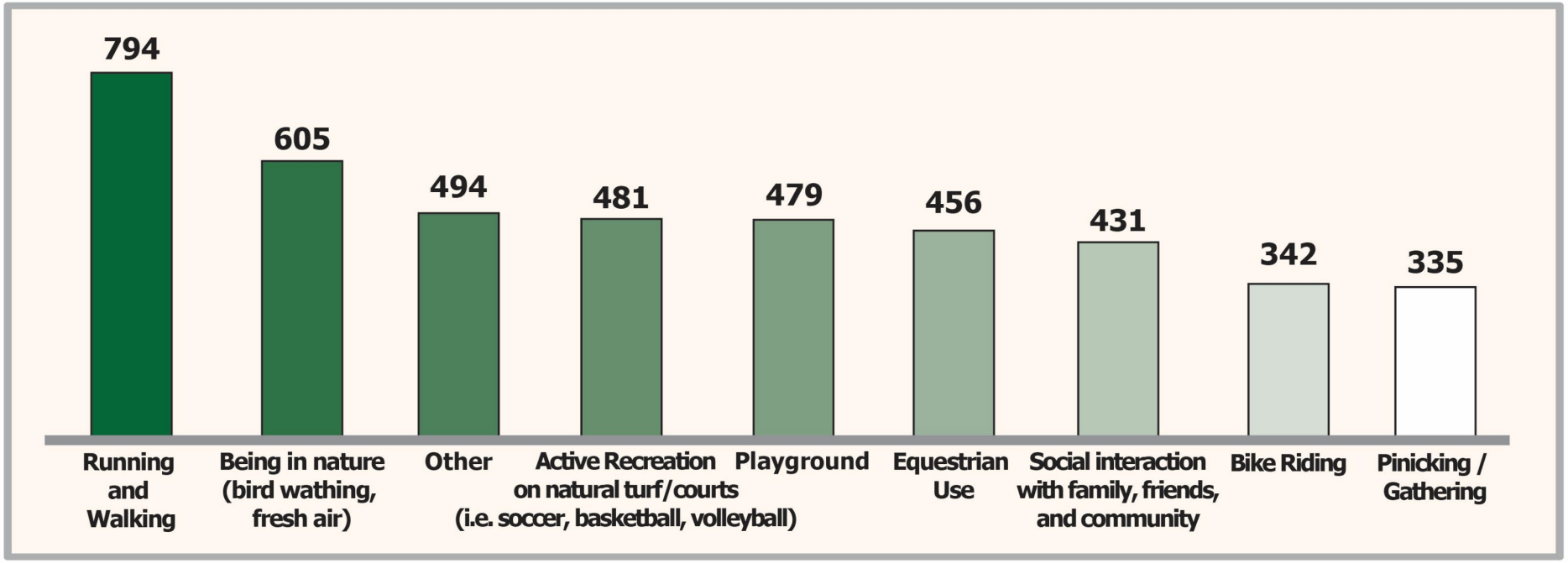


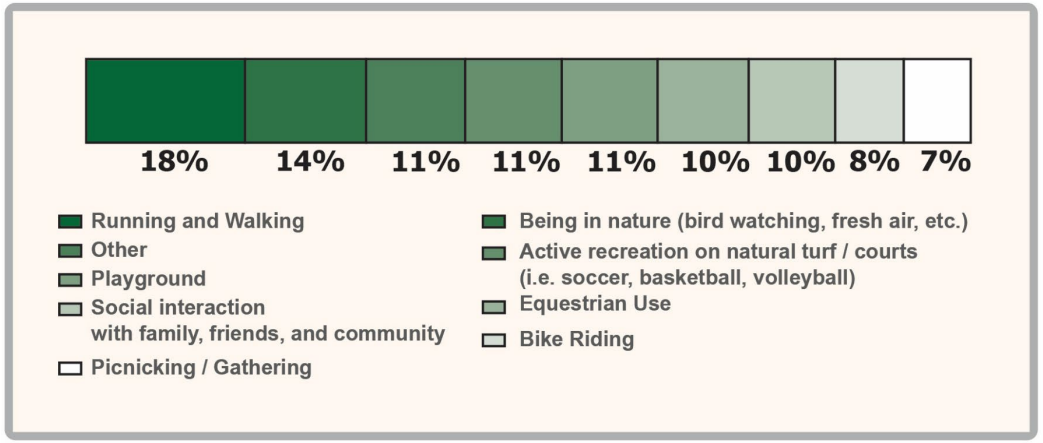
- Multi-Use Paths (running, walking, riding, biking)
- Shaded Areas (picnic structures / mature trees)
- Restrooms / Drinking Fountains
- Dog Park
- Equestrian Park
- Other
- Parking
- Las Flores Community Garden

Top Items: "Other" Category

- Pickleball - 150
- Equestrian Events -15
- Softball - 52
- Disc Golf - 12
- Baseball - 35
- Volleyball - 11
- Splashpad - 24
- Bike park/ Pump track - 9

Question # 6 (Select up to 3)
Conejo Creek Northwest Park is the undeveloped parcel north of Avenida de las Flores across from the Dog Park and is currently master-planned as a neighborhood park. In the future, which activities would you most like to engage in?

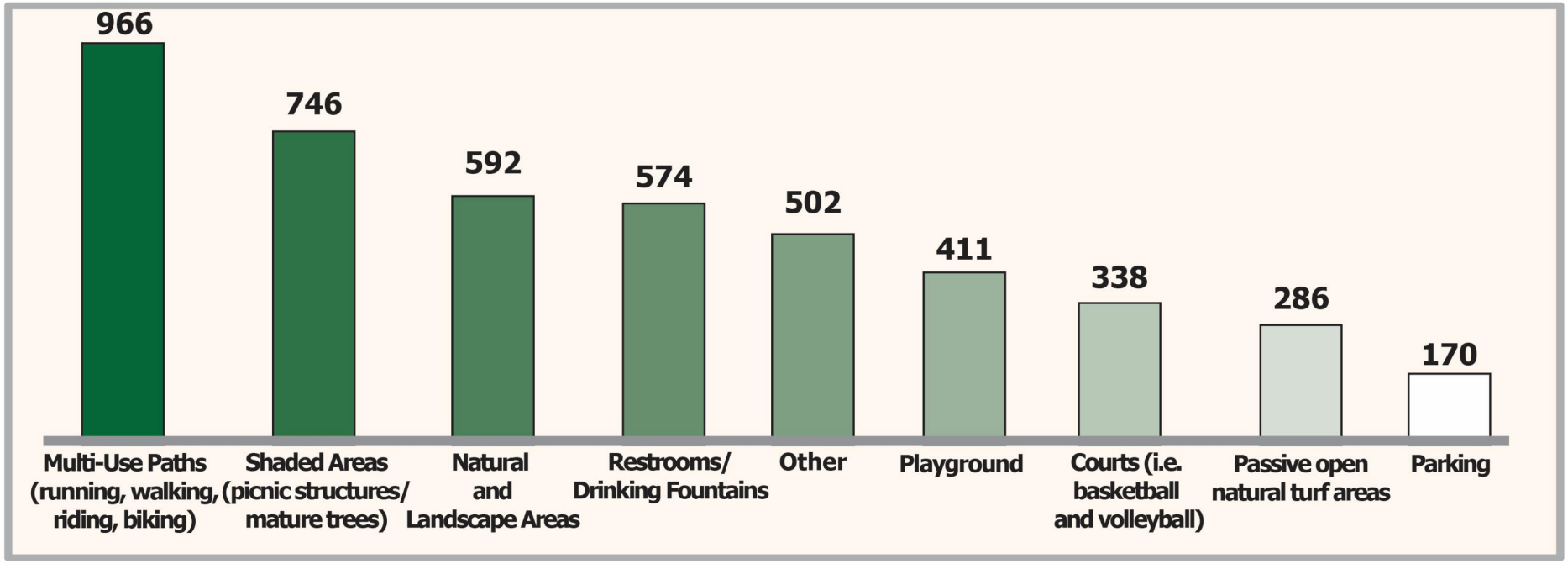


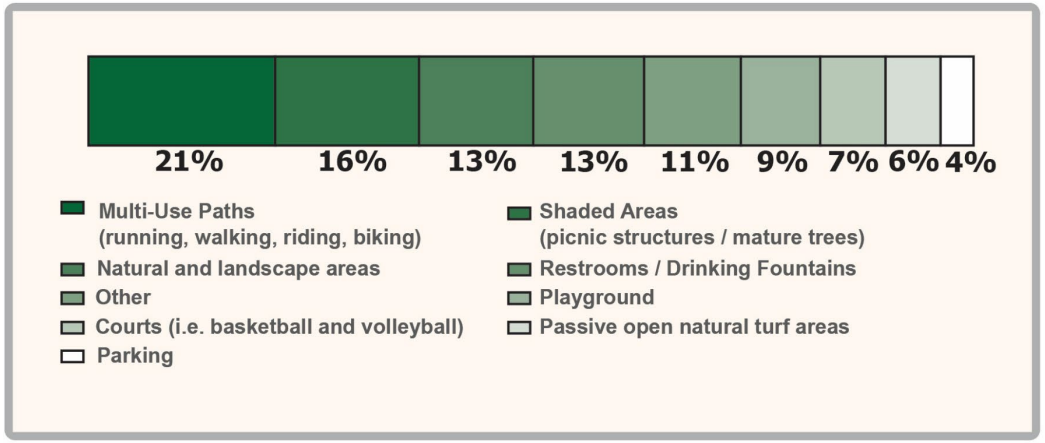


Top Items: "Other" Category

- Pickleball - 199
- Softball - 48
- Splashpad - 44
- Playground - 15
- Volleyball - 15
- Tennis - 12
- Bike pumptrack - 5
- Roller skating- 5

Question # 7 (Select up to 3)
In the future, if you were to visit Conejo Creek Northwest Park, Which facilities and amenities would you most like to use?





Top Items: "Other" Category

- Pickleball - 161
- Equestrian - 102
- Baseball - 42
- Softball - 38
- Splash Pad - 33
- Disc Golf - 11
- Volleyball - 9
- YMCA - 5

CONEJO RECREATION & PARK DISTRICT

Conejo Creek Park Master Plan

Board of Directors

Susan L. Holt, *Chair*
Michael D. Berger, *Vice Chair*
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Tom Sorensen, *Administrator, Parks and Planning*
Jim Gilmore, *Senior Park Development Planner*

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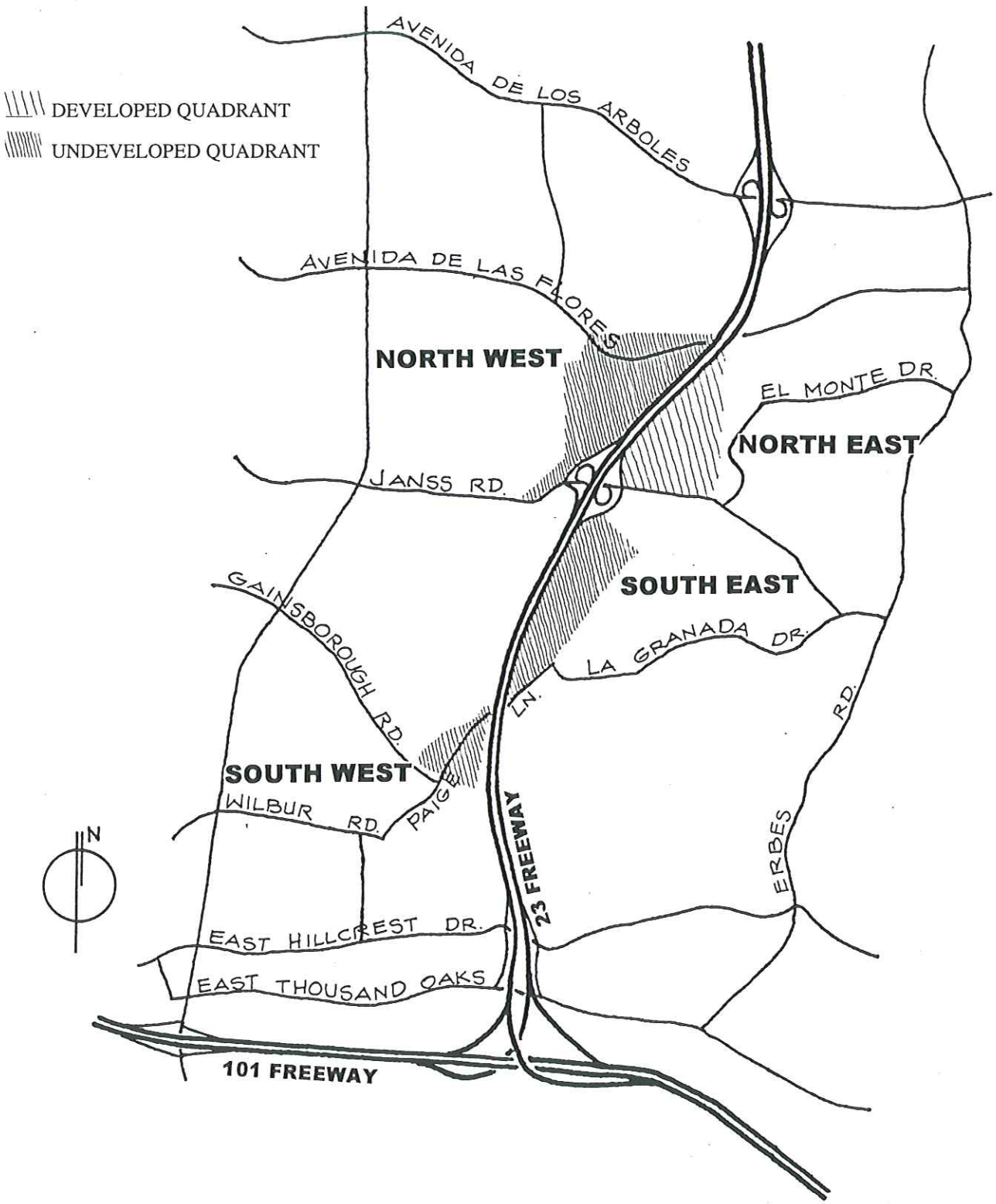
Appendix A, Plant List **38**

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Conejo Creek Park

EXHIBIT 1—LOCATION MAP



Introduction

Conejo Creek Park is located at the intersection of Janss Road and the 23 Freeway. The 117-acre park is comprised of a number of public park parcels surrounding the freeway exit. (See Exhibit 1, Location Map) These properties were purchased between 1971 and 1975 by the Conejo Recreation and Park District (CRPD) and are owned in clear with no deed restriction other than normal utility, access, and slope easements. This Master Plan documents the site's existing conditions, issues and opportunities, the Master Plan recommendations, and operations and maintenance costs.

For the purposes of this Master Plan each parcel is identified using compass designations in relation to the freeway intersection. The Southeast Quadrant refers to the parcel currently used for an AYSO soccer park, for Conejo Valley Days (CVD), and other large community festivities. The Southwest Quadrant is located west of the freeway, straddling Paige Lane above Combes Road. The Northwest Quadrant refers to the area adjacent to the Waverly Heights neighborhood, Waverly Park and the Adult School. This quadrant also includes a 7.5-acre parcel on the north side of Avenida de Las Flores. Because of access issues this parcel is discussed separately and is referred to as the North Las Flores Area. The Northeast Quadrant has been developed and includes the Teen Center, Goebel Senior Center, and the Thousand Oaks Library. Since the planning and development of this quadrant is completed, it is not part of this Master Plan discussion.

A number of Master Plans have been prepared for these four quadrants as part of the purchasing process and as part of the development process for the Library in the Northeast Quadrant. In 1981 a conceptual plan for all four quadrants was prepared. This plan included the following facilities indicated by quadrant:

Southeast Quadrant:	water slides, miniature golf, a natatorium, gym, concessions, soccer fields, and parking;
Southwest Quadrant:	a tennis complex, neighborhood park, and parking;
Northwest Quadrant:	23-acre equestrian area with corrals and arenas, a full-size baseball field, two soccer fields, and parking for 880 cars.
Northeast Quadrant:	a park, library, community center, cultural arts, and parking;

Since the acquisition of the properties for Conejo Creek Park, only the Northeast has been permanently developed. The Southwest Quadrant and the North Las Flores Area have remained unused. The Southeast Quadrant has had "temporary uses" approved through special use permits, including AYSO soccer programs and Conejo Valley Days (CVD). The Northwest Quadrant has and continues to be used primarily by local equestrians and Equestrian Trails, Inc. (ETI) on a temporary use permit basis.

The initiation of a new Master Plan has come due to growing community interest and evolving community needs that differ from the 1981 Master Plan.

Community Participation Process

In order to expedite the process in an orderly fashion, CRPD sought out community representatives to serve on a focus group that would meet and guide the direction of the Master Plan. Sixteen people were selected who represented the interests of the surrounding neighborhoods, organized groups and the community at large. The neighborhoods represented on the group included: Waverly Heights, North Las Flores, Conejo Oaks, and the Paige-Combes area. Specific community and recreation interests that were represented included AYSO–District 9, Conejo Valley Little League, Thousand Oaks Little League, Equestrian Trails Inc., Community Garden Club, Conejo Valley Unified School District, Conejo Valley Days, and an off-leash dog park group. The Focus Group met roughly every month from May 1998 to January 1999 for a total of nine work sessions.

During the course of the project three Community Workshops were held to apprise the general public. The first workshop was held on April 13, 1998 marking the start of the project. The second workshop was held on Aug 3, 1998 in the middle of the process to receive input on the progress of the Focus Group. And the final workshop was on December 14, 1998 to review the Master Plan before it was presented the Conejo Recreation and Park District Board of Directors.

Presentations were also made to the CRPD Board during the course of the project. The first presentation was held on October 1, 1998 and a joint study session for the Park Board and the Focus Group was held on December 14, 1998. The CRPD Board was presented the final Conejo Creek Master Plan on January 21, 1999 and it was unanimously approved.

Conejo Creek Park Master Plan

This Master Plan reviews the park's existing conditions, issues and opportunities, and recommends future uses for the Conejo Valley community. In so doing, the Master Plan and its implementation should have positive effects regarding the region's economic development and public safety objectives by providing a desirable place to live and work and by providing recreation for the youth of the community. The goal is to enhance Conejo Valley's quality of life and environment, and provide a guide for the development of facilities and programs.

The Master Plan will provide a framework and a vision for the orderly development and improvement of existing and future recreation facilities and programs in Conejo Creek Park. District staff and the Park District Board of Directors will utilize this document to apply for grants, to plan new facilities, and to identify elements for capital improvements and replacement.

The Master Plan assures the community that the various Conejo Creek Park quadrants have been designated for specific appropriate uses. Organizations and users can now invest and assist in the development of permanent facilities for the long-term.

The Master Plan provides a basis for improved coordination between CRPD, Conejo Valley Unified School District, the City of Thousand Oaks, and other organizations for facilities such as ball fields and trails, and for joint development projects.

