



# Conejo Recreation & Park District Master Plan

2025



**Conejo**  
Recreation & Park District



# **Conejo Recreation & Park District Master Plan**

A Guide to Acquisition and Development of Park & Recreation Areas and  
Facilities for the Recreational Needs of the Conejo Valley Community

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## Chapter One

# Conejo Recreation & Park District - Mission and Role



## A. Introduction

The District Master Plan was originally adopted by the Conejo Recreation & Park District (CRPD) Board of Directors in June 1975 as a replacement to previous general plans and reports that were no longer adequate.

The function of the Master Plan is to serve as a statement of the District standards for park areas and facilities and to provide a guideline in the location, acquisition, and development of those facilities.

The Master Plan is a dynamic document in that it is reviewed annually and subject to modification to better reflect the community as it grows and changes. It serves as a snapshot in time, providing the most available and up-to-date information possible – relying on data from the 2020 federal Census and later data from the Department of Finance.

In the past, the CRPD Master Plan served informally as the Recreation Element of the City of Thousand Oaks' General Plan. Beginning in the Fall of 2019, the City of Thousand Oaks embarked on a comprehensive General Plan update known as Thousand Oaks General Plan 2045. This General Plan incorporates a Parks and Open Space Element that was adopted on December 5, 2023. The various facilities, trail systems, and open space network included in the CRPD Master Plan are reflected in the Parks and Open Space Element of the City of Thousand Oaks General Plan.

## B. Mission and Location of the Conejo Recreation & Park District

The mission of the Conejo Recreation & Park District (CRPD) is to **enrich the quality of life for the community by providing, conserving, and enhancing recreational opportunities, parks, and open space**. CRPD is entrusted with the responsibility of providing recreation and park services for residents in the Conejo Valley and for the acquisition, development, preservation, and enhancement of public parks, recreation areas, and facilities within CRPD boundaries.

CRPD is located in the Conejo Valley, which is situated approximately 50 miles northwest of the Los Angeles metropolitan area, 26 miles southwest of the City of Ventura, and 8 miles inland from the Pacific Ocean.

CRPD currently serves more than 135,000 residents of the City of Thousand Oaks as well as unincorporated Ventura County areas in and around the Conejo Valley. District boundaries and associated communities are identified in **Figure 1** in this Master Plan. The population distribution areas within the CRPD District boundary are included in **Table 2-1**.

## C. History and Overview of the Conejo Recreation & Park District

In November 1962, voters created CRPD, with more than 80% voting in favor of forming a “special district” to provide recreation and parks for the growing community. The CRPD boundary encompassed an area of 50 square miles in 1963. Subsequent annexations in the north and southeast, and adjustments along the western boundary expanded the service area boundaries to 65 square miles.<sup>1</sup>

CRPD conducts more than 3,000 organized recreation and leisure programs each year, maintains 30 neighborhood parks, six sports playfields, six community parks, and three district-wide parks on approximately 917.5 acres, and has special facilities with a variety of recreational amenities.<sup>2</sup>

CRPD operates under the Public Resources Code of the State of California and is governed by a five-member board of directors. Directors are elected to four-year terms by the electorate within the service boundaries. Voters elected directors on an “at-large” basis from CRPD formation until November 2024, when voters began to elect directors from five distinct divisions.