The following Master Plan discussion examines the existing conditions, the issues, and the opportunities of each quadrant and then presents the recommendations. The quadrants are discussed in the following order:

1. Southeast Quadrant
2. Southwest Quadrant
3. North Las Flores Area
4. Northwest Quadrant

Existing Conditions

SOUTH EAST QUADRANT

The Southeast Quadrant is 53 acres, located south of the Conejo Valley Unified School District (CVUSD) parcel on Janss Road. The western half of the School District frontage on Janss Road has recently been developed as a commuter parking lot for Caltrans. Daily access to the quadrant is via a dirt roadway leading from the parking lot along the western edge of the CVUSD property. Regional access to Southeast Quadrant is provided by the exit at Janss Road from the 23 Freeway.

Nine soccer fields with lights have been constructed by AYSO on a temporary use permit in the northern half of the Quadrant. The southern half has remained as undeveloped open space used primarily for such passive activities as walking and for trail connections. It is also used for Conejo Valley Days (CVD) parking, and at this time the parking stall rows are the most prominent feature in the landscape.

The western half of the CVUSD property is approximately 6 acres of parking. Daily users of the Southeast Quadrant, including the AYSO participants, park on CVUSD property and on the 1.7 acres of on-site parking in the northwest corner of the quadrant.

During CVD the southern half and eastern edge of the quadrant are used for temporary parking. The traffic flow for the event circulates down the western edge of the quadrant from the main entrance, and exits north using the utility road to Paige Lane on the eastern side of the quadrant.

At the present time there is a multi-use trail along the western edge of the quadrant that connects to an equestrian/hiking trail on the edge of the Caltrans commuter parking lot. Trail access through the lower section of the quadrant is ad hoc, with most riders and hikers using the dirt roadway formed by the CVD traffic pattern.

Drainage enters an open swale in the north east corner of the quadrant. The drainage swale follows the west side of the utility road south. Two crossings have been constructed to allow for exiting CVD traffic. Along the southern tip of the quadrant, run-off from La Granada Dr. and Paige Lane have damaged the drainage channel leading toward the freeway underpass. Bank stabilization is currently being constructed.

Transmission lines and the associated utility road parallel the eastern edge of the site. The utility road is used daily as an equestrian trail, and as the means of egress for vehicles during CVD. A sewer line parallels the utility road. A small spur of the utility road provides access to the top of the knoll in the middle of the property line.

At one time the City of Thousand Oaks Circulation Plan indicated Paige Lane as a continuous right-of-way through the quadrant. This right-of-way has not been developed due to strong neighborhood objection, and has been deleted from the Circulation Plan.

An 8" water line connects to the Janss Road 8" water main extending south along the paved section of Wilbur next to the CVUSD offices. On-site water service is provided for the sports field irrigation system and several drinking fountains.

SOUTHWEST QUADRANT

Since the purchase of the parcel, the Southwest quadrant has remained undeveloped with the exception of trails. The 13-acre site consists primarily of open space with remnants of willow /riparian woodland along Lang Creek. At the southern end of the site the Creek enters a box culvert before it passes under Combes Avenue. Flood control access is on the west side of the Creek from Combes Ave. and Spalding St.

Although the quadrant is adjacent to the 23 Freeway, there is only local access to the quadrant. Access is from La Granada Drive to the north and from Paige Lane and Combes Ave. to the south. Both of the latter are narrow two-lane streets. The Circulation Plan for the City of Thousand Oaks originally intended for Gainsborough Road to bridge Conejo Creek and connect to Paige Lane through the Southwest Quadrant. This planned arterial roadway has not been realized due to strong neighborhood objections, and the final segment of Gainsborough Road has been removed from the plan as a public thoroughfare.

Equestrians approaching from the south along Paige Lane currently use the shoulder of the road as a trail. A trail from the Combes Ave. box culvert connects to the Paige Lane freeway underpass across the western section of the Southeast Quadrant. From the freeway underpass a trail follows Lang Creek north along the west side of the freeway. This trail, rendered inaccessible after the heavy winter rains of 1998, is scheduled to be reconstructed as part of a FEMA project. Residents have reported transients along the Creek to the north of the quadrant.

The freeway embankment continues to rise south of the Paige Lane underpass. Runoff from the steep grade collects along the eastern edge of the quadrant. An existing drainage swale directs the water southward into a culvert under Paige Lane, just north of the Paige-Combes intersection. The swale continues parallel to Combes Ave. to a drainage basin connected to the Creek. If facilities are developed in the eastern side of the quadrant, they will need to be slightly elevated to insure proper drainage.

A sewer line and a 10" water main are located along Paige Lane. A 6" water main follows Combes Road. Electrical serve is available at Gainsborough and on Whitecliff Road, but direct assess may be able to be provided at the intersection of Combes Road and Paige Lane. At the present time no utilities exist on site.

NORTH LAS FLORES AREA

This 7.5-acre parcel of land is on the north side of Avenida de Las Flores. The roadway is a busy east-west arterial. The City of Thousand Oaks has plans to widen the road and construct an additional bridge over the freeway. The planned right-of-way would be 84'. The only safe on-grade access to the site is at the east end, closest the freeway.

Runoff collects on the west side in the bowl formed by the embankment of the roadway. There is no drainage in this area and the bowl tends to become a mud bog. If any facilities are built here the site will need to be re-graded to direct the runoff toward the nearest storm drain.

Transmission lines and associated utility road run parallel to the northern property line of the site. Adjacent homeowners have made use of the utility road as a path of egress from their backyards.

At the present time no utilities exist on-site. Sewer main and an 8" water main follow Avenida de Las Flores, and electrical connections could be made on Avenida de Las Flores and at the intersection of Calle Duranzo and Calle Camellia just north of the site.

NORTHWEST QUADRANT

The 44-acre quadrant is comprised primarily of open fields used by equestrians for daily exercise and for occasional shows. The few existing facilities are all equestrian related. Two large rings have been constructed in the center of the field, a small turnout ring is located just south of Princeton Road, and a dressage ring is located in the southern "boot" of the quadrant. A number of temporary jumps are located near the foundations of the old orchard packing plant. Near the main ring a few picnic tables and the newly planted trees are the only site amenities.

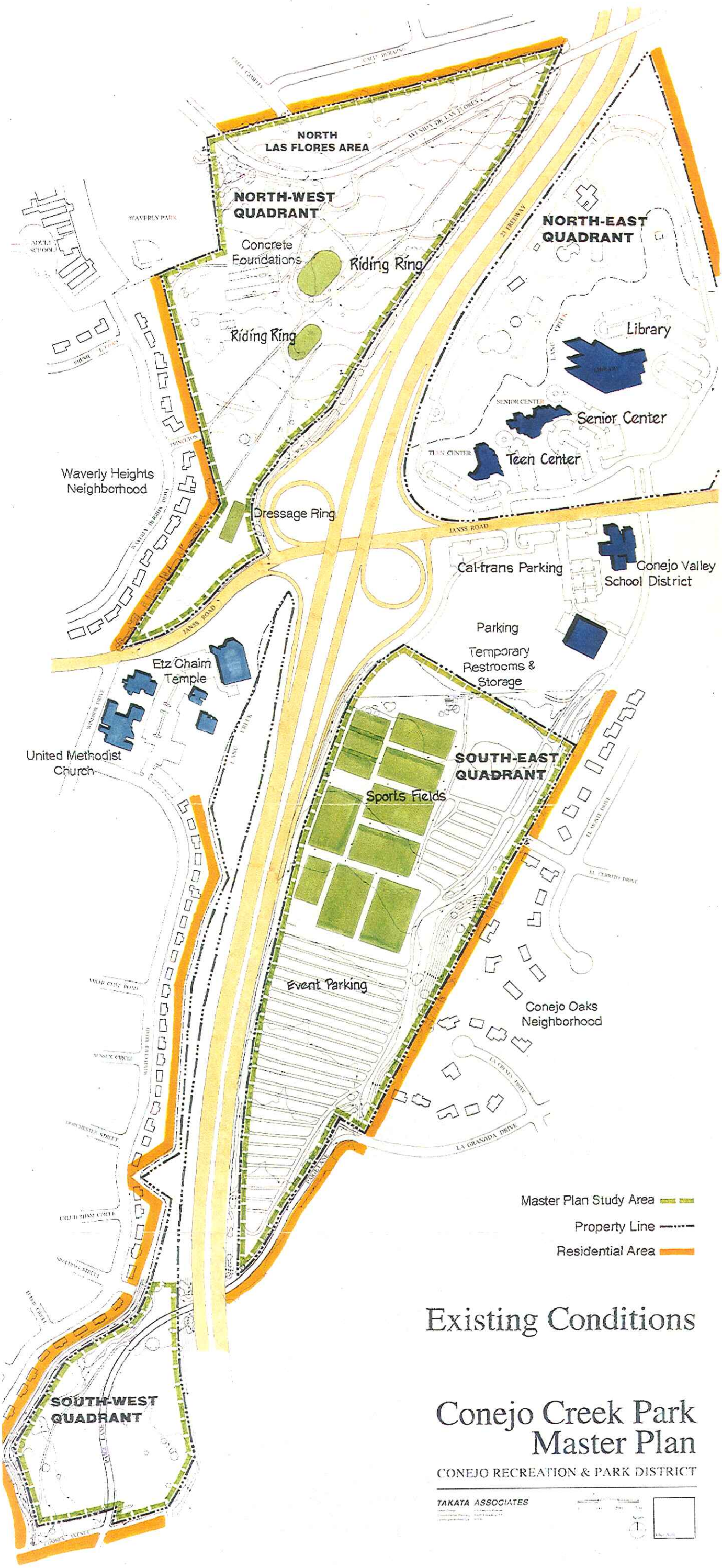
Sewer main and an 8" water main follow Avenida de Las Flores. There is also a 6" main along Waverly Heights Drive and an 8" main at the intersection of Windsor Drive and Janss Road. Electrical connections can be made at the latter intersection as well as at Princeton and Waverly Heights, and along Avenida de Las Flores. Water and electricity are provided near the main riding ring, but the closest restroom is located at Waverly Park adjacent to the northwest corner of the quadrant.

A number of horse trails cross the center of the quadrant, most leading from the various points of entry to the large rings in the center of the quadrant. A perimeter trail follows the property line, allowing for the maximum riding loop.

A gravel parking lot on the south side of Avenida de Las Flores accommodates daily use for horse rigs. During shows the rigs are temporarily parked in the fields near the rings. Delivery trucks bring hay and feed to the adjacent homeowners via a dirt road leading from the parking lot.

The City of Thousand Oaks General Plan has a 50' easement that straddles the eastern property line—25' of the easement is on CRPD property and the other half is on the private property of the adjacent homeowners. A dirt road currently follows this easement allowing the adjacent homeowners access to the quadrant and deliveries to be made to their backyards.

Run-off from the curve of Avenida de Las Flores drains south along the existing equestrian rings. In the middle of the quadrant the run-off pools in a flat area before it drains southeast toward a culvert near the freeway exit ramp.



Existing Conditions

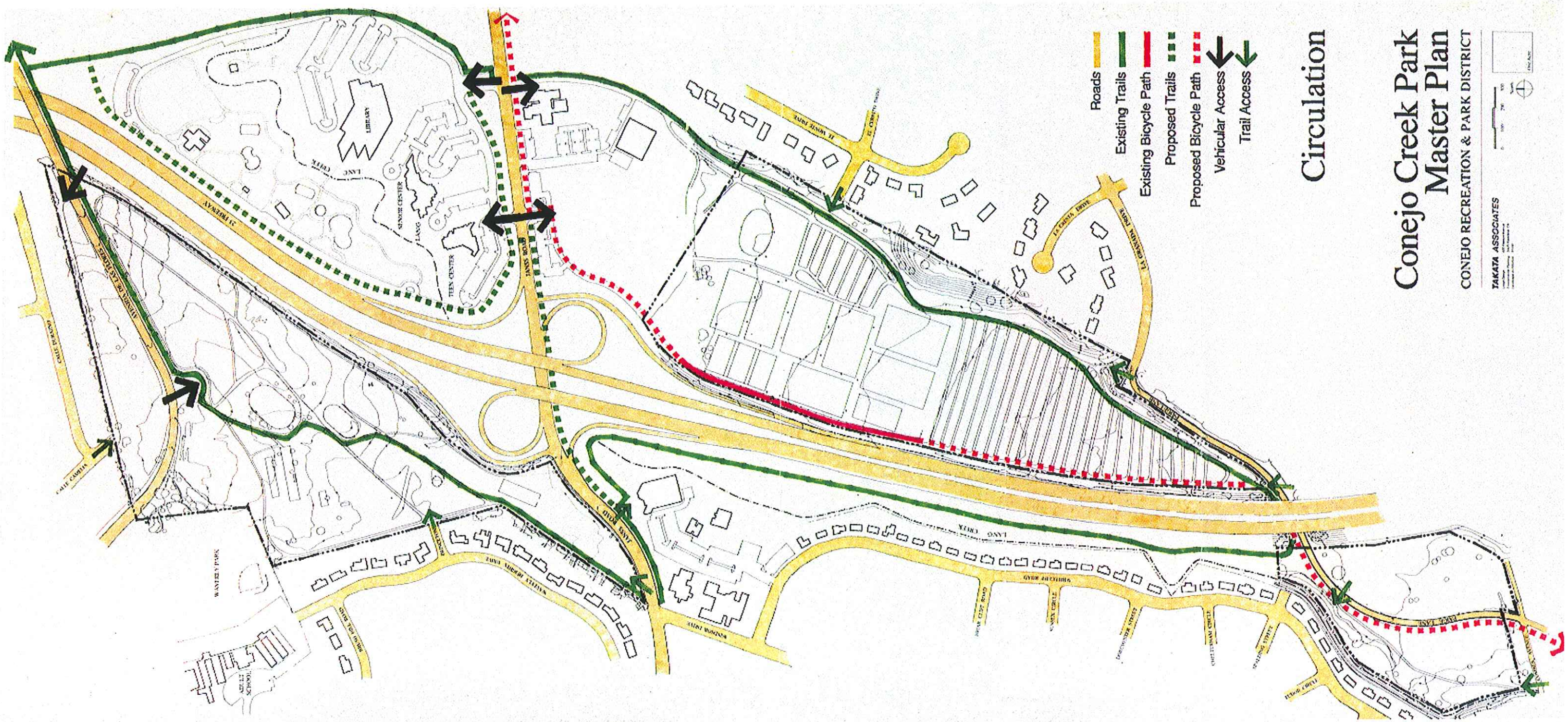
Conejo Creek Park Master Plan

CONEJO RECREATION & PARK DISTRICT

TAKATA ASSOCIATES

Conejo Creek Park

EXHIBIT 3—EXISTING CIRCULATION



Issues & Opportunities

CONEJO RECREATION AND PARK DISTRICT MASTER PLAN

Conejo Creek Park is situated in the geographic center of the valley and in the center of the City of Thousand Oaks. Based on the zone designations outlined in the 1992 CRPD Master Plan (see Exhibit 4, Master Site Location Plan), Conejo Creek Park serves community areas II, III and IV, and neighborhood areas 4 (in II), 11 (in III), and 12 (in IV). The acreage needs for community parks are currently satisfied by the existing parks. Only neighborhood area 12 does not meet the recommended acreage. The future development of the Southwest Quadrant will satisfy the project goals of the CRPD Master Plan

CIRCULATION ISSUES

Janss Road

Janss Road is a major east-west arterial connecting the residential neighborhoods to the east with the commercial corridor on Moorpark Road to the west. The swift moving traffic presents an obstacle to pedestrians, bicyclists, and equestrians.

Existing traffic lights and pedestrian crosswalks are provided at exit ramps, but the freeway entry ramps are designed with a continuous right turn. These entrances are an issue to local non-motorized traffic. The present configuration of Janss Road limits the accessibility between quadrants. Pedestrian and equestrian activated traffic signals are not available, but are presently recommended and planned for development by the City of Thousand Oak's traffic section.

Trails

The CRPD Master Plan also includes a Trails System (see Exhibit 5, Trails System). Segments of this trail plan are included in Conejo Creek Park. These trails will connect the park with the valley ridges and the preserved open space that provide the residents with unique wilderness recreation experiences. At the same time the existing and proposed bike trail system will connect the various neighborhoods of the City to the important cultural / civic institutions and to the recreation facilities located in the various quadrants of the park.

Specific proposed trail connections that link the quadrants together include the bicycle trail that will connect the southern parts of the City via Hodencamp Road to Combes Ave. to the Library, Teen Center, and the Goebel Center. This trail needs to be continuous through the Southwest and Southeast Quadrants with a safe crossing on Janss Road located at the entry intersection for the Library and CVUSD at Paige Lane.

The existing equestrian trail that follows Lang Creek, south of Janss Road, connects the Northwest Quadrant to the Southwest Quadrant. This segment of trail is part of a loop that connects all the quadrants. At the present time sections of the trail have been washed out and blocked by debris and willows. An approved FEMA project will restore this connection in the future. The present lack of activity has created an environment that attracts vagrancy.

ACTIVE RECREATION ISSUES

With the exception of those on School District properties, there are currently no existing adult baseball fields in the Conejo Valley. The need for additional soccer fields is high. Local AYSO regions have an approximate total of 4,000 youth playing on the fields in the Southeast Quadrant. 2,900 of these players are from AYSO Region 9, which serves the Conejo Valley. The Director of Region 9 reports that they cannot accommodate all youth that apply, and have turned children away from their programs.

SOUTH EAST QUADRANT

Soccer is increasing in popularity. AYSO has had to restrict the number of children registered to participate in its programs.

There is a lack of adult baseball facilities in the valley and ball fields on School District properties are heavily used for school programs and less and less available for public use. The Southeast Quadrant has enough land and is accessible to consider adult baseball facilities.

Conejo Valley Days Issues

Conejo Valley Days (CVD) is a popular regional event held once a year on this quadrant. CVD provides the financial base for numerous non-profit charities and organizations in the community. The Southeast Quadrant is uniquely suited to stage such large-scale productions as CVD. Some of the special logistical requirements necessary include unobstructed acreage, freeway access, plentiful parking, and a compatible relationship with other users of the site and adjacent neighborhoods. The Master Plan recognizes the value of CVD to the community as a whole and works to ensure continued compatibility.

Access Issues

During CVD the presence of the vehicle traffic on the quadrant has produced objectionable amounts of dust and noise. The Conejo Oaks neighborhood also reports some attendees of the festivities attempting to park in the neighborhood.

Although the quadrant has easy access from Janss Road, an agreement between the School District and CRPD has never been formalized in regard to access to the quadrant across School property.

Consideration was given to a number of access issues including permanent on-site parking, temporary parking for CVD, the location of CVD facilities, public points of entry, internal vehicular circulation, and trail locations and connections.

Use considerations included soccer-only, baseball, skateboarding, and "park & bark" facility. Options for the inclusion and exclusion of CVD were reviewed.

SOUTH WEST QUADRANT

The CRPD Master Plan indicates a need for neighborhood parks in the planning area of this quadrant. The older Paige-Combes neighborhood to the south does not have any parks and the newer development along Hodencamp Ave. and Wilbur Road consists primarily of apartment complexes. And a number of housing developments for senior citizens are located nearby.

Access Issues

The City of Thousand Oaks originally proposed that Gainsborough Road bridge Lang Creek and connect to Paige Lane and La Granada Drive through the Southwest Quadrant. This planned arterial roadway has not been realized due to strong neighborhood objections. The short segment of Paige Lane that crosses the Southwest Quadrant has been constructed to wider dimensions than either Combes Ave. or the older section of Paige Lane south of the park. Speed bumps have been recently constructed to slow traffic as it enters the Paige-Combes neighborhood.

Currently, there is no pedestrian access to the site from the Whitecliff Road neighborhood.

There was considerable discussion regarding the balance between providing recreation facilities and the parking to support them. Parking options considered included on-street parking, pull-in parking, small lots, and including a lot (30 cars) on the western side with vehicle access from Gainsborough Road via a bridge over Lang Creek.

Uses considered for the quadrant ranged from active (soccer, T-ball fields, tennis, and volleyball) to passive (community garden). The "Park & Bark" was also considered as an optional use.

NORTH LAS FLORES AREA

The 7.5-acre parcel is appropriate for the development of a neighborhood park. Because Waverly Park is situated across Avenida de Las Flores, consideration should be given to providing recreation facilities that complement, rather than duplicate those so nearby. Youth-oriented and neighborhood recreation was determined to be most appropriate for the site.

Access Issues

The proposed widening of Avenida de Las Flores will increase the difficulty for a pedestrian or equestrian crossing. New safety features should be considered as a component of the capital improvements.

Safe entry to the site from near the freeway brings vehicular traffic close to the adjacent residents. Locating the parking lot close to the roadway was viewed as more desirable by the adjacent homeowners. However these homeowners expressed the desire to maintain access to the utility road that parallels the shared property line. Continued access for the adjacent homeowners will need to be examined to relieve CRPD of liability.

The access from Avenida de Las Flores was determined by grading and safety issues, but a number of options were considered for parking. Because of the existing roadway, parking was considered along the northern edge. Providing access from Calle Camellia and parking in the western end of the site were also considered.

Youth-Orientation

Because of the adjacency of Waverly Park, youth-oriented activities were considered for this area. These included BMX track, skateboard and in-line skating, basketball, and roller hockey. Passive uses that were considered included the community garden and tot lots. The "Park & Bark" was also considered here. The intensity of use and light and glare from facilities were concerns expressed by the neighborhood.

NORTHWEST QUADRANT

Historically the Northwest Quadrant has been used by the equestrian community of Conejo Valley. As the City of Thousand Oaks developed over the past decade a number of private equestrian facilities have closed. The community collectively expressed a desire to keep this recreation option available for riders and non-riders alike. Issues that pertained to maintaining an equestrian-orientation in the quadrant included:

- compatible recreation uses with the presence of horses,
- the disposal of manure,
- improvement of equestrian facilities and amenities, and
- access to the backyards of adjacent property owners.

Access Issues

Due to increased traffic on Montgomery Ave., an alternative route through the Northwest Quadrant to the Adult School adjacent to Waverly Park was considered by the City at one time. This alternative was rejected by the neighborhood due to the negative impact on the properties on the eastern side of Waverly Height Road and to the park itself. During the master plan process concerns were expressed by the Waverly Heights neighborhood regarding any further increase in traffic due to development of any facilities in the park and use of the park for overflow CVD parking.

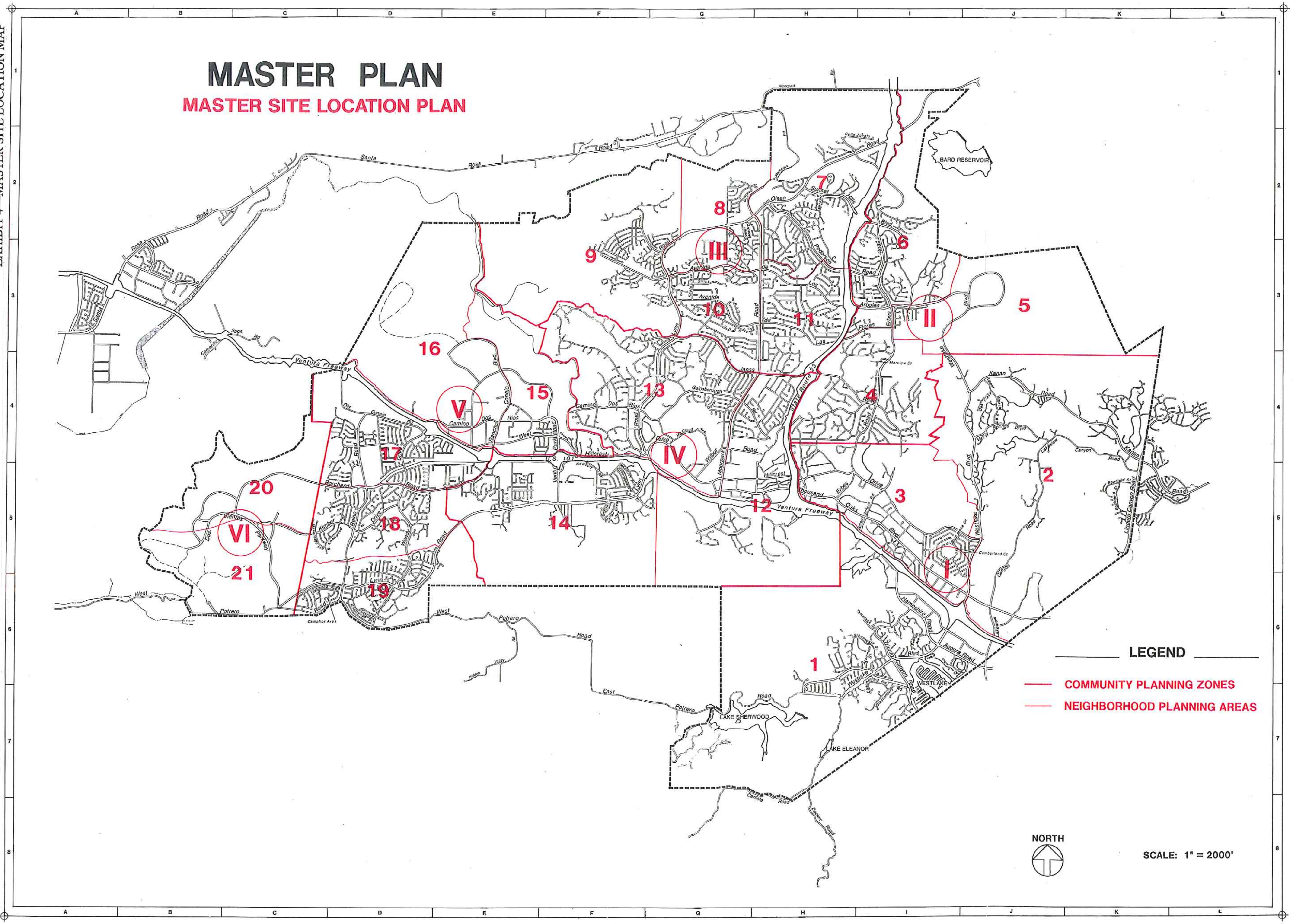
The Focus Group was asked to review and comment on a Conejo Valley Unified School District proposal for a entry road extending from the parking lot entrance on Avenida De Las Flores to the Adult School through the north west corner of the quadrant. The Focus Group unanimously rejected this proposal.

CRPD has reviewed a number of options to accommodate overflow parking during CVD. Shuttle buses were considered, but are an added expense. The closest appropriate site is the southern end of the Northwest Quadrant, requiring access from Janss Road. A variety of options were examined, including a small entry with a slip lane. There was strong public objection to a public entrance from Janss Road.

Equestrian Compatibility

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.

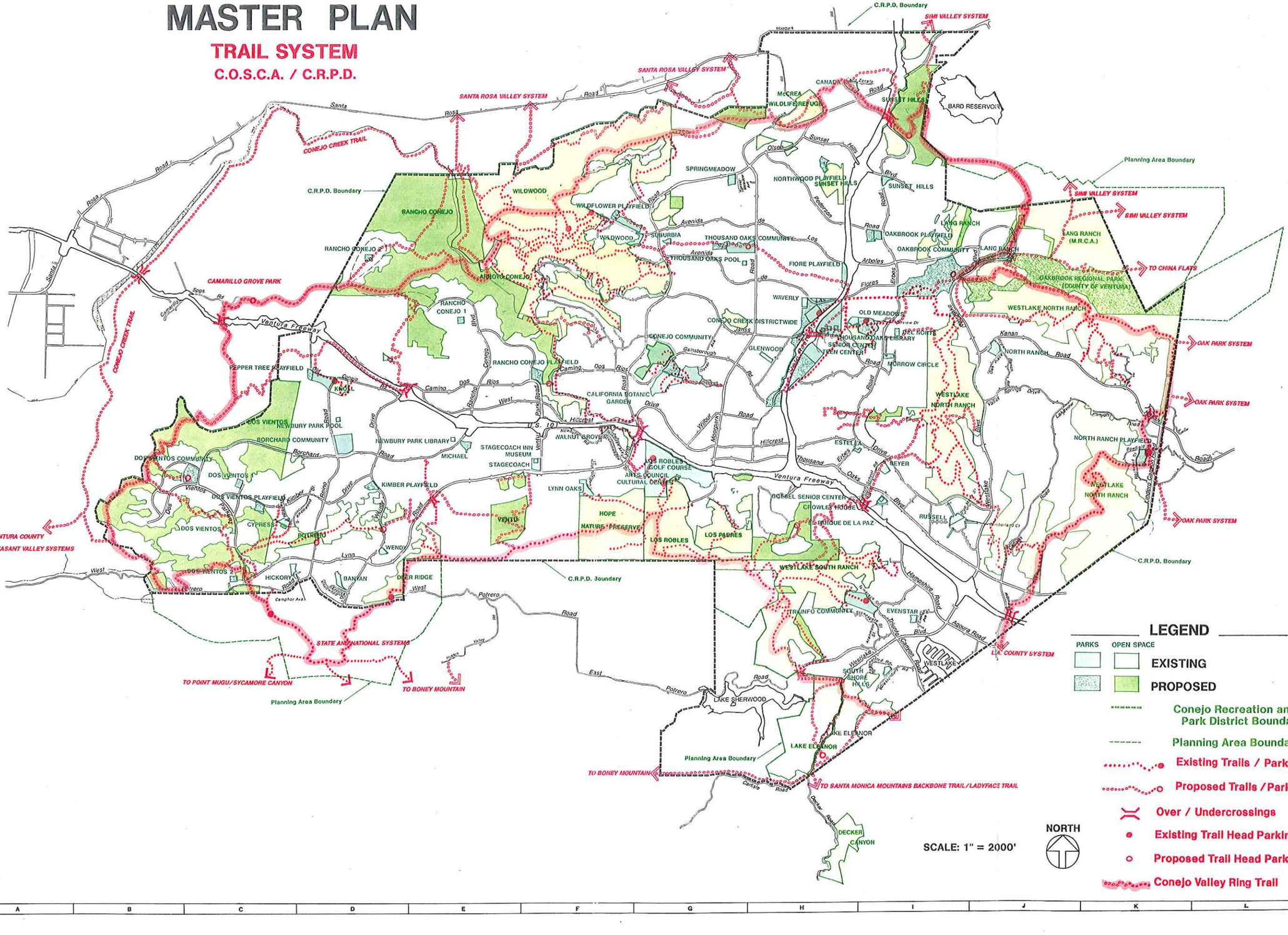
EXHIBIT 4—MASTER SITE LOCATION MAP



MASTER PLAN

TRAIL SYSTEM

C.O.S.C.A. / C.R.P.D.



CRPD Master Plan

Recommendations

The following recommendations are presented by quadrant. Each proposed facility is described and illustrated in the Quadrant Master Plan Exhibits.

SOUTH EAST QUADRANT

The Southeast Quadrant recommendations are illustrated in Exhibit 5 and include:

Sports Field Improvements

The sports fields recommended include an area that would accommodate 12 soccer fields and 1 adult baseball field. The number of soccer fields would be increased from nine to twelve. Modern sports lighting fixtures that decrease the light spill into the adjacent neighborhood are recommended for the soccer fields.

Proposed Soccer Fields		
1 field–	@ 210' x 330'	Adult & Youth Tournament s
6 fields–	@ 180' x 315'	Youth
3 fields–	@ 150' x 300'	AYSO
2 fields–	@ 120' x 210'	practice fields

The baseball field is recommended to accommodate both adult and junior leagues. The layout of the field would be 300' from home plate to outfield. The facility would have a high fence on the western edge of the field that would extend past third base to control foul balls, and the out field areas would be landscaped to provide a buffer to the utility road/equestrian trail on the eastern edge of the quadrant. It is recommended that the baseballfield not be lighted.

Recreation Center

An 8,000 square foot multi-use recreation center will provide community meeting rooms, storage, a concession stand, restrooms, and serve the CRPD gymnastics program. The centrally located space is also envisioned for art and music programs. A drop-off area and a tot lot to serve younger children are provided.

Trails

The equestrian trail is relocated to the east side of the quadrant and will follow the improved drainage swale and the utility road. This edge of the quadrant will be landscaped with native oaks to provide a buffer for the Conejo Oaks neighborhood, and to create a scenic and protected trail for the riders. The trail will connect to the northeast quadrant at the intersection of Janss Road and Paige Lane. A pedestrian/ equestrian crossing with an actuated light is recommended in conjunction with the City of Thousand Oak's recommended traffic lighted intersection.

Hiking and bicycle trails will be improved along the western edge of the quadrant, connecting to the Teen Center, Goebels Senior Center and the Library via the existing trail along the edge of the Caltrans parking lot.

Parking

The adjacent Conejo Valley Unified School District property currently provides parking for the Quadrant. In the eventuality of the School District developing their site, provision for parking will be accommodated on CRPD property. Currently there is approximately 7.7 acres of parking available between the School District and CRPD properties. With the increase in facilities the Master Plan recommends a total of 8.9 acres be provided.

Parking Analysis

	Current		*Master Plan*	
On-Site	1.7 Acres	170 spaces	8.9 Acres	890 spaces
School District	6.0 Acres	600 spaces	0.0 Acres	0 spaces
	7.7 Acres	**770 spaces**	**8.9 Acres**	**890 spaces**

The location of the parking along the freeway minimizes noise and visual intrusion to the Conejo Oaks neighborhood and provides a safety buffer for the children using the fields. The eastern edge of the parking lot would have a low fence to stop balls, protect children from traffic, and visually buffer the Conejo Oaks neighborhood from the parking. Tree plantings along the edge will provide shade for spectators and players.

Opportunities exist for shared parking with CVUSD in their future facilities, reducing the need for park parking. Shared parking with Caltrans should also be explored.

Passive Green Space

The southern tip of the Quadrant will provide the Conejo Oaks neighborhood with a passive green space for walking and picnicking. This section is furthest from the active recreation areas and protected by the sound wall along the freeway. Included in this area is a small parking lot for 10 cars, a picnic area and tot lot. Shade trees will provide a pleasant setting for neighborhood uses, and will be positioned to accommodate the temporary parking needs of CVD.

Conejo Valley Days

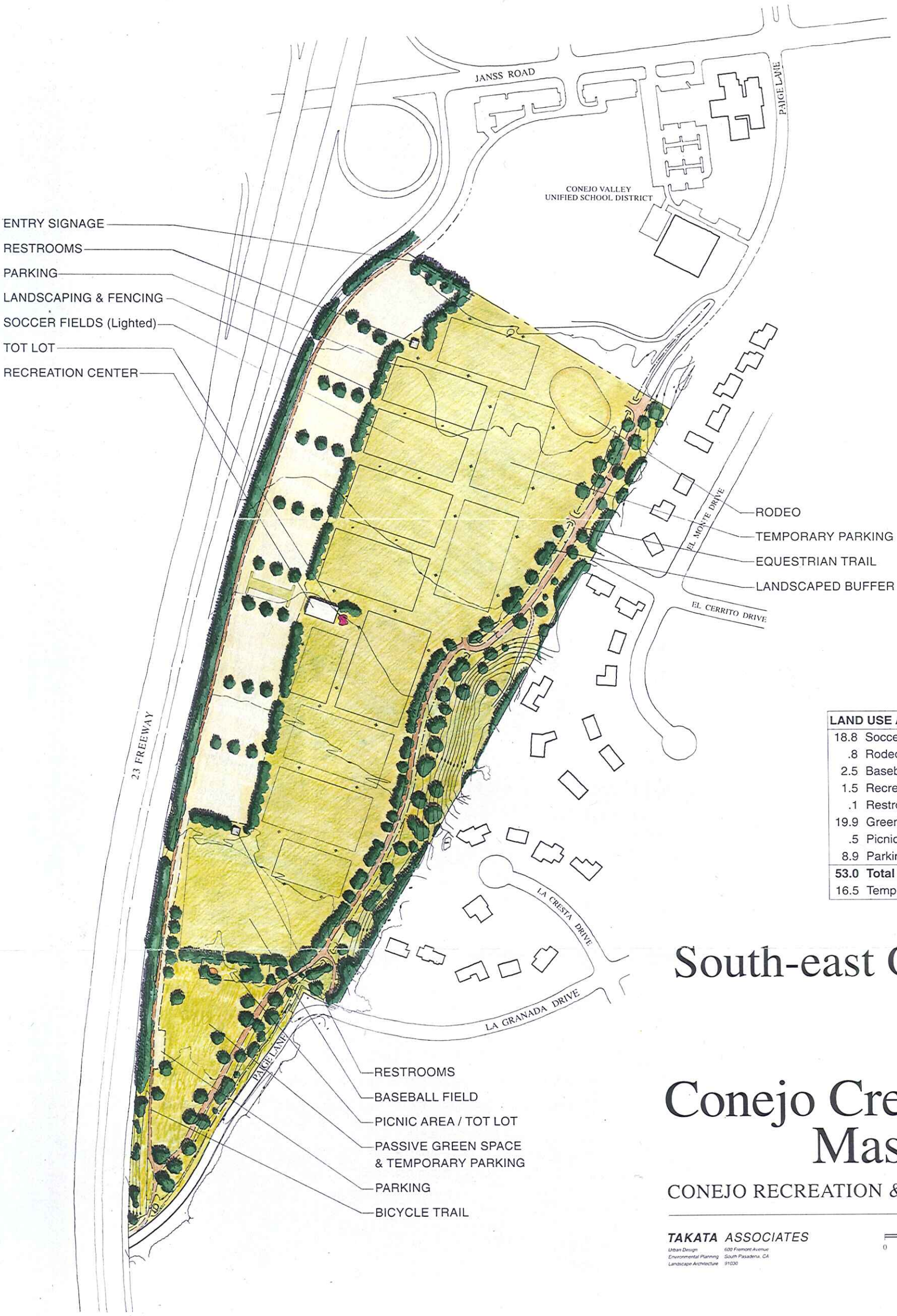
The construction of the parking lot will provide a more practical location for CVD's heavier carnival rides and reduce the field rehabilitation time and costs. The distance between the rows of the parking lot trees is wide enough to allow for this option. The sports fields will provide temporary CVD parking.

The temporary CVD rodeo ring is located at the north end of the quadrant because of access requirements of the horse rigs. During the rest of the year the open green turf can be used for informal pick-up games, practice, or as a warm-up area.