1 Conejo Recreation & Park District Parks and Facilities Guide, October 2020

2 Thousand Oaks General Plan 2045, Parks and Open Space Element, December 2023

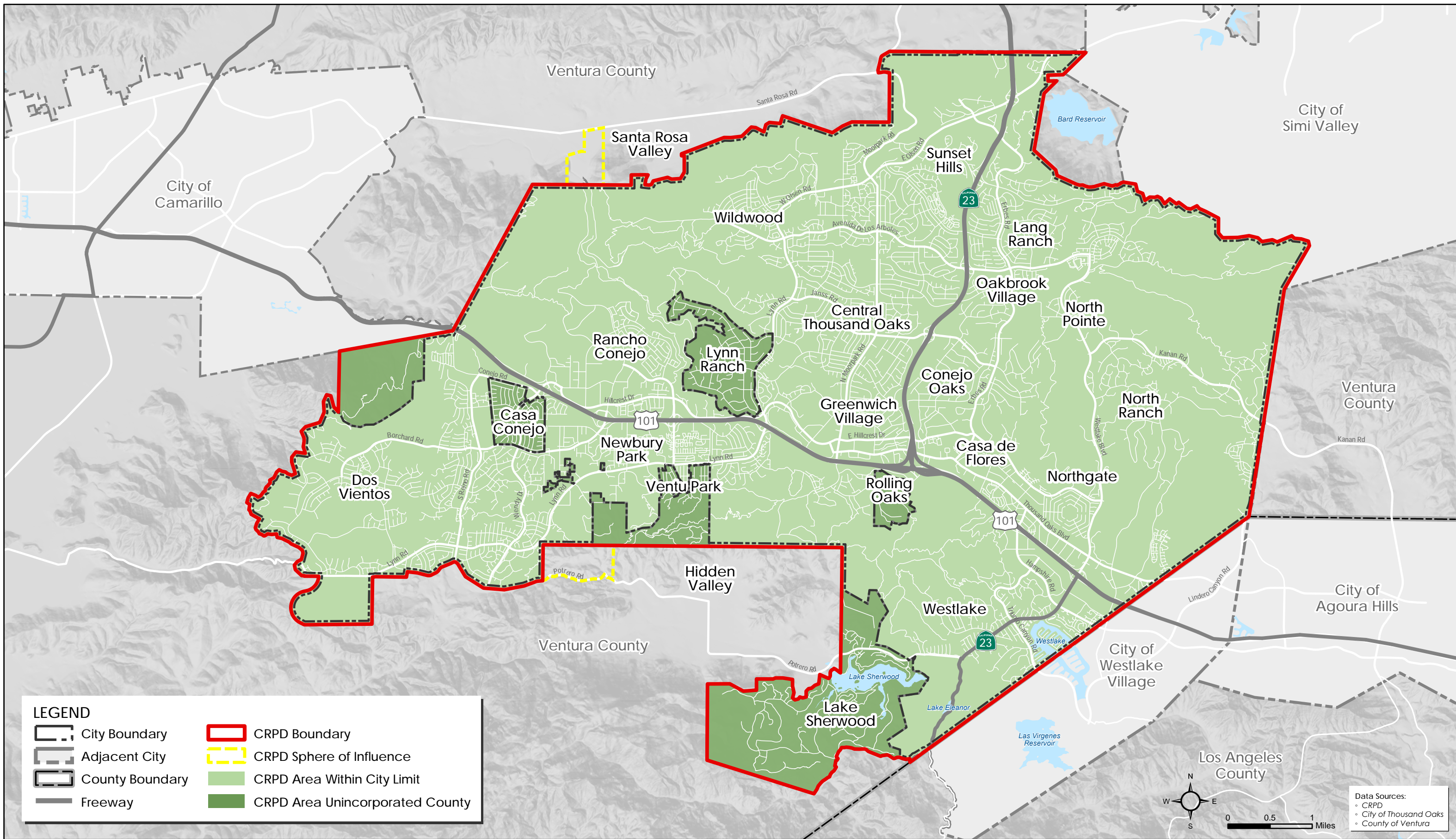


Figure 1: District Boundary and Community Areas

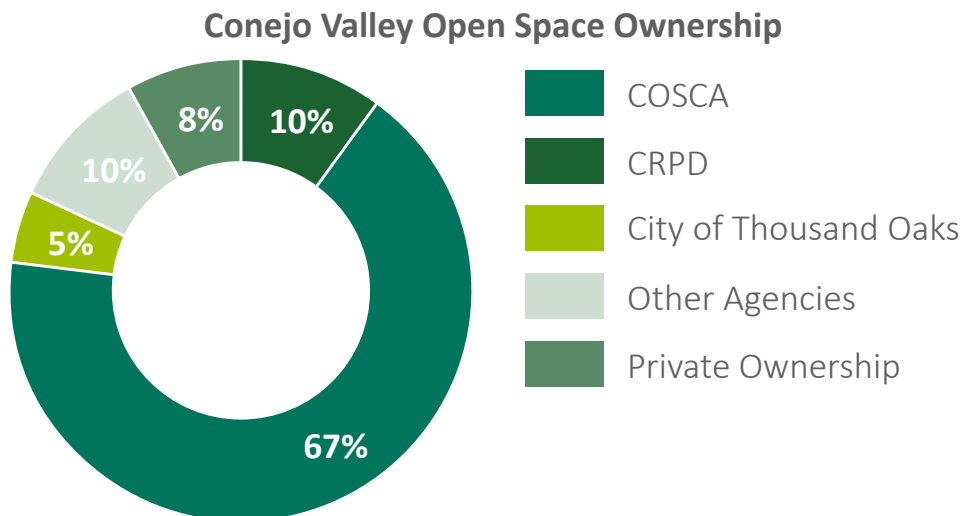




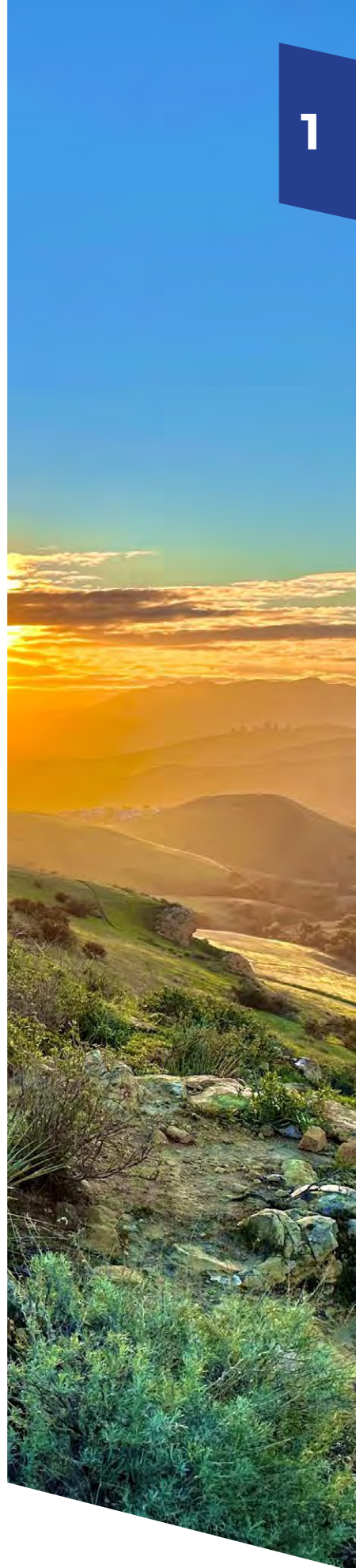
The City of Thousand Oaks and CRPD formed the Conejo Open Space Conservation Agency (COSCA) by a Joint Powers Agreement in 1977. The agreement enables the coordination of land use planning and policy decisions, as well as the facilitation of open space acquisition, management, and conservation according to goals identified in the City’s General Plan and the CRPD Master Plan. Additional agreements between the City of Thousand Oaks, COSCA, and CRPD provide for natural open space and multi-use trails available for public enjoyment.