Quadrant Acreage Allotment		
19.9	Green Space	
18.8	Soccer Fields (lighted)	total of 12 Fields
8.9	Parking	890 spaces
2.5	Baseball Field	300' from home plate to outfield
1.5	Recreation Center / Tot Lot	8,000 SF
.8	Rodeo	240' x 150'
.5	Picnic Area / Tot Lot	
.1	Restrooms (2)	
53.0	**Total Acres**	
16.5	Temporary Parking	1,650 spaces

South-east Quadrant

EXHIBIT 6—MASTER PLAN



LAND USE ACREAGE	
18.8	Soccer Fields
.8	Rodeo
2.5	Baseball Field
1.5	Recreation Center / Tot Lot
.1	Restrooms (2)
19.9	Green Space
.5	Picnic Area / Tot Lot
8.9	Parking
53.0	**Total Acres**
16.5	Temporary Parking

South-east Quadrant

Conejo Creek Park Master Plan

CONEJO RECREATION & PARK DISTRICT

TAKATA *ASSOCIATES*
Urban Design
Environmental Planning
Landscape Architecture
600 Fremont Avenue
South Pasadena, CA
91030

0 100 200 300
North
One Acre

SOUTH WEST QUADRANT

The Master Plan recommends that this Quadrant be developed as a neighborhood park with the unique asset of the Lang Creek environment featured on the western side of the park and active recreation facilities located on the eastside. The plan is illustrated in Exhibit 6 and includes:

Lang Creek Corridor

Improvements to the riparian woodland on the west side will provide settings for outdoor classrooms to be used for local school field trips, outdoor recreation and as a natural setting for hiking and riding. A multi-use trail will follow the creek through the quadrant and continue northward in the excess freeway right-of-way north connecting to the Northwest Quadrant.

Active Recreation Facilities

Active recreation facilities are recommended for the eastern side of Paige Lane. They include: a parcourse with a variety of different age group exercise stations positioned around a quarter mile path; a multi-purpose court for roller hockey practice, basketball, volleyball, or tennis; a sand volleyball court, and a tot lot. Restrooms are recommended near these facilities.

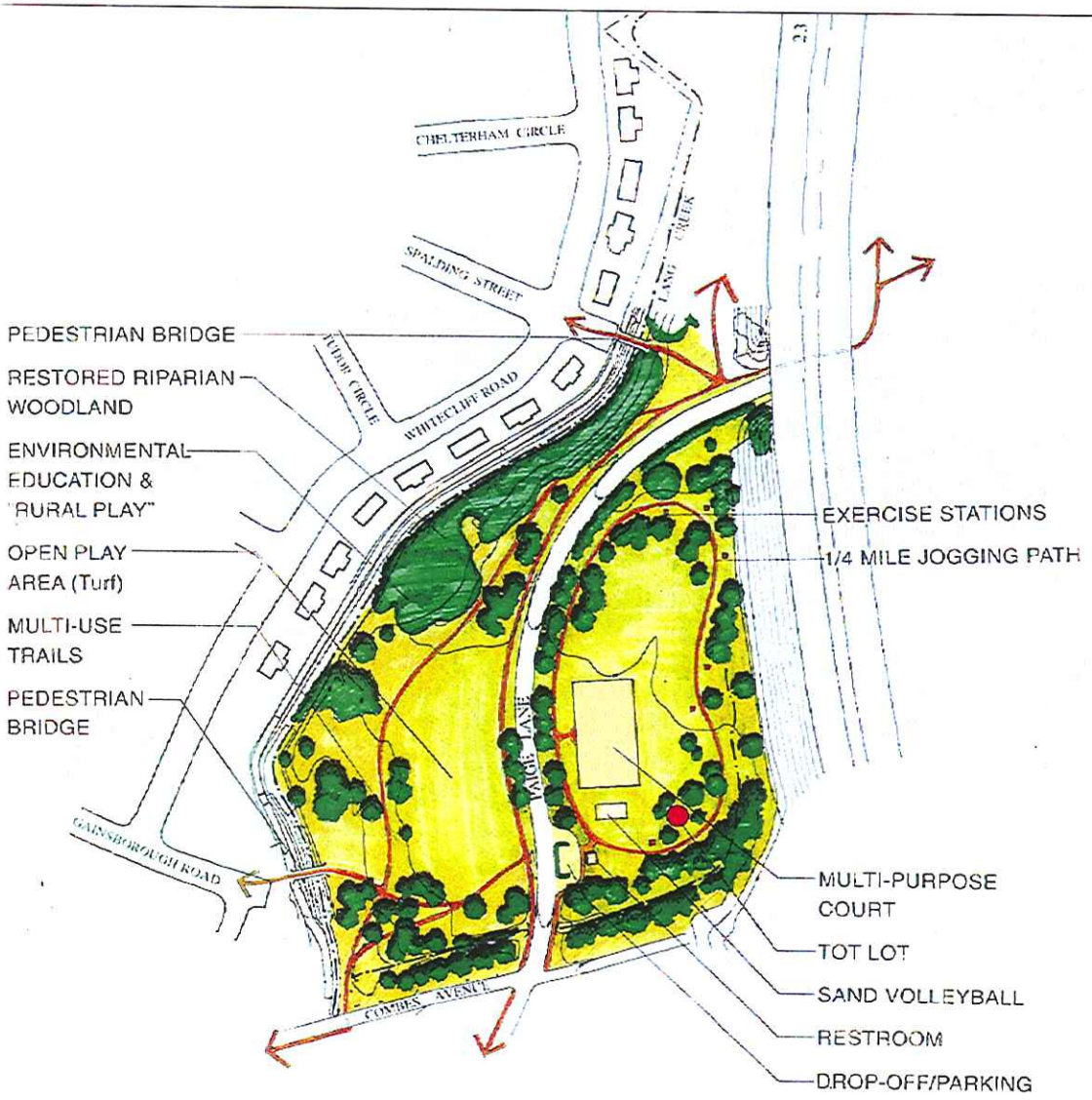
Parking & Access

In order to minimize traffic in the adjacent neighborhoods, the intention of the Master Plan is to encourage non-vehicular traffic. Pedestrian bridges from Gainsborough Road and Spalding St. are recommended from the Whitecliff neighborhood. The Master Plan recommends that parking be limited. A small parking lot with a drop-off area has been provided. Two of the five spaces are reserved for the disabled. All the spaces will have posted time limitations to discourage long-term parking.

Quadrant Acreage Allotment		
12.1	Turf Areas & Open Space	
.5	Multi-Purpose Court	100' x 190'
.1	Sand Volleyball	30' x 60'
.1	Tot Lot	
.1	Restrooms	
.1	Parking	5 spaces (2 are handicap)
13.0	**Total Acres**	

South-west Quadrant

EXHIBIT 7—MASTER PLAN



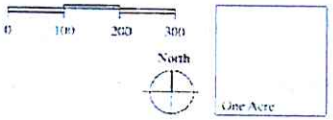
LAND USE ACREAGE	
5.8	Open Space
6.3	Turf Areas
.5	Multi-Purpose Court
.1	Sand Volleyball
.1	Tot Lot
.1	Restrooms
.1	Parking
13.0	**Total Acres**

South-west Quadrant

Conejo Creek Park Master Plan

CONEJO RECREATION & PARK DISTRICT

TAKATA ASSOCIATES



NORTH LAS FLORES AREA

It is recommended that the area north of Avenida de Las Flores be developed as a neighborhood park providing youth-orientated recreation and passive uses. This area is illustrated in Exhibit 7.

Recreation Facilities

The Master Plan proposes a multi-purpose court to provide for roller hockey and/or basketball, volleyball, or tennis. Also included in the Plan is a sand volleyball court. These facilities will be for day use and will not be lighted.

Passive Open Space

The remaining 90% of the park will be open green space for passive neighborhood uses with a meandering path, benches and lawn areas.

Parking & Access

A small parking lot for 20 cars will be provided on site. It is also recommended that a bus transit stop be provided in the parking lot of the Northwest Quadrant with pedestrian overpass to the Las Flores Area. If the pedestrian overpass is warranted with the widening of Avenida De Las Flores, a fence along the curve will be needed to prevent on-grade crossings.

The adjacent homeowners on the north edge of the park will retain access to the existing utility road by means of a memorandum of understanding (liability agreement) with the CRPD. The existing gravel utility road will remain and connect into the new access drive. The existing equestrian access from Calle Camellia will connect to the regional trails and will be integrated into the plan.

Quadrant Acreage Allotment		
6.6	Open Turf Area	
.5	Multi-Purpose Court	100' x 190'
.1	Sand Volleyball	30' x 60'
.1	Restrooms	
.2	Parking	20 spaces
7.5	**Total Acres**	

North Las Flores Area

EXHIBIT 8—MASTER PLAN



LAND USE ACREAGE	
6.6	Open Space
.5	Multi-Purpose Court
.1	Sand Volleyball
.1	Restrooms
.2	Parking
7.5	**Total Acres**

North of Las Flores

Conejo Creek Park Master Plan

CONEJO RECREATION & PARK DISTRICT

TAKATA ASSOCIATES

0 100 200 300

North

NORTH WEST QUADRANT

The Master Plan recommends the use of this quadrant for predominately equestrian activities. It was the belief of the Focus Group that equestrian uses were important to preserve for the entire community, for the enjoyment of both equestrians and non-equestrians. To that extent the Master Plan recommends the following facilities, illustrated in Exhibit 8.

Equestrian Facilities

Upgrading of Existing Rings The current rings are subject to flooding, new seating for shows, lights for evening use, continued tree plantings and maintenance for shade,

Dressage Ring: Relocation of the dressage ring closer to the existing ring area

Turnout Rings: Provide a turnout ring near the existing rings for daily use and during events. Two temporary rings to be located in the southern end of the quadrant for daily use. These rings could be temporary removed to accommodate CVD overflow parking as necessary.

Cross Country Trail: In association with the perimeter trail, a series of jumps would provide an opportunity to practice cross-country riding.

Group Picnic Area

The group picnic area would be located on the hillside adjacent to Waverly Park. This location was selected so that the activity would not infringe on the adjacent homeowners. It also provides a view to the equestrian rings and can make use of the existing play ground and restroom facilities in Waverly Park. A pond with a re-circulating stream provides a visual amenity and recreational fishing. Swimming, wading, and boating will be prohibited.

Community Garden

Based on input received from the Community Garden Club, the Master Plan recommends the development of a garden no larger than one acre to be located in the northwest section of the quadrant. The Garden Club has proposed that the garden will be based on organic principals and will prohibit the use of all herbicides and pesticides. Participants will be required to register as members of the Club.

Park & Bark

A site adjacent to Avenida de Las Flores and the 23 Freeway was selected for an enclosed off-leash dog park. This facility will be accessed from the eastern end of the parking lot and will be fenced, have grass, screened with landscaping, and provided with security lighting.

Parking

A segmented parking lot with access to Avenida de Las Flores will provide parking for the various user-groups to specific facilities. A transit stop is proposed as part of the parking design to promote non-automobile trips and to provide non-drivers a means of access. Parking lots are to look rural and paved with decomposed granite.

40 spaces	for Park & Bark area
110 spaces	for Equestrian area
50 spaces	for Group Picnic area

During large events, if there is the need for overflow parking, a locked and gated driveway leading from Janss Road is recommended to provide access and be controlled by traffic officials. Additional temporary parking for CVD will be provided in the southern end of the quadrant.

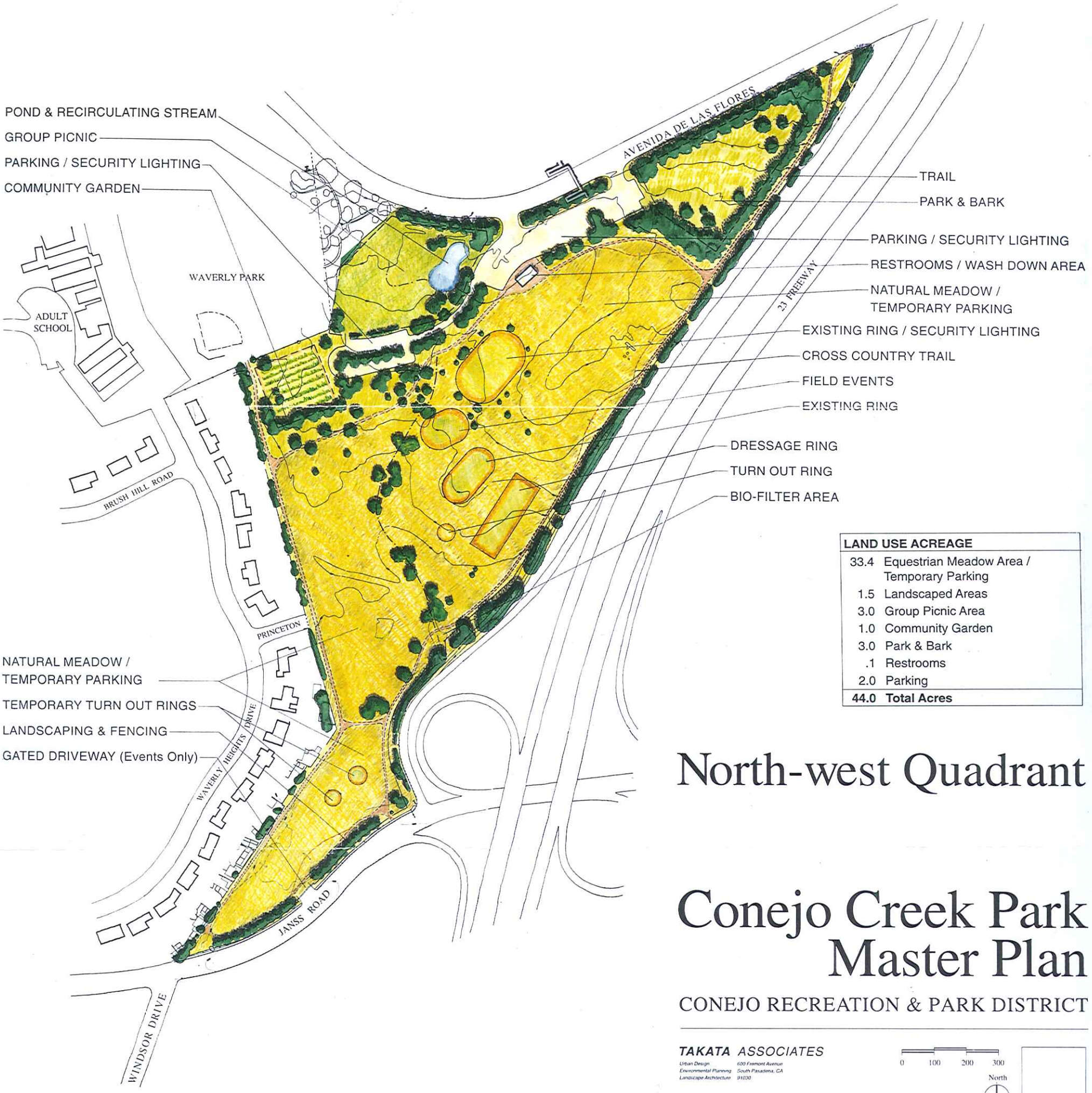
Quadrant Acreage Allotment	
33.4	Equestrian Meadow Area / Temporary Parking
1.5	Landscaped Buffer Areas
3.0	Group Picnic Area
1.0	Community Garden
3.0	Park & Bark
.1	Restrooms
2.0	Parking
44.0	**Total Acres**

PLANTING RECOMMENDATIONS

Recommended plantings, identified by plant community, were developed from lists of natives appropriate to the Conejo Valley. Also included in the list are a number of "drought tolerant" Mediterranean species. These flowering species are appropriate for use around the parking areas of each quadrant. See Appendix A, Plant List.

Annuals and perennial grasses are listed for possible seeding of meadow areas in the Northwest Quadrant. Areas identified as playing fields, group picnic areas, and open turf area should be seeded with appropriate turf grasses.

North-west Quadrant



LAND USE ACREAGE	
33.4	Equestrian Meadow Area / Temporary Parking
1.5	Landscaped Areas
3.0	Group Picnic Area
1.0	Community Garden
3.0	Park & Bark
.1	Restrooms
2.0	Parking
44.0	**Total Acres**

North-west Quadrant

Conejo Creek Park Master Plan

CONEJO RECREATION & PARK DISTRICT

TAKATA *ASSOCIATES*
Urban Design *600 Fremont Avenue*
Environmental Planning *South Pasadena, CA*
Landscape Architecture *91030*

0 100 200 300
North
One Acre

Operation & Maintenance Costs Summary

The following discussion details the specific improvements proposed for the park site and determines the development costs associated with each component. The estimates provided both for the initial development costs and for the ongoing operations and maintenance costs represent the maximum total costs associated with the project. Given that the CRPD will mostly pursue agreements with local community groups and concessionaires to share in both the construction and operating costs, the indicated dollar figures do not necessarily represent future expenses to the CRPD. To the extent the CRPD is successful in securing community partnerships, the actual expenses to be absorbed by the CRPD will be significantly lower than the total amounts indicated.

DEVELOPMENT COMPONENTS AND CAPITAL COSTS

Table 1 summarizes the development costs associated with the proposed improvements at Conejo Creek Park. The total capital cost (in 1999 dollars) of the proposed improvements is estimated at $8.8 million[1]. The breakdown of this total by geographic area is as follows:

South-East Quadrant	$ 3,770,337
South-West Quadrant	$ 1,626,200
North Las Flores Area	$ 1,354,116
North-West Quadrant	$ 1,929,132
Total	$ 8,761,553

OPERATIONS AND MAINTENANCE COSTS FOR NEW FACILITIES

Table 2 itemizes the operations and maintenance costs associated with the proposed improvements at Conejo Creek Park. The costs are given in 1999 dollars and shown on an annual basis. The unitized cost factors were derived based on information from the Conejo Recreation and Park District (CRPD) and supplemental research of operations and maintenance costs of comparable facilities in other jurisdictions. It has been assumed that these cost factors represent incremental operating costs (i.e., costs over and above the District's existing park

[1] Includes Demolition, Grading, Utility Infrastructure, Construction, Lighting, Landscaping, Irrigation Infrastructure, Site furniture, and Mobilization/Contingency costs.

maintenance expenditures). Based on our discussions with the CRPD, there are currently no holding costs or maintenance costs associated with Conejo Creek Park. The breakdown of annual O&M costs by geographic area is as follows:

South-East Quadrant	$ 118,630
South-West Quadrant	$ 98,229
North Las Flores Area	$ 58,373
North-West Quadrant	$ 56,527
Total	$ 331,759

TABLE 1
Estimated Capital Costs
Conejo Creek Park Master Plan

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
I. SOUTH-EAST QUADRANT					
1. DEMOLITION					
A. Existing structures and pads	1625	SF	$0.75	$1,219	**$1,219**
2. GRADING					
A. Clear and grub	366175	SF	$0.05	$18,309	
B. Rough grade - Drainage Swale/Road	1042	CY	$5.00	$5,210	
Sub-Total					**$23,519**
3. UTILITIES					
A. Plant Investment Fees—CMWC	53	AC	$2,800.00	$148,400	
B. Plant Investment Fees—City	53	AC	$900.00	$47,700	
C. Fire Hydrant	1	EA	$6,500.00	$ 6,500.00	
D. Sewer	1620	LF	$25.00	$40,500	
E. Restroom Fixture Fees	114	EA	$341.00	$38,874	
Sub-Total					**$133,574**
4. CONSTRUCTION					
A. Restroom	2	EA	$95,000.00	$190,000	
B. Recreation Center	8000	SF	$125.00	$1,000,000	
C. Tot Lot w/ Safety Surfacing	2	EA	$75,000.00	$150,000	
D. Utility Road Culverts	3	EA	$500.00	$1,500	
E. Parking Lot Fencing	2135	LF	$12.00	$25,620	
F. Parking Lot w/ Soil Cement	392884	SF	$1.25	$491,105	
G. Monument Entry Sign	1	EA	$2,500.00	$2,500	
Sub-Total					**$1,860,725**
5. LIGHTING					
A. Field Lights (Soccer)	12	FIELD	$30,000.00	$360,000	
B. Parking / Security Lighting	40	EA	$4,000.00	$160,000	
Sub-Total					**$520,000**
6. LANDSCAPE					
A. Fine Grade and Soil Preparation	132000	SF	$0.25	$33,000	
B. Trees, 24' box	161	EA	$250.00	$40,250	
C. Trees, Oak - 15 gallon	28	EA	$115.00	$3,220	
D. Shrubs/Vines - 5 gallon	630	EA	$25.00	$15,750	
E. Turf (fields and picnic areas) - Sod	366175	SF	$0.50	$183,088	
Sub-Total					**$275,308**

TABLE 1
Estimated Capital Costs
Conejo Creek Park Master Plan

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
I. SOUTH-EAST QUADRANT (cont.)					
7. IRRIGATION					
A. Sports Fields	350775	SF	$0.65	$228,004	
B. Picnic Areas (turf)	15400	SF	$1.00	$15,400	
Sub-Total					**$243,404**
8. SITE FURNITURE					
A. Drinking Fountains (on bldgs.)	3	EA	$1,000.00	$3,000	
B. BBQ grills	5	EA	$800.00	$4,000	
C. Picnic tables	10	EA	$900.00	$9,000	
D. Trash receptacles	10	EA	$500.00	$5,000	
E. Bike rack	4	EA	$800.00	$3,200	
Sub-Total					**$24,200**
SUB-TOTAL					**$3,081,948**
MOBILIZATION					**$60,000**
CONTINGENCY (20%)					**$628,390**
COSTS, SOUTH-EAST QUADRANT					**$3,770,337**
II. SOUTH-WEST QUADRANT					
1. GRADING					
A. Clear and grub	402930	SF	$0.05	$20,147	
B. Rough grade - Drainage Swale	389	CY	$15.00	$5,835	
Sub-Total					**$25,982**
2. UTILITIES					
A. Plant Investment Fees—CMW	13	AC	$2,800.00	$36,400	
B. Plant Investment Fees—City	13	AC	$900.00	$11,700	
C. Sewer	45	LF	$25.00	$1,125	
E. Restroom Fixture Fees	30	EA	$341.00	$10,230	
D. 2" Water Meter	1	EA	$2,500.00	$2,500	
E. Water	1	LS	$1,000.00	$1,000	
F. Electrical	1	LS	$5,000.00	$5,000	
Sub-Total					**$67,955**

TABLE 1
Estimated Capital Costs
Conejo Creek Park Master Plan

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
II. SOUTH-WEST QUADRANT (cont.)					
3. CONSTRUCTION					
A. Restroom	1	EA	$95,000.00	$95,000	
B. Multi-Purpose Court	1	EA	$220,000.00	$220,000	
C. Sand Volleyball Court	1	LS	$3,000.00	$3,000	
D. Trail - DG w/ stabilizer	40160	SF	$2.50	$100,400	
E. Exercise Stations	6	EA	$2,000.00	$12,000	
F. Play/Tot Area w/ surface	1	EA	$75,000.00	$75,000	
G. Parking (asphalt) including striping	5375	SF	$2.00	$10,750	
H. Concrete curb @ parking	280	LF	$12.00	$3,360	
I. Pedestrian Bridge	2	EA	$150,000.00	$300,000	
Sub-Total					**$819,510**
4. LIGHTING					
A. Parking / Security Lighting	4	EA	$4,000.00	$16,000	**$16,000**
5. LANDSCAPE					
A. Fine Grade and Soil Preparation	322695	SF	$0.25	$80,674	
C. Trees - 15 gallon	11	EA	$115.00	$1,265	
B. Trees, 24' box	99	EA	$250.00	$24,750	
D. Shrubs/Vines - 5 gallon	83	EA	$25.00	$2,075	
E. Turf - seeded	322695	SF	$0.05	$16,135	
Sub-Total					**$124,899**
6. IRRIGATION					
A. Turf Areas	322695	SF	$0.75	$242,021	**$242,021**
7. SITE FURNITURE					
A. Drinking Fountains at restroom	3	EA	$1,000.00	$3,000	
B. BBQ grills	3	EA	$800.00	$2,400	
C. Picnic tables	8	EA	$900.00	$7,200	
D. Benches	4		$600.00	$2,400	
E. Trash receptacles	6	EA	$500.00	$3,000	
F. Bike rack	1	EA	$800.00	$800	
Sub-Total					**$18,800**
SUB-TOTAL					**$1,315,166**
MOBILIZATION					**$40,000**
CONTINGENCY (20%)					**$271,033**
COSTS, SOUTH-WEST QUADRANT					**$1,626,200**

TABLE 1
Estimated Capital Costs
Conejo Creek Park Master Plan

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
III. NORTH LAS FLORES AREA					
1. GRADING					
A. Clear and grub	326700	SF	$0.05	$16,335	
B. Rough grade	250708	SF	$0.15	$37,606	
Sub-Total					**$53,941**
2. UTILITIES					
A. Plant Investment Fees—CMW	8	AC	$2,800.00	$21,000	
B. Plant Investment Fees—City	8	AC	$900.00	$6,750	
C. Sewer	50	LF	$25.00	$1,250	
E. Restroom Fixture Fees	30	EA	$341.00	$10,230	
D. 2" Water Meter	1	EA	$2,500.00	$2,500	
E. Water	1	LS	$1,000.00	$1,000	
F. Electrical	1	LS	$5,000.00	$5,000	
Sub-Total					**$47,730**
3. CONSTRUCTION					
A. Restroom	1	EA	$95,000.00	$95,000	
B. Multi-Purpose Court (no lights)	1	EA	$200,000.00	$200,000	
C. San Volleyball Court	1	EA	$3,000.00	$3,000	
D. Trail, DG w/ stabilizer	25600	SF	$2.50	$64,000	
E. Sidewalk	8700	SF	$3.50	$30,450	
F. Parking (asphalt) including striping	11200	SF	$2.00	$22,400	
G. Concrete Curb @ Parking	820	LF	$12.00	$9,840	
H. Fencing (4' high chain link) @ Las Flores	100	LF	$10.00	$1,000	
I. Pedestrian Overpass	1	EA	$250,000.00	$250,000	
Sub-Total					**$675,690**
4. LIGHTING					
A. Parking / Security Lighting	4	EA	$4,000.00	$16,000	**$16,000**
5. LANDSCAPE					
A. Fine Grade and Soil Preparation	250708	SF	$0.25	$62,677	
B. Trees, 24' box	81	EA	$250.00	$20,250	
D. Shrubs/Vines - 5 gallon	187	EA	$25.00	$4,675	
E. Turf - Seed	250708	SF	$0.05	$12,535	
Sub-Total					**$100,137**
6. IRRIGATION					
A. Turf	250708	SF	$0.75	$188,031	**$188,031**

TABLE 1
Estimated Capital Costs
Conejo Creek Park Master Plan

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
III. NORTH LAS FLORES AREA (cont.)					
7. SITE FURNITURE					
A. Drinking Fountains @ Restroom	1	EA	$1,000.00	$1,000	
B. Benches	3	EA	$600.00	$1,800	
C. Trash receptacles	5	EA	$500.00	$2,500	
D. Bike rack	2	EA	$800.00	$1,600	
Sub-Total					**$6,900**
SUB-TOTAL					**$1,088,430**
MOBILIZATION					**$40,000**
CONTINGENCY (20%)					**$225,686**
COSTS, NORTH LAS FLORES AREA					**$1,354,116**
IV. NORTH-WEST QUADRANT					
1. DEMOLITION					
A. Concrete removal, Orchards Foundations	24725	SF	$1.25	$30,906	
B. Saw-cut concrete curb @ Janss Rd.	60	LF	$3.00	$180	
Sub-Total					**$31,086**
2. GRADING					
A. Clear and grub (Comm. G, Group P., P&B)	304920	SF	$0.05	$15,246	
B. Rough grade - Community Garden	18	CY	$5.00	$90	
C. Rough grade - Pond & Recirculating Strear	512	CY	$5.00	$2,560	
Sub-Total					**$17,896**
3. UTILITIES					
A. Plant Investment Fees—CMW	10	AC	$2,800.00	$28,000	
B. Plant Investment Fees—City	10	AC	$900.00	$9,000	
C. Fire Hydrant	1	EA	$6,500.00	$ 6,500.00	
D. 6" Water Meter	1	EA	$11,000.00	$11,000	
E. Sewer	300	LF	$25.00	$7,500	
F. Restroom Fixture Fees	40	EA	$341.00	$13,640	
Sub-Total					**$75,640**

TABLE 1
Estimated Capital Costs
Conejo Creek Park Master Plan

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
IV. NORTH-WEST QUADRANT (cont.)					
4. CONSTRUCTION					
A. Restroom	1	EA	$95,000.00	$95,000	
B. Picnic Shelter for 6 Tables	3	EA	$25,000.00	$75,000	
C. Concrete Pads for Picnic Shelters	1500	SF	$4.00	$6,000	
D. Trail, DG w/ stabilizer	72500	SF	$2.50	$181,250	
E. New Equestrian Rings	2	EA	$40,000.00	$80,000	
F. Fencing (Wood) @ Janss Rd. & Las Flores	2200	LF	$12.00	$26,400	
G. Fencing (6' high chain link) @ Park & Bark	1670	LF	$15.00	$25,050	
H. Parking w/ soil cement	174240	SF	$1.25	$217,800	
I. Bio Filter Area	1	EA	$6,000.00	$6,000	
J. Pond, 4000 SF	1	EA	$250,000.00	$250,000	
K. Gate @ Janss Road & Las Flores	2	EA	$1,000.00	$2,000	
Sub-Total					**$964,500**
5. LIGHTING					
A. Parking / Security Lighting	20	EA	$4,000.00	$80,000	**$80,000**
6. LANDSCAPE					
A. Fine Grade and Soil Preparation	304920	SF	$0.25	$76,230	
B. Trees, 24' box	197	EA	$250.00	$49,250	
C. Shrubs/ Vines - 15 gallon	488	EA	$95.00	$46,360	
D. Shrubs/Vines - 5 gallon	400	EA	$25.00	$10,000	
E. Turf (Group Picnic / Park & Bark) -Seed	261360	SF	$0.05	$13,068	
Sub-Total					**$194,908**
7. IRRIGATION					
A. Group Picnic Area / Park & Bark	261360	SF	$0.75	$196,020	
Sub-Total					**$196,020**
8. SITE FURNITURE					
A. Drinking Fountains	4	EA	$1,000.00	$4,000	
B. BBQ grills	6	EA	$800.00	$4,800	
C. Picnic tables	21	EA	$900.00	$18,900	
D. Benches	8	EA	$600.00	$4,800	
E. Bleachers	10	EA	$2,500.00	$25,000	
F. Trash receptacles	10	EA	$500.00	$5,000	
G. Bike rack	4	EA	$800.00	$3,200	
Sub-Total					**$65,700**
SUB-TOTAL					**$1,625,750**
MOBILIZATION					**$50,000**
CONTINGENCY (20%)					**$335,150**
COSTS, NORTH-WEST QUADRANT					**$2,010,900**
TOTAL COSTS, CONEJO CREEK PARK					***$8,761,553***

TABLE 2
Annual Operations and Maintenance Costs
Conejo Creek Park Master Plan

Description	Qty.	Units	Unit Cost	Subtotal	**Total**
I. SOUTH-EAST QUADRANT					
A. Sport Field Improvements					
Soccer Fields (1)	12	EA	$1,800	$21,600	
Total					**$21,600**
B. Recreation Center					
Multi-Use Facility (2)	8,000	SF	$10.91	$87,280	
Total					**$87,280**
C. Park Amenities					
Restrooms	2	EA	$3,000	$6,000	
Tot Lot (with surfacing)	1	EA	$1,500	$1,500	
Drinking Fountains	3	EA	$250	$750	
BBQ Grills	5	EA	$100	$500	
Picnic Tables	10	EA	$100	$1,000	
Total					**$9,750**
II. SOUTH-WEST QUADRANT					
D. Park Amenities					
Turf Area (Includes Parcourse)	12.1	AC	$6,352	$76,859	
Restroom	1	EA	$3,000	$3,000	
Multi-Purpose Court	1	EA	$5,000	$5,000	
Sand Volleyball Court	1	EA	$5,000	$5,000	
Tot Lot	1	EA	$1,500	$1,500	
Trail - DG w/ stabilizer (3)	40,160	SF	$0.13	$5,020	
Drinking Fountain	3	EA	$250	$750	
BBQ Grills	3	EA	$100	$300	
Picnic Tables	8	EA	$100	$800	
Total					**$98,229**
III. NORTH LAS FLORES QUADRANT					
E. Park Amenities					
Open Turf Area	6.6	AC	$6,352	$41,923	
Restroom	1	EA	$3,000	$3,000	
Multi-Purpose Court	1	EA	$5,000	$5,000	
Sand Volleyball Court	1	EA	$5,000	$5,000	
Trail - DG w/ stabilizer (3)	25,600	SF	$0.13	$3,200	
Drinking Fountain	1	EA	$250	$250	
Total					**$58,373**

TABLE 2
Annual Operations and Maintenance Costs
Conejo Creek Park Master Plan

Description	Qty.	Units	Unit Cost	Subtotal	**Total**
IV. NORTH-WEST QUADRANT					
F. Equestrian (4)					**$0**
G. Park Amenities					
Restroom	1	EA	$3,000	$3,000	
Group Picnic Area (Shelter)	3.0	AC	$6,352	$19,056	
Community Garden	1.0	AC	$6,352	$6,352	
Park and Bark	3.0	AC	$6,352	$19,056	
Trail - DG w/ stabilizer (3)	72,500	SF	$0.13	$9,063	
Total					**$56,527**
GRAND TOTAL					**$331,759**

Notes:
(1) Annual O&M costs for soccer lighting are estimated at 6% of capital costs.
(2) Annual O&M costs based on existing per square foot costs for the District.
(3) Assumes 8 foot width (trail improvements) - Estimated at 5% of capital costs.
(4) Assumes that equestrian facility O&M costs would be covered by private concessionaire.

Appendix A: Plant List

BONTANICAL NAME	COMMON NAME	RIPARIAN SLOPE	OAK WOODLANDS	DROUGHT TOLERANT
TREES				
Acer macrophyllum	Bigleaf Maple	X		
Aesculus californica	California Buckeye		X	
Alnus rhombifolia	California Alder	X		
Heteromeles arbutifolia	Toyon or California Holly	X	X	
Juniperus californica	California Juniper	X		
Myrica californica	Wax Myrtle	X		
Platanus racemosa	California Sycamore	X		
Populus fremontii	Fremont Cottonwood	X		
Quercus agrifolia	Coast Live Oak	X	X	
Quercus lobata	Valley Oak		X	
Quercus wislizenii	Interior Live Oak		X	
Sambucus mexicana	Mexican Elderberry	X	X	
Schinus polygamnus	Peruvian Pepper			X
SHRUBS				
Artemisia californica	California Sagebrush		X	
Baccharis pilularis consanguinea	Coyote Brush		X	
Ceanothus sp.	Ceanothus	X		
Cistus sp.	Rockrose			X
Garrya veatchii	Silktassel Bush	X		
Heteromeles arbutifolia	Toyon	X	X	
Mahonia sp.	Oregan Grape	X		
Myrica californica	Wax Myrtle	X		
Prunus ilicifolia	Holly-leaf Cherry	X	X	
Rhamnus californica	California Coffeeberry	X	X	
Rhamnus crocea	Redberry		X	
Rhamnus ilicifolia	Hollyleaf Redberry	X		
Rhus ovata	Sugar Bush		X	
Ribes aureum	Golden Currant	X	X	
Ribes californicum	Hillside Currant	X	X	
Ribes speciosum	Fuchsia-flowering Gooseberry	X	X	
Rosa californica	Wild Rose	X		
Salvia mellifera	Black Sage		X	
PERENNIALS				
Achillea sp.	Yarrow		X	
Encelia californica	California Bush Sunflower		X	
Eschscholzia californica	California Poppy		X	
Keckiella cordifolia	Climbing Penstemon		X	

BONTANICAL NAME	COMMON NAME	RIPARIAN SLOPE	OAK WOODLANDS	DROUGHT TOLERANT
Lavandula sp.	Lavender			X
Limonium perezii	Sea Lavander			X
Lupinus longiflorus	Bush Lupine		X	
Mimulus sp.	Monkey Flower	X		
Penstemon centranthifolius	Scarlet Bugler		X	
Penstemon heterophyllus	Foothill Penstemon		X	
Rosmarinus sp.	Rosemary			X
Salvia sp.	Sage	X	X	
Sisyrinchium bellum	Blue-Eyed Grass		X	
Zauschneria californica	California Fuchsia		X	
ANNUALS				
Calandrinia ciliata menziesii	Red Maids		X	
Clarkia unguiculata	Elegant Clarkia		X	
Collinsia heterophylla	Chinese Houses	X	X	
Erysimum capitatum	Douglas Wallflower	X		
Eschscholzia caespitosa	Collarless Poppy		X	
Escholzia californica	California Poppy		X	
Lasthenia chrysostoma	Gold Fields		X	
Layia platyglossa campestris	Tidy Tips		X	
Lupinus succulentus	Succulent Lupine		X	
Nemophila menziesii	Baby Blue Eyes		X	
Orthocarpus densiflorus	Owls Clover		X	
Orthocarpus purpurascens	Owl's Clover		X	
Platystemon californicum	Cream Cups		X	
Salvia columbariae	Chia		X	
PERENNIAL GRASSES				
Agrostis diegoensii	San Diego Bent Grass		X	
Agrostis exarata	Bentgrass	X		
Andropogon glomeratus	Beard Grass	X		
Bromus carinatus	California Brome		X	
Bromus pseudolaevipes	Woodland Brome		X	
Elymus condensatus	Giant Wild Rye		X	
Elymus glaucus	Western Rye Grass		X	
Elymus triticoides	Creeping Wild Rye		X	
Hordeum californcum	Meadow Barley	X		
Melica imperfecta	Chaparral Melica		X	
Muhlenbergia rigens	Showy Deer Grass		X	
Stipa cernua	Spear Grass		X	
Stipa lepida	Needlegrass		X	
Stipa pulchra	Purple Needlegrass		X	

Top 25 Most Visited Parks

Last 12 Months Since August 2025

Data Provided by Placer.ai

Conejo Recreation & Park District

Rank	Park	Visits	Unique	Freq.
#1	Conejo Creek South Park	579,795	153.2K	3.78
#2	Thousand Oaks Community Park	556,294	113.1K	4.91
#3	Borchard Community Park	467,738	84.1K	5.56
#4	Rancho Conejo Playfield	393,977	65.6K	6.00
#5	Dos Vientos Community Park	376,919	69.5K	5.42
#6	Pepper Tree Playfield	333,841	62K	5.38
#7	Conejo Creek North Park	328,381	128.5K	2.55
#8	Wildwood Regional Park	303,657	160K	1.89
#9	Conejo Community Park	292,533	87.4K	3.34
#10	Del Prado Playfield	284,997	57.1K	5.38
#11	Conejo Creek West Park	234,913	30.5K	7.68
#12	Wildflower Playfield	228,709	65.1K	3.51
#13	Sapwi Trails Community Park	190,984	57K	3.35
#14	Triunfo Community Park	185,447	41.4K	4.47
#15	Oakbrook Neighborhood Park	144,153	31.3K	4.60
#16	Hillcrest Center for the Arts/Fireworks Hill	125,089	22.7K	5.51
#17	North Ranch Playfield	108,531	24.2K	4.48
#18	Old Meadows Park	68,539	17.3K	3.96
#19	Kimber Park	61,788	17.5K	3.53
#20	Fiore Playfield	61,536	10.7K	5.75
#21	Wildwood Neighborhood Park	56,191	9.3K	6.04
#22	North Ranch Neighborhood Park	55,714	14K	3.97
#23	Lang Ranch Neighborhood Park	52,064	14.4K	3.61
#24	Beyer Park	51,104	7.2K	7.09
#25	Northwood Park	46,773	8.4K	5.56

Monday, October 12, 2026 at 3:14:54 PM Pacific Daylight Time

Subject: Conejo Creek West Issues and Concerns
Date: Sunday, October 11, 2026 at 8:39:11 AM Pacific Daylight Time
From: AnneMarie Branch-Winic
To: Chuck Huffer
CC: Andrew Mooney, James Friedl, [redacted]
Attachments: CamScanner 10-11-26 08.37.pdf

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Dear Mr. Huffer,

I appreciate your integrating all Issues and concerns of the community as you facilitate the Board's discussion about the best next steps for the park. I look forward to your timely response to the concerns I bring here in this letter.

Annemarie Winic
[redacted]

Subject: Fw: Conejo Creek West Park Concept Plan
Date: Monday, October 12, 2026 at 1:37:42 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker

Get Outlook for iOS

From: [redacted] <[redacted]>
Sent: Monday, October 12, 2026 1:26 PM
To: James Friedl <[redacted]>
Subject: Conejo Creek West Park Concept Plan

You don't often get email from [redacted] Learn why this is important

Since speaking time at the Thurs. meeting will likely be very limited I wanted to express my opinion of building pickleball courts at Conejo Creek West.

* I am dumbfounded that this area was even considered since a 1999 Master Plan, approved by the Board of Directors at that time, stated that active sports were considered to be too incompatible and inappropriate to the concept of a pastoral setting for the Park.

*I cannot stress enough that you are asking animals, who have a high sensitivity level for sound and sight, to behave the same as humans who are a species with the ability to understand and reason what is happening. Animals, on the other hand, just react to stimuli by fear, flight or fight. Please do not put them in this position.

*If more pickleball courts are warranted (seriously, 12 new courts just to accommodate tournaments) there look to be several parks where new courts could be added to the count of the existing courts (including double use of tennis courts). Parks where tennis, basketball, soccer, softball and tot playgrounds with children noise already have a noise level built-in.

*By adding to, instead of creating all new courts, there would also be a sense of fiscal responsibility.

*The coexistence of horses, dogs and the garden (including the butterflies) has worked smoothly and well for almost 30 years. Why would you disrupt this? Add more pickleball courts for the community if needed, but please do so without damaging the original intent of this area.

I would hope that you have visited this idyllic park to see for yourself how the flora and fauna work without the interference of unexpected sound.

Thank you for your consideration and I look forward to seeing you Thursday,

Debby Carloni

Monday, October 12, 2026 at 3:27:04 PM Pacific Daylight Time

Subject: FW: Conejo Creek West
Date: Monday, October 12, 2026 at 12:02:39 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker
Attachments: Screenshot 2026-10-07 at 6.31.51 PM.png, image001.png, image002.png, image003.png

---

From: Raquel Broeker <[redacted]>
Sent: Thursday, October 8, 2026 2:28 PM
To: James Friedl <[redacted]>; Andrew Mooney <[redacted]>
Subject: FW: Conejo Creek West

Hello,
Please see below.

Thank you,

Raquel Broeker
Executive Assistant- Office of the General Manager
Conejo Recreation & Park District
[redacted]
Phone: [redacted] | Fax [redacted]

Conejo
Recreation & Park District

From: Annette Broersma <[redacted]>
Sent: Wednesday, October 7, 2026 7:40 PM
To: crpdclerk <[redacted]>
Cc: Chuck Huffer <[redacted]>
Subject: Conejo Creek West

You don't often get email from [redacted] Learn why this is important



Dear CRPD:

Above is a screenshot of the Post Insights summarizing the responses so far. It was posted Oct 5 and the question posed is at the top of the graphic. Thousands of people have viewed the post. Only one negative DM from Diana Merville.

There have been many posts asking the public for support. I posted my perspective in an attempt to make people understand there are two sides, and they are not hearing the other. People are not told that this land was never promised or designated to equestrian purposes. It was empty, so they let them use it all these years.

Soon Diana Merville sent me a long DM about her side of things. I told her I supported what they are doing and respect her efforts. But we disagreed on ONE thing: that horses cannot coexist with pickleball. In my experience, it is not a problem. I asked my equestrian friends what they thought; not a problem. We have many pickleball courts where I live in Lynn Ranch, and many horses. No one has had a problem here either. The way the site is laid out, I see no reason to worry about pickleball noise affecting horses,

That land belongs to the people, not one faction. CRPD knows what is best for the greater good. Let's get people out using precious public land that the CRPD has protected for us

ALL.

Thank you,
Annette Broersma
[redacted]

Subject: FW: Equestrian Center
Date: Monday, October 12, 2026 at 12:02:06 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker

-----Original Message-----
From: Karen Hribar <[redacted]>
Sent: Thursday, October 8, 2026 2:42 PM
To: James Friedl <[redacted]>
Subject: Equestrian Center

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

Dear Sir,
I walk every day in this place, which is a gift to our Thousand Oaks community. It's a place where I can walk with my dog, see really beautiful horses, and if I'm lucky, donkeys, goats and sheep. I find it calming and healing. It is a legacy from times past. I believe it should be declared a heritage site.
To put a pickleball site there seems a desecration! Please do not entertain this idea. Skaters have skate parks, disc golfers have their space, remote airplane flyers have theirs, baseball, tennis and basketball players have theirs. Why shouldn't the Equestrian Center remain as it is?
The school where I teach, Conejo Adult, is almost adjacent to the area. It's wonderful to smell horses and imagine the life in Thousand Oaks as it was in previous decades.

Pickleball enthusiasts have plenty of places where they can play. People who want a glimpse of our heritage don't have much left anymore.
Sincerely,
Karen Hribar
Sent from my iPhone

Subject: FW: NO PICKLEBALL - SAVE THE EQUESTRIAN PARK!!!
Date: Monday, October 12, 2026 at 12:05:23 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker

From: Jane Lovitts <[redacted]>
Sent: Friday, October 9, 2026 4:20 PM
To: James Friedl <[redacted]>; Andrew Mooney <[redacted]>; Marissa Buss <[redacted]>; Chuck Huffer <[redacted]>; Doug Nickles <[redacted]>; Ashley Orozco <[redacted]>; [redacted]
Subject: NO PICKLEBALL - SAVE THE EQUESTRIAN PARK!!!

You don't often get email from [redacted] Learn why this is important

As a resident of Thousand Oaks for 41 years, I am dismayed and disappointed that our City Council and the Conejo Parks and Recreation District do not wish to maintain our city as the beautiful, quiet suburban area that it is. It's bad enough that the City Council is in bed with the developers and ruining our city. Now you want to do the same!

The Equestrian area should remain as such! There should NEVER be a pickleball court anywhere near residences, dog parks or Equestrian areas. I live near the Equestrian area, and it is a lovely, quiet respite for those who own or ride horses. **That should not change.** Pickleball is noisy. It would spook horses, not to mention dogs at the dog park. I would liken the noise to fireworks which frightens many dogs. Just remember that the City of Carmel recently outlawed pickleball due to the noise factor. That would likely happen here, if our community has any say. It's bad enough that I hear the 23 Freeway noise at my home more than half a mile away, and the pickleball courts would be closer. The pickleball noise would be constant and much more annoying!

In all the years I've lived here, I have NEVER seen all of the tennis courts on Moorpark Road being used at the same time. I had suggested another option to the CRPD last year - Why not take 2 of tennis courts and create a pickleball area there? There is ample parking at the community center and at Thousand Oaks High School when school is not in session. Additionally, it is not near any residences, nor animal recreation areas that would have a problem with the noise. They're already built and lighted.

An indoor pickleball court would be wonderful. How about considering the former Joann Fabric store? There is ample parking and a huge space for courts which could be used rain or shine, wind or not, and in the heat of summer all day long. Additionally, the businesses in that strip mall would benefit from people stopping by for something to eat or drink prior to or after play.

I think it's past time where the community leaders stop kowtowing to these greedy

developers and come up with creative solutions to non-problems and preserve Thousand Oaks as the lovely community it is instead of creating situations that WILL become problems down the road.

By the way, I play pickleball!!!

Jane D. Lovitts

Subject: FW: PLEASE DON'T LET THIS HAPPEN - Pickleball Courts at Waverly Equestrian Parks
Date: Monday, October 12, 2026 at 12:00:05 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker

From: Kaja Gula-Thomas <[redacted]>
Sent: Friday, October 9, 2026 2:01 PM
To: James Friedl <[redacted]>
Cc: Kaja Gula-Thomas <[redacted]>; Ariana Thomas <[redacted]>; Adam Thomas <[redacted]>
Subject: PLEASE DON'T LET THIS HAPPEN - Pickleball Courts at Waverly Equestrian Parks

You don't often get email from [redacted] Learn why this is important

Dear Mr. Friedl,

We were very disappointed and disheartened to read that the CRPD is advocating for adding pickleball courts to Conejo Creek Park/Waverly Equestrian Park. This action would put equestrians at risk and set a precedent for continued disruption/development of the few rural, natural, and peaceful places that are left in our area for everyone to enjoy. Especially in this day and age, we need MORE places to experience nature and quiet, NOT more noise and turmoil. You are featured on the VLT website as a champion of open spaces:

Jim is passionate about public parks and open spaces, loves hiking (especially with his dog Max) and has explored hundreds of miles of trails in the Santa Monica Mountains and beyond.

There are many other places that people can enjoy pickleball in the area. You clearly love nature and have a love & respect for animals. PLEASE preserve this space for the members of your community who want to continue to enjoy this park as they have for decades.

Thank you.

Sincerely,
Kaja Gula-Thomas, Ariana Thomas & Adam Thomas
Ventura County

Subject: FW: Public Comment: Strong Opposition to Proposed Pickleball Courts at Conejo Equestrian Center
Date: Monday, October 12, 2026 at 12:02:59 PM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker

From: JEANNETTE WELLING <[redacted]>
Sent: Thursday, October 8, 2026 12:50 PM
To: Nellie Cusworth <[redacted]>; Marissa Buss <[redacted]>; Chuck Huffer <[redacted]>; Doug Nickles <[redacted]>; Ashley Orozco <[redacted]>; James Friedl <[redacted]>
Subject: Public Comment: Strong Opposition to Proposed Pickleball Courts at Conejo Equestrian Center

You don't often get email from [redacted] Learn why this is important

Dear Members of the CRPD Board of Directors,

I am writing to express my strong opposition to the proposal to construct pickleball courts at the Conejo Equestrian Center. Converting or encroaching upon established equestrian facilities to accommodate pickleball creates severe safety hazards, fails our community's disabled residents, and ignores the historic semi-rural character of Thousand Oaks.

1. Failure to Plan for Disabled Residents & Therapeutic Riding Programs

- **Neglecting Vulnerable Community Members:** As a public district, CRPD is expected to plan responsibly and inclusively for individuals of all abilities. The Equestrian Center serves as a vital resource for therapeutic riding programs that cater to children and adults with physical, cognitive, sensory, and developmental disabilities. Placing high-decibel, high-activity courts immediately adjacent to a therapeutic riding facility directly undermines accessibility for the very population the District is obligated to support.

- **Compromising the Therapeutic Environment:** Riders in adaptive and therapeutic programs rely on a stable, predictable, and calm environment. Sudden, high-pitched impacts and erratic motion can trigger sensory overload or panic for participants with special needs, effectively locking disabled community members out of a facility designed for their enrichment and care.

2. . Critical Safety, Noise Code, & Animal Welfare Concerns

- **Equestrian Safety & Spooking Hazards:** Horses are prey animals, uniquely sensitive to sudden high-pitched sounds and fast-moving visual triggers. The sharp popping sound of pickleball gameplay will cause horses to spook, creating an immediate, severe safety hazard for riders, handlers, volunteers, and the horses themselves.

- **Impact on Dogs & Agitation Risks:** In addition to horses, dogs using or passing near the facility are highly sensitive to high-pitched, repetitive popping sounds and sudden motion. Agitated or barking dogs create a compounding disturbance that increases stress for therapy animals and elevates the risk of horse spooks.

- **Comprehensive Site-Wide & Residential Sound Study Required:** Pickleball produces high-frequency impulse noise that travels far beyond the court footprint. CRPD must conduct a comprehensive acoustic impact study evaluating noise levels across the entire equestrian facility as well as the directly adjacent residential neighborhood to determine compliance with municipal noise ordinances and animal safety standards before any further consideration of this site.

3. Preserving Compatible Shared Uses & Community Character

- The Conejo Equestrian Center is already a successful multi-use community hub. It harmoniously coexists with low-impact, compatible activities—such as community gardening and dog training/recreation—that respect the quiet, controlled environment needed for animals and therapeutic programs.

- Introducing high-intensity pickleball disrupts this delicate balance, while adding high-volume traffic and parking friction to roads designed for heavy trucks, horse trailers, and specialized transport.

- Pickleball is fundamentally incompatible with these existing uses due to its high-intensity noise, fast movement, and heavy traffic footprint.

4. Viable Alternatives for Pickleball Expansion

Pickleball players deserve quality facilities, but not at the expense of specialized equestrian and therapeutic infrastructure. CRPD and the City should pursue creative, high-capacity urban locations:

- **Underutilized Commercial Structures:** Exploring partnerships to utilize upper-level parking structures or underused space at commercial centers such as the Janss Marketplace or The Oaks Mall.

    - **Dedicated Municipal Courts:** Expanding or converting existing court space at non-sensitive public sites, similar to recent expansions in Westlake, that do not conflict with therapeutic or equine uses.

Thousand Oaks was built on open space and equestrian heritage. Dedicated equine and therapeutic infrastructure, once degraded or repurposed, can never be replaced. I urge the Board to fulfill its responsibility to all constituents—including our disabled riders and park users—by preserving the Conejo Equestrian Center.

Pickleball players have numerous location options throughout our city, but our equestrian community and disabled riders have only this one. Please reject the placement of pickleball courts at the Equestrian Center and direct staff to pursue suitable alternative locations.

Thank you for your time and leadership on this matter.

Sincerely,

//Jeannette Welling

Thousand Oaks resident

Subject: FW: Save Conejo Creek EQS Park - Stop Pickleball Courts!
Date: Monday, October 12, 2026 at 11:58:20 AM Pacific Daylight Time
From: James Friedl
To: Raquel Broeker

From: janet shoup <[redacted]>
Sent: Sunday, October 11, 2026 11:49 AM
To: James Friedl <[redacted]>
Subject: Fw: Save Conejo Creek EQS Park - Stop Pickleball Courts!

You don't often get email from [redacted] Learn why this is important

From: janet shoup
Sent: Sunday, October 11, 2026 11:42 AM
To: [redacted] <[redacted]>
Subject: Save Conejo Creek EQS Park - Stop Pickleball Courts!

Dear Nellie Cusworth CRPD Chair,

As a resident since 1969, growing up and riding horses all my life it is imperative to Save Conejo Creek EQS Park and leave it untouched! I've spoken with Andrew Mooney back in August 2025 and explained my position as an equestrian how dangerous this idea is, also added traffic and noise. I also explained elderly family friends who live in a Westlake are Furious that Pickleball courts were built right next to their condo.... constant noise is deafening, and property values have dropped. I've signed all petitions and attended CRPD meetings I could, of which had tremendous EQS support. The EQS community is alive and strong. I was truly impressed with their work with disabled kids... it brought me to tears and how everybody got together so quickly set up for the Fire Evacuation area for the recent Simi fire. They also have a very active Show schedule, of which I attend when I'm not working. It is so much fun seeing all the families and a ton of kids grooming and putting glitter on their ponies' butts.. so proud to ride into the arena for their class. That's how I grew up, and that's what Thousand Oaks has always represented and you all are going to take that away if you approve this.

Growing up in Thousand Oaks as a kid in the 70s I remember my mom always carried a clip board everywhere, taking me to softball practice, horseback riding lessons, going to the grocery store... Why? She and every other parent collected signatures to pass the "Save the Open Spaces/Oak Trees Act. Our parents saved and protected our beautiful town of Thousand Oaks and now it's our turn. I took care of my elderly parents until they passed, and in their will was a request for their headstone to have an Oak Tree engraved. My brother did an amazing job and they would be proud. We all need to protect and save what's left of our Beautiful town.

This has been said repeatedly.... There are 6 primary public and private locations (with multiple outdoor, indoor, and multi-use courts) to play pickleball in the Conejo Valley. Google it! THERE IS ONLY ONE EQS PARK!

KEEP THIS IN MIND!!! - Potential Lawsuits.

California cities have faced intense backlash and closures, restrictions, or ordinances over outdoor pickleball court noise affecting nearby homeowners.

CALIFORNIA CITIES - ACTIONS & REGULATIONS

- San Clemente - City Council permanently closed pickleball courts
- at San Gorgonio due to ongoing complaints.
- Brentwood - City shutdown 4 pickleball courts at Creekside Park after receiving repeated noise complaints and logging 21 police calls in a single year.
- Carmel-by-the-Sea - Permanently banned public pickleball at Forest Hill Park after years of FAILED ATTEMPTS TO CONTROL NOISE.
- Martinez - City Council voted to permanently close the 1-year-old 1.7-million-dollar pickleball courts after ACCOUSTICAL ENGINEER DETERMINED NO FEASIBLE MITIGATION could prevent popping noise from disrupting sleep and nearby homes.
- Newport Beach - Lawsuit filed by Corona Del Mar resident regarding noise forced the City to step in.

PROPERPTY VALUES

1. Property Values can drop by 10% to 20% due to the sharp, high pitched "pop" of paddles hitting balls. (which reaches roughly 70-90 decibels at close range.
2. High Frequency - The sound falls right into the human ear's most sensitive range (500 to 5,000 hertz) making it tunnel far and pierce through home insulation and closed windows.

In closing CRPD Must Stop the pickleball proposition and save the Conejo Creek EQS Park! Thank you for your attention in this matter.

Sincerely,

Janet L Shoup
[redacted]
[redacted]
Email - [redacted]

Monday, October 12, 2026 at 3:20:46 PM Pacific Daylight Time

Subject: NO PICKLEBALL - SAVE THE EQUESTRIAN PARK!!!
Date: Friday, October 9, 2026 at 4:19:54 PM Pacific Daylight Time
From: Jane Lovitts
To: James Friedl, Andrew Mooney, Marissa Buss, Chuck Huffer, Doug Nickles, Ashley Orozco, [redacted]

> Some people who received this message don't often get email from [redacted] Learn why this is important

As a resident of Thousand Oaks for 41 years, I am dismayed and disappointed that our City Council and the Conejo Parks and Recreation District do not wish to maintain our city as the beautiful, quiet suburban area that it is. It's bad enough that the City Council is in bed with the developers and ruining our city. Now you want to do the same!

The Equestrian area should remain as such! There should NEVER be a pickleball court anywhere near residences, dog parks or Equestrian areas. I live near the Equestrian area, and it is a lovely, quiet respite for those who own or ride horses. **That should not change.** Pickleball is noisy. It would spook horses, not to mention dogs at the dog park. I would liken the noise to fireworks which frightens many dogs. Just remember that the City of Carmel recently outlawed pickleball due to the noise factor. That would likely happen here, if our community has any say. It's bad enough that I hear the 23 Freeway noise at my home more than half a mile away, and the pickleball courts would be closer. The pickleball noise would be constant and much more annoying!

In all the years I've lived here, I have NEVER seen all of the tennis courts on Moorpark Road being used at the same time. I had suggested another option to the CRPD last year - Why not take 2 of tennis courts and create a pickleball area there? There is ample parking at the community center and at Thousand Oaks High School when school is not in session. Additionally, it is not near any residences, nor animal recreation areas that would have a problem with the noise. They're already built and lighted.

An indoor pickleball court would be wonderful. How about considering the former Joann Fabric store? There is ample parking and a huge space for courts which could be used rain or shine, wind or not, and in the heat of summer all day long. Additionally, the businesses in that strip mall would benefit from people stopping by for something to eat or drink prior to or after play.

I think it's past time where the community leaders stop kowtowing to these greedy developers and come up with creative solutions to non-problems and preserve Thousand Oaks as the lovely community it is instead of creating situations that WILL

become problems down the road.

By the way, I play pickleball!!!

Jane D. Lovitts

Subject: Public Comment for October 15 Board Meeting — Conejo Creek West Concept Plan
Date: Sunday, October 11, 2026 at 8:35:19 PM Pacific Daylight Time
From: Freda
To: crpdclerk

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

Dear CRPD Board of Directors,

Please include this email as my written public comment concerning the October 15, 2026 agenda item on the draft Conejo Creek West Concept Plan.

I urge the Board not to approve the proposed 12 pickleball courts at Conejo Creek West in the current concept plan. The park's established equestrian use, including the safety of horses and riders, deserves meaningful protection, alongside access for people with disabilities and other park users.

The staff report acknowledges concerns about noise, traffic, safety, biological impacts, and ADA compliance. Although it proposes environmental review and later accessibility review, those assurances do not yet demonstrate that this particular layout is safe and appropriate. Distance and landscaping alone should not be assumed to eliminate noise-related risks for horses.

Before endorsing a plan that includes pickleball courts at this location, I ask the Board to require publicly available, independent evaluations of equestrian safety and noise impacts, circulation and shared-use conflicts, and ADA accessibility. Those reviews should consider actual conditions and involve equestrian users and people with disabilities. Please also seriously assess alternative locations for the courts rather than treating this site as a foregone conclusion.

Protecting an established recreational use and ensuring safe, equitable access are not obstacles to improving public parks; they are fundamental responsibilities of the District. I respectfully ask the Board to reject the pickleball component of the current proposal unless and until the evidence establishes that it is compatible with those responsibilities.

Thank you for considering my comment.

Judith Worrall

Subject: Public Comment for October 15 Meeting - Opposition to Conejo Creek West PIckleball Proposal
Date: Saturday, October 10, 2026 at 9:26:05 AM Pacific Daylight Time
From: Erica Block
To: crpdclerk
CC: [redacted], [redacted], [redacted], [redacted], [redacted]

You don't often get email from [redacted] Learn why this is important

Good evening, Chairperson and members of the Board.

I am writing to formally express my strong opposition to the proposed pickleball facility at Conejo Creek Equestrian Park. Locating a high-intensity pickleball development at this site introduces severe, unmitigable issues. I urge the Board to reject this location based on two critical factors:

1. **Severe Sound Pollution and "Quiet Enjoyment" Violations within the Danger Zone**
   Unlike standard tennis, pickleball produces a sharp, impulsive acoustic pop that averages 70 decibels even at 100 feet away. Acoustic engineers widely agree that these facilities require a buffer zone of at least 500 to 600 feet from surrounding peaceful public spaces to avoid causing a public nuisance. The proposed layout places the facility footprints well within this danger zone, directly threatening surrounding sensitive receptors like the active horse riding arenas and the Las Flores Community Garden. Even the District's own environmental assessments acknowledge that operating the courts here could result in increased noise at these sensitive areas. Attempting to mitigate this with 8-foot-high acoustic panels along the perimeter fence is an inadequate "danger zone" fix; acoustical engineering data shows that open-air acoustic blankets rarely block the highly repetitive, high-frequency "pop" of a paddle from traveling into neighboring open-air zones.

2. **Substantial Risk of Taxpayer-Funded Litigation**
   Across California, municipal districts are increasingly facing expensive lawsuits and being forced to dismantle brand-new courts due to severe backlash over noise. Cities like Carmel-by-the-Sea were recently forced to entirely ban the sport at public parks due to liability and resident litigation. Proceeding with this site placement creates an immediate financial liability for the CRPD. Moving the project to an industrialized zone or an isolated park now will safeguard taxpayer funds and prevent a highly predictable, costly legal battle.

I strongly request that the Board mandate a comprehensive, independent acoustic impact study before any further votes or budget allocations take place.

Thank you for your time, leadership, and dedication to protecting our community.

Sincerely,

Erica Block
Waverly Heights Resident

Subject: Public Comment: Item 9A, Conejo Creek West Draft Concept Plan
Date: Monday, October 12, 2026 at 9:52:07 AM Pacific Daylight Time
From: Greg Jones
To: crpdclerk

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

This email was sent from outside your organization, yet is displaying the name of someone from your organization. This often happens in phishing attempts. Please only interact with this email if you know its source and that the content is safe.

Dear Chair Cusworth and Members of the Board,

I am writing to oppose the 12 pickleball courts in the Draft Concept Plan for Conejo Creek West (Item 9A).

My family uses the Conejo Creek dog park with our dog, who is sensitive to noise. Pickleball produces a constant, sharp popping sound that carries a long way, and with 12 courts it would go on for most of the day. If the courts are built this close to the dog park, we will no longer be able to use it. That would mean losing a park amenity we rely on.

We are not alone in this. Many dogs, especially anxious, older, or reactive ones, are stressed by sudden, repetitive noise. A stressed dog in an off-leash area is also a safety issue for other dogs and their owners.

The staff report lists the courts' distance from the equestrian arena, the community garden, and the nearest home, but it does not give any distance from the dog park. The dog park is one of the existing uses the plan says it will preserve, and it deserves the same consideration as the other sensitive uses on the site. The plan states it results in no net loss of existing amenities, but for dog owners like us, it would.

I respectfully ask the Board to reject the pickleball portion of this plan, or at minimum to remove it from this site until the noise impact on the dog park has been studied and addressed.

Thank you for your time and for your work on behalf of our parks.

Sincerely,
Greg Jones
Thousand Oaks

Subject: Re: Conejo Creek Master Plan
Date: Sunday, October 11, 2026 at 2:48:34 PM Pacific Daylight Time
From: Aletha Watanabe
To: Andrew Mooney

You don't often get email from [redacted] Learn why this is important

I am saddened to see the pickle ball courts. This is not compatible with horses and the rural feel of the existing park.

On Fri, Oct 9, 2026 at 2:03 PM Andrew Mooney, Conejo Recreation & Park District <[redacted]> wrote:

Conejo
Recreation & Park District



LEGEND

1. LAS FLORES COMMUNITY GARDEN AND ORCHARD
2. ENHANCED LIGHTED PARKING LOT AND ENTRY DRIVEWAY WITH NATIVE PLANTING AND DRAINAGE FEATURES
3. EXISTING LIGHTED PARKING LOT AND RESTROOM
4. EXISTING LIGHTED DOG PARK
5. ENHANCED PERIMETER MULTI-USE TRAIL
6. GROUP PICNIC AREA WITH SHADE STRUCTURE
7. (12) LIGHTED PICKLEBALL COURTS
8. PARK GATEWAY WITH SIGNAGE
9. OUTDOOR WELLNESS AREA WITH SHADE STRUCTURE
10. ENHANCED LIGHTED MAIN ARENA WITH ADDITIONAL SHADE
11. TRAILER PARKING LOT
12. COVERED/LIGHTED DRESSAGE ARENA
13. EXPANDED OBSTACLE ARENA
14. COVERED/LIGHTED AND EXPANDED JUMPING ARENA
15. PERMANENT ACCESSIBLE RESTROOM WITH PARKING AND VISITOR AMENITIES
16. EXPANDED EVACUATION STALLS
17. ROUND PEN
18. HERITAGE ORCHARD AND INTERPRETIVE EXHIBITS
19. OBSTACLE AND TRAIL COURSE
20. REFUSE AND STORAGE YARD (CRPD/NON-PROFITS)
21. CARETAKER RESIDENCE
22. PRINCETON ARENA
23. JANSS ARENA
24. JANSS VEHICULAR ACCESS FOR LARGE EVENTS
25. CCNW FUTURE NEIGHBORHOOD PARK AND OVERFLOW PARKING FOR LARGE EVENTS

CCW
Master Plan
Draft Concept

Subject: RE: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 10:56:55 PM Pacific Daylight Time
From: pegderose
To: Andrew Mooney

You don't often get email from [redacted] Learn why this is important

Dear Mr. Mooney

This is the first I have seen of this plan. As a member of the LFCG I see you are taking away our butterfly habitat and some of our children's garden area but giving a huge amount of new facilities to the horse area. While the horse arena is an appropriate nod to the history of the community; LFCG members put a great deal of effort into clearing the circular area of weeds and prepping the area to plant a native plant garden with the city's blessings. This is not really considerate to give all this new space and facilities to the horse area while taking away from the garden and undoing our efforts.

We worked for a long time to create our officially recognized butterfly habitat as well as setting up a children's garden for the benefit of local children and families as well. Please reconsider what you are doing to the Los Flores Community Garden with this plan.

Sincerely
Margaret De Rose
Member of LFCG

Sent from my Galaxy

-------- Original message --------
From: "Andrew Mooney, Conejo Recreation & Park District" <[redacted]>
Date: 10/9/26 2:03 PM (GMT-08:00)
To: [redacted]
Subject: Conejo Creek Master Plan

Subject: Re: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 6:43:47 PM Pacific Daylight Time
From: Sharon Pacheco
To: Andrew Mooney

You don't often get email from [redacted] Learn why this is important

Andrew, I can not make the meeting on October 15. But I do have some comments I would like for you to pass on the the Board.
I appreciate this master plan for many reasons. But as a Pickleball player and park participant this looks like many citizens will be happy. Thank you for our park system. I appreciate the hard work you do.
Sharon Pacheco

On Fri, Oct 9, 2026, 2:02 PM Andrew Mooney, Conejo Recreation & Park District <[redacted]> wrote:

Conejo
Recreation & Park District



LEGEND

1. LAS FLORES COMMUNITY GARDEN AND ORCHARD
2. ENHANCED LIGHTED PARKING LOT AND ENTRY DRIVEWAY WITH NATIVE PLANTING AND DRAINAGE FEATURES
3. EXISTING LIGHTED PARKING LOT AND RESTROOM
4. EXISTING LIGHTED DOG PARK
5. ENHANCED PERIMETER MULTI-USE TRAIL
6. GROUP PICNIC AREA WITH SHADE STRUCTURE
7. (12) LIGHTED PICKLEBALL COURTS
8. PARK GATEWAY WITH SIGNAGE
9. OUTDOOR WELLNESS AREA WITH SHADE STRUCTURE
10. ENHANCED LIGHTED MAIN ARENA WITH ADDITIONAL SHADE
11. TRAILER PARKING LOT
12. COVERED/LIGHTED DRESSAGE ARENA
13. EXPANDED OBSTACLE ARENA
14. COVERED/LIGHTED AND EXPANDED JUMPING ARENA
15. PERMANENT ACCESSIBLE RESTROOM WITH PARKING AND VISITOR AMENITIES
16. EXPANDED EVACUATION STALLS
17. ROUND PEN
18. HERITAGE ORCHARD AND INTERPRETIVE EXHIBITS
19. OBSTACLE AND TRAIL COURSE
20. REFUSE AND STORAGE YARD (CRPD/NON-PROFITS)
21. CARETAKER RESIDENCE
22. PRINCETON ARENA
23. JANSS ARENA
24. JANSS VEHICULAR ACCESS FOR LARGE EVENTS
25. CCNW FUTURE NEIGHBORHOOD PARK AND OVERFLOW PARKING FOR LARGE EVENTS

Subject: Re: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 5:19:04 PM Pacific Daylight Time
From: Bob Mensinger
To: Andrew Mooney

Andrew
I absolutely love the plan. I have lived in Waverly Heights for 30 years. It's about time this place gets turned into something very nice including the horse area. Thank you for you and CRPD making and keeping Thousand Oaks a beautiful place to live and play.
Thanks Bobby Mensinger

On Oct 9, 2026, at 5:03 PM, Andrew Mooney, Conejo Recreation & Park District <[redacted]> wrote:

Conejo
Recreation & Park District



LEGEND

1. LAS FLORES COMMUNITY GARDEN AND ORCHARD
2. ENHANCED LIGHTED PARKING LOT AND ENTRY DRIVEWAY WITH NATIVE PLANTING AND DRAINAGE FEATURES
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Subject: Re: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 3:48:24 PM Pacific Daylight Time
From: Jamie Bryant
To: Andrew Mooney

You don't often get email from [redacted] Learn why this is important

Hi Andrew,
I went to one of the meetings at the horse arena a while back. I am not a horseback rider but a lover of horses. I live on Calle Durazno, I am walking distance to the park but never walk over there, as there is nothing for me to do over there. I absolutely love this new master plan. It provides plenty of space for the horseback riders and the quiet they were seeking, but it also benefits others in the neighborhood and community! It seems like a perfect compromise from which everyone will benefit. Thanks for all the time and patience you have put into this.I know this is not the final approved plan, and it will takwe a long time for it to take fruition, but I'm excited to think that it can something along these lines.
Take care,
Jamie

On Fri, Oct 9, 2026 at 2:03 PM Andrew Mooney, Conejo Recreation & Park District <[redacted]> wrote:



Subject: Re: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 2:33:55 PM Pacific Daylight Time
From: Ronald Bogoyevac
To: Andrew Mooney

Andrew…
Howdy just got your revised CC Master Plan thank you.
You know I'm a 56 yr TO resident and the last 50 yrs my family and I have had horses. If you do some basic math you'll come up lots of $$$ spent on these magnificent creatures.
Feed supplies medications vet bills over the years have been good to the local businesses…I'm not complaining it's been a labor of love.
With that said I'd prefer the park remain unchanged but I truly understand your responsibility to explore and make changes/improvements that make most sense to the majority of the locals.
If changes are coming to CCEP at least make them complimentary to the horse and rider.
Yes your plan looks good except for 12 PB courts.
Can the number be reduced or eliminated?
CRPD has been great to my horses and me for those past 50 years and regardless of the change outcome I'll
remain my unpaid volunteer status in the park.
Thank you for your consideration to my suggestion.
Regards
Ron

Ronald Bogoyevac
REDHAWKRANCH EQUINES INC
[redacted]

Sent from my iPhone

On Oct 9, 2026, at 2:02 PM, Andrew Mooney, Conejo Recreation & Park District <[redacted]> wrote:

Subject: Re: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 2:31:19 PM Pacific Daylight Time
From: lance holt
To: Andrew Mooney

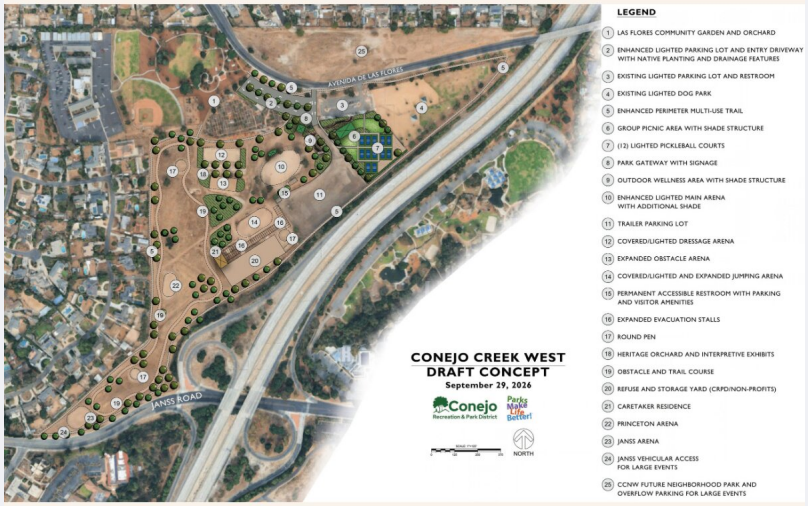
Andrew,

I like it. Well thought out.

Lance

On Oct 9, 2026, at 2:02 PM, Andrew Mooney, Conejo Recreation & Park District <[redacted]> wrote:

Conejo
Recreation & Park District



CCW Master Plan
Draft Concept

Due to the continued community interest in resolving the direction of the Conejo Creek Master Plan staff will be making a recommendation to the Board of Directors at the upcoming meeting.

Please see the following link for the October 15, 2026 CRPD Board of Directors Meeting Agenda – Conejo Creek Master Plan Item 9A.

CRPD
Board Meeting - Conejo Recreation & Park District

We anticipate a healthy amount of public comment; the normal 3-minute public comment time may be reduced to 1-minute depending on the number of speakers.

Thank you for your interest in the park.

Subject: Re: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 2:29:06 PM Pacific Daylight Time
From: Caroline Hugar
To: Andrew Mooney, Melissa Harris, Risa Williams
Attachments: image.png

> You don't often get email from [redacted] Learn why this is important

Hi,

Can you please add a paved walkway for wheelchairs? (see picture below and the red line is where we would like the paved path to be.) Conejo Oaks Academy has a wheelchair accessible garden plot at the Community Garden, but our students in wheelchairs do not have access to the garden from the classroom. Thank you!



From: Andrew Mooney, Conejo Recreation & Park District <[redacted]>
Sent: Friday, October 9, 2026 2:02 PM
To: Caroline Hugar <[redacted]>
Subject: Conejo Creek Master Plan

> You don't often get email from [redacted] Learn why this is important

Conejo
Recreation & Park District

Subject: Re: Conejo Creek Master Plan
Date: Friday, October 9, 2026 at 2:16:15 PM Pacific Daylight Time
From: yvonne bee
To: Andrew Mooney

Hi Andrew,
Thank you so much.
Warm regards,
Yvonne Brockwell

On Fri, Oct 9, 2026 at 2:03 PM Andrew Mooney, Conejo Recreation & Park District <[redacted]> wrote:

Conejo
Recreation & Park District



LEGEND

1. LAS FLORES COMMUNITY GARDEN AND ORCHARD
2. ENHANCED LIGHTED PARKING LOT AND ENTRY DRIVEWAY WITH NATIVE PLANTING AND DRAINAGE FEATURES
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CCW
Master Plan

Subject: RE: Conejo Creek West Concept Plan – Accessible Pathway Request
Date: Monday, October 12, 2026 at 9:51:04 AM Pacific Daylight Time
From: Andrew Mooney
To: Caroline Hugar
CC: crpdclerk, Risa Williams, Melissa Harris, Tabitha McAtee
Attachments: image001.png, image002.png, image003.png, image004.png

Thank you for your comments. Staff will review the opportunity to add the connecting path to this possible future project or possibly as a separate project.

Take care.



Andrew Mooney
Director, Parks and Planning
Conejo Recreation & Park District
[redacted]
Main Office: [redacted] | Direct Office: [redacted]

Conejo
Recreation & Park District

From: Caroline Hugar <[redacted]>
Sent: Monday, October 12, 2026 9:45 AM
To: Andrew Mooney <[redacted]>
Cc: crpdclerk <[redacted]>
Subject: Conejo Creek West Concept Plan – Accessible Pathway Request

Some people who received this message don't often get email from [redacted] Learn why this is important
Hi Andrew,

I'm a teacher at Conejo Oaks Academy, a post-secondary transition program serving young

adults ages 18–22 with disabilities. Our school is located adjacent to Conejo Creek West Park, and our students regularly participate in gardening and vocational activities at Las Flores Community Garden.

With the proposed improvements to Conejo Creek West, I wanted to ask whether CRPD would consider adding a short paved, accessible pathway connecting the existing walking route near our school to the community garden.

I've attached a map showing the approximate location of the proposed connection in yellow. This would provide a safer, more accessible route for our students, particularly those who use wheelchairs or have mobility challenges, to reach the garden and its accessible raised planting beds.

Since the park is already being considered for improvements, I thought this might be a good opportunity to explore a pathway that would benefit not only our students but other gardeners and community members as well.

With the October 15 board meeting approaching, I wanted to reach out and see whether this connection might be feasible and could be considered part of the park improvements.

Thank you for your time and consideration. I'd be happy to meet at the site to show you the route I have in mind.

Best,

Caroline Hugar, M.A. Special Education : Students with Extensive Support Needs
Conejo Oaks Academy - Post-Secondary Program
[redacted]
Classroom # [redacted]

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Subject: RE: Conejo Creek West Park Concept Planning
Date: Thursday, October 8, 2026 at 3:16:36 PM Pacific Daylight Time
From: Andrew Mooney
To: [redacted]
Attachments: image001.png, image002.png, image003.png

Thank you for your input. You have been added to the outreach email list and will be notified when additional information is available.

Andrew Mooney
Director, Parks and Planning
Conejo Recreation & Park District
[redacted]
Main Office: [redacted] | Direct Office: [redacted]

Conejo
Recreation & Park District

From: Yvette Pollastrini <[redacted]>
Sent: Wednesday, September 30, 2026 3:15 PM
To: James Friedl <[redacted]>
Subject: Conejo Creek West Park Concept Planning

You don't often get email from [redacted] Learn why this is important
Dear Mr. Friedl:

I am writing about the idea of adding pickleball and remote control vehicles to Conejo Creek West. I am a member of the Las Flores Community Garden. I think this plan would ruin the peaceful, natural environment the garden has enjoyed for at least the past 19 years (since I first joined the garden).

The noise pollution from bouncing pickleballs and remote control cars would also destroy the quiet that the owls in the garden need to raise their babies properly. Without the owls to hunt the rodents, the garden ecosystem would be greatly disturbed, and it would be even harder for gardeners to grow their food.

I hope that CRPD will avoid introducing noise pollution and increased traffic pollution to the beautiful, productive community garden that brings so much joy and food to people of

all ages in our community.

Thank you very much for your time.

Best wishes,

Yvette Pollastrini

Subject: RE: Conejo Creek West
Date: Thursday, October 8, 2026 at 3:13:50 PM Pacific Daylight Time
From: Andrew Mooney
To: Fayde Macune
Attachments: image001.png, image002.png, image003.png

Thank you for your input. You have been added to the outreach email list and will be notified when additional information is available.

Andrew Mooney
Director, Parks and Planning
Conejo Recreation & Park District
[redacted]
Main Office: [redacted] | Direct Office: [redacted]

Conejo
Recreation & Park District

From: Fayde Macune <[redacted]>
Date: September 30, 2026 at 11:02:08 PM PDT
To: [redacted]
Subject: Conejo Creek West

Dear CRPD,

I have been gardening at the Las Flores Community Garden from the very beginning, over 26 years ago. It is an important part of my life. The garden is where I go to enjoy peace and find my soul. The tranquility makes it possible to bear the stress of this world and get my head back on straight. We have a wonderful garden that meets many needs for all types of persons, all 160+ plot holders. Please don't take that away by the development of noise and traffic producers like pickleball and radio-controlled cars. The semi-rural character of the area is worth saving. I hope you will reconsider this project.

Very sincerely,

Fayde Macune
Thousand Oaks

Subject: Re: Las Flores Garden
Date: Wednesday, September 30, 2026 at 2:41:56 PM Pacific Daylight Time
From: Melissa D. Pine
To: Andrew Mooney
Attachments: image001.png, image002.png, image003.png

You don't often get email from [redacted] Learn why this is important

Hi Andrew,
That's great news.
Thank you-
Melissa

On Wed, Sep 30, 2026 at 2:23 PM Andrew Mooney <[redacted]> wrote:

> Thank you for your input. You have been added to the outreach email list and will be notified when additional information is available.
>
> Andrew Mooney
> **Director, Parks and Planning**
>
> **Conejo Recreation & Park District**
>
> [redacted]
>
> Main Office: [redacted] | Direct Office: [redacted]
>
> Conejo Recreation & Park District
>
> **From:** Melissa D. Pine <[redacted]>
> **Sent:** Wednesday, September 30, 2026 1:49 PM
> **To:** Andrew Mooney <[redacted]>
> **Subject:** Las Flores Garden

You don't often get email from [redacted] Learn why this is important

Dear Mr. Mooney,

I am writing to you to express my concern over the possibility of a pickleball court and other noisy recreation amenities to be built near our beautiful garden. I am new to being a garden member and it has brought me so much joy as when I am at the garden the community is so kind and the garden is so peaceful it's like a sanctuary. Seeing individuals on horses just outside the garden only adds to its beauty. As a resident of the Conejo Valley throughout my entire life (I am 57years old) I have never written to the board until now. Please do not move forward with pickleball and other noisy activities near our beautiful garden. I am sure there are other areas in the community that already have kids running around where pickleball courts can be added and not near a small slice of peace in our community.

Thank you sincerely,

Melissa Pine

--

Melissa D. Pine, RDN, RYT

Nutrition and Scientific Consultant

www.melissapinenutrition.com

[redacted]

--

Melissa D. Pine, RDN, RYT
Nutrition and Scientific Consultant
www.melissapinenutrition.com
[redacted]

Monday, October 12, 2026 at 3:24:28 PM Pacific Daylight Time

Subject: RE: Objection to Pickleball courts adjacent to Conejo Creek Dog Park
Date: Thursday, October 8, 2026 at 3:11:07 PM Pacific Daylight Time
From: Andrew Mooney
To: Rob Lerner
Attachments: image001.png, image002.png, image003.png

Thank you for your input. You have been added to the outreach email list and will be notified when additional information is available.

Andrew Mooney
Director, Parks and Planning
Conejo Recreation & Park District
[redacted]
Main Office: [redacted] | Direct Office: [redacted]

Conejo
Recreation & Park District

From: Rob Lerner <[redacted]>
Sent: Friday, October 2, 2026 3:54 PM
To: Andrew Mooney <[redacted]>
Cc: James Friedl <[redacted]>
Subject: Objection to Pickleball courts adjacent to Conejo Creek Dog Park

You don't often get email from [redacted] Learn why this is important
Date: October 2, 2026

I am writing in my professional capacity as a certified canine behavior specialist to present a formal technical assessment regarding the proposed conceptual plans for Conejo Creek West—specifically, the placement of up to 12 active pickleball courts directly adjacent to the existing off-leash dog park at Conejo Creek West.

From an animal behavior and applied acoustic perspective, introducing a multi-court, high-density pickleball facility directly abutting an off-leash dog enclosure creates severe, predictable animal welfare risks and public safety liabilities.

1. Auditory Startle Responses & Acoustic Reactivity

Canine hearing extends up to 45,000 Hz—substantially higher than human auditory limits—and dogs are uniquely sensitive to sharp, sudden impulse sounds. The

characteristic "pop" of a pickleball paddle impact generates a high-frequency acoustic spike high-frequency acoustic spike (L peak) that cannot be masked by ambient background noise. In an off-leash environment where dogs are already in an elevated state of physiological arousal, continuous, unpredictable sound spikes trigger acute startle reflexes, elevated cortisol levels, and chronic stress responses.

2. Barrier Frustration & Territorial Escalation

Placing high-velocity human movement and rapid ball trajectories directly along the perimeter fence of a dog park creates severe visual and environmental stimuli. This combination frequently leads to:

- **Barrier Frustration & Fence-Running:** Dogs instinctively charge perimeters when high-speed movement occurs just beyond their reach.
- **Intra-Pack Aggression:**Heightened frustration and arousal at the fence line routinely redirect inward, leading to sudden dog-on-dog fights among animals inside the park who would otherwise interact peacefully.

3. Handler Safety & Municipal Liability

Off-leash dog parks are designed to be controlled enrichment environments. When panic, acoustic reactivity, or fence-line territorial aggression is induced by adjacent land use, handlers and dog owners inside the park are placed at direct risk of physical injury when attempting to intervene or leash startled animals.

Conclusion & Recommendation

Acoustic and behavioral conflicts between impulse-noise sports and off-leash canine recreation cannot be adequately mitigated by minor design adjustments or superficial barriers. The constant, repetitive high-frequency spikes and high-velocity movement inherent to pickleball make it fundamentally incompatible with an adjacent off-leash dog park.

To prevent severe animal distress, handler injury, and compromised public safety, I strongly advise CRPD to reject the placement of pickleball courts at Conejo Creek West and relocate these facilities to an alternative park site that does not abut animal enrichment areas.

Respectfully submitted,

Rob Lerner,
CBCC-KA, CPDT-KSA, CBATI-KSA
[redacted]

Properly trained, a man can be dog's best friend.
-Corey Ford

Subject: RE: Pickleball and RC sports at Conejo Creek West
Date: Thursday, October 8, 2026 at 3:10:02 PM Pacific Daylight Time
From: Andrew Mooney
To: Nancy Huang
Attachments: image001.png, image002.png, image003.png

Thank you for your input. You have been added to the outreach email list and will be notified when additional information is available.

Andrew Mooney
Director, Parks and Planning
Conejo Recreation & Park District
[redacted]
Main Office: [redacted] | Direct Office: [redacted]

Conejo
Recreation & Park District

From: Nancy Huang <[redacted]>
Sent: Saturday, October 3, 2026 12:44 PM
To: James Friedl <[redacted]>; Andrew Mooney <[redacted]>
Subject: Pickleball and RC sports at Conejo Creek West

You don't often get email from [redacted] Learn why this is important

Dear Mr. Friedl and Mr. Mooney

I am a member of Las Flores community garden . I am writing to express my opposition to continuing to explore pickleball and remote-control (RC) sports at Conejo Creek West.

I believe the existing uses and character of the park should be protected. Conejo Creek West is an important community open space, and any changes should carefully consider the impact on current park users, nearby residents, noise levels, traffic, parking, and the overall environment.

I respectfully ask that the revised Concept Plan prioritize preserving the existing uses of the park rather than introducing activities that could significantly change its character and increase noise and congestion.

Thank you for considering my comments and for your commitment to preserving this

valuable community resource.

Sincerely

Nancy Huang

Subject: Re: Preserve the Conejo Valley Equestrian Center and Reject Pickleball Court Conversion
Date: Saturday, October 10, 2026 at 9:13:37 AM Pacific Daylight Time
From: Erica Block
To: Andrew Mooney
Attachments: image001.png, image002.png, image003.png

You don't often get email from [redacted] Learn why this is important

Hello Mr. Mooney,

I am writing to formally express my strong opposition to the proposed pickleball facility at Conejo Creek Equestrian Park. Locating a high-intensity pickleball development at this site introduces severe, unmitigable issues. I urge the Board to reject this location based on two critical factors:

1. **Severe Sound Pollution and "Quiet Enjoyment" Violations within the Danger Zone**
   Unlike standard tennis, pickleball produces a sharp, impulsive acoustic pop that averages 70 decibels even at 100 feet away. Acoustic engineers widely agree that these facilities require a buffer zone of at least 500 to 600 feet from surrounding peaceful public spaces to avoid causing a public nuisance. The proposed layout places the facility footprints well within this danger zone, directly threatening surrounding sensitive receptors like the active horse riding arenas and the Las Flores Community Garden. Even the District's own environmental assessments acknowledge that operating the courts here could result in increased noise at these sensitive areas. Attempting to mitigate this with 8-foot-high acoustic panels along the perimeter fence is an inadequate "danger zone" fix; acoustical engineering data shows that open-air acoustic blankets rarely block the highly repetitive, high-frequency "pop" of a paddle from traveling into neighboring open-air zones.
2. **Substantial Risk of Taxpayer-Funded Litigation**
   Across California, municipal districts are increasingly facing

expensive lawsuits and being forced to dismantle brand-new courts due to severe backlash over noise. Cities like Carmel-by-the-Sea were recently forced to entirely ban the sport at public parks due to liability and resident litigation. Proceeding with this site placement creates an immediate financial liability for the CRPD. Moving the project to an industrialized zone or an isolated park now will safeguard taxpayer funds and prevent a highly predictable, costly legal battle.

Please enter this letter into the official public record for the upcoming board meeting. I strongly request that the Board mandate a comprehensive, independent acoustic impact study before any further votes or budget allocations take place.

Thank you for your time, leadership, and dedication to protecting our community.

Sincerely,

Erica Block
Waverly Heights Resident

On Monday, June 1, 2026 at 11:18:57 AM PDT, Andrew Mooney <[redacted]> wrote:

Thank you for your input. We appreciate your involvement in the outreach process. To clarify, no decisions have been made yet, and the District is still gathering information and feedback from the community. District staff plans to continue engaging with the community through the planning process. Any District staff recommendations, public comments, and concerns will be considered before the Board makes any decisions at a future meeting to be determined.

Andrew Mooney
Director, Parks and Planning
Conejo Recreation & Park District
[redacted]
Main Office: [redacted] | Direct Office: [redacted]

Conejo
Recreation & Park District

From: Erica Block <[redacted]>
Sent: Saturday, May 30, 2026 4:42 PM
To: Andrew Mooney <[redacted]>
Subject: Preserve the Conejo Valley Equestrian Center and Reject Pickleball Court Conversion

> You don't often get email from [redacted] Learn why this is important

Dear Mr. Mooney,

I am writing as a resident of Waverly Heights who lives directly adjacent to the Conejo Valley Equestrian Center. Although I do not own horses and am not personally involved in equestrian activities, I strongly support preserving the Equestrian Center and oppose any proposal to replace it with pickleball courts.

The Equestrian Center is a unique and longstanding community asset that contributes to the character, history, and open-space atmosphere of our neighborhood. Even for residents who do not ride horses, the facility provides aesthetic, educational, and environmental benefits that help maintain the rural character that makes this area special.

By contrast, pickleball courts have generated significant controversy in communities across California due to the distinctive and repetitive noise they produce. The experience of Carmel, CA demonstrates the seriousness of these concerns. Courts there were restricted because neighboring residents experienced substantial noise impacts that affected their quality of life. The acoustic impact of pickleball is fundamentally different from many other recreational activities and has proven difficult to mitigate once courts are installed.

As a nearby resident, I am concerned that converting the Equestrian Center into pickleball courts would create ongoing noise issues for surrounding neighborhoods while permanently eliminating a valuable community resource that cannot easily be replaced.

I respectfully urge the Board to preserve the Conejo Valley Equestrian Center and explore alternative locations for additional pickleball facilities that would not adversely affect nearby residents. Once the Equestrian Center is lost, the community will never be able to recover this unique asset.

Thank you for your time, consideration, and service to our community. I hope you will carefully consider the long-term impacts of this decision and act to preserve the

Equestrian Center for future generations.

Sincerely,

Erica Block
Waverly Heights Resident

Yahoo Mail: Search, Organize, Conquer

Subject: Subject: Public Comment & Administrative Inquiry – Conejo Creek West Master Plan (Meeting Date: 10/1/26)
Date: Thursday, October 1, 2026 at 4:23:56 PM Pacific Daylight Time
From: jeannettewelling
To: James Friedl, Andrew Mooney

You don't often get email from [redacted] Learn why this is important

Dear General Manager Friedl and CRPD Board Members,

Please accept this public comment for tonight's CRPD Board meeting regarding the Conejo Creek West Master Plan.

Before any conceptual plan decisions for Conejo Creek West is brought for a vote on October 15th, I respectfully request that staff answer the following questions for the official administrative record:

1. **Targeted Outreach:** Has CRPD conducted direct, targeted outreach to the disabled community, local adaptive therapy administrators, or special-needs families regarding the proposed park amenities? If not, why has this vulnerable group been left out of specialized consultation?

2. **ADA & Safety Assessment:** Has CRPD performed a formal ADA Title II Program Accessibility Assessment to evaluate how impulsive pickleball noise impacts the safety and viability of the therapeutic riding program?

3. **Alternative Sites:** Staff's assertion that alternative sites were evaluated and rejected does not relieve CRPD of its proactive obligations under ADA Title II (28 CFR § 35.130). A site evaluation process that fails to screen for acoustic hazards to therapeutic animals or the constructive exclusion of disabled youth is fundamentally flawed. Pickleball courts can be engineered at numerous hardcourt or park locations across the district; therapeutic equine riding, however, can only occur at this unique facility. Eliminating alternative sites due to recreational convenience while selecting the *one* site that creates a direct safety conflict for disabled children is an arbitrary and legally vulnerable administrative choice.

4. Under ADA Title II (28 CFR § 35.130), public agencies cannot utilize planning methods that result in the constructive exclusion or endangerment of individuals with disabilities in existing programs. Please include this submission in the meeting record and provide written responses in the official Board packet prior to the October 15th vote.

Sincerely,

Jeannette Welling

Subject: Support of Pickleball Court Expansion in Conejo Creek West Park Master Plan
Date: Saturday, October 10, 2026 at 4:49:11 PM Pacific Daylight Time
From: Kathi Byington
To: Nellie Cusworth, Marissa Buss, Chuck Huffer, Doug Nickles, Ashley Orozco
CC: Andrew Mooney

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