### Conejo Valley Open Space Ownership

According to the Thousand Oaks General Plan 2045 Parks and Open Space Element, 12,700 acres of the 15,215 acres of the Conejo Valley open space system within the City’s Planning Area, approximately 67% is owned by COSCA, 10% is owned by CRPD, and 5% is owned by the City of Thousand Oaks with 10% owned by other public agencies including the National Parks Service (NPS), the Mountains Recreation and Conservation Authority (MRCA), Ventura County, and the State of California; and 8% under private ownership.<sup>3</sup>



<sup>3</sup> Thousand Oaks General Plan 2045, Parks and Open Space Element, December 2023

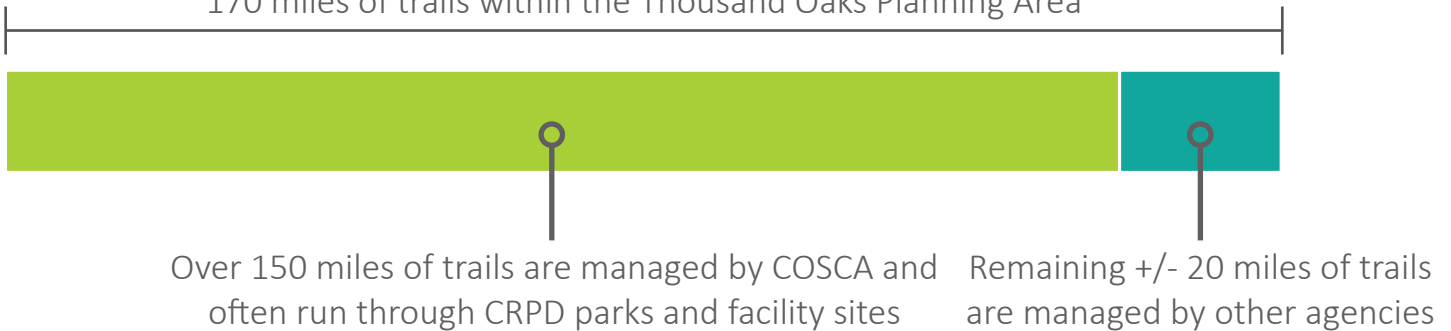


Of the 170 miles of public multi-use trails within the Thousand Oaks Planning Area, more than 150 are managed by COSCA. These trails often run through CRPD parks and facility sites and connect with other trails managed by the National Parks Service, the California Department of Parks and Recreation, the Rancho Simi Recreation and Park District, the Santa Monica Mountains Conservancy, Santa Rosa Valley Trails Inc., and MRCA.

In 2023, CRPD updated its 2024-2028 Strategic Plan to identify actions, activities, and planning efforts necessary for continued success in the operation and management of the park system. The Board of Directors approved the 2024-2028 Strategic Plan on September 7, 2023. This five-year plan will be reviewed and updated periodically to reflect progress meeting goals and the needs of the District.

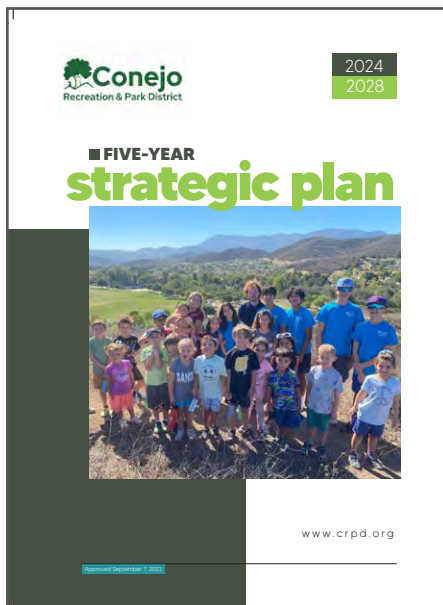
### Public Multi-Use Trails within the Thousand Oaks Planning Area

170 miles of trails within the Thousand Oaks Planning Area



Over 150 miles of trails are managed by COSCA and often run through CRPD parks and facility sites

Remaining +/- 20 miles of trails are managed by other agencies



## D. Philosophy of the District

CRPD is a public service agency created by the people of Conejo Valley using a government entity known as a special district. CRPD's responsibility is to enrich the quality of life of the community by providing and promoting recreation opportunities and conserving recreational resources of the area.

As an arm of the government, a major responsibility of CRPD is to serve as a catalyst for community effort by employing tools and powers of the district, promoting inter-agency cooperation, and constructing, operating, and maintaining facilities. CRPD will complement other recreation efforts. CRPD will conduct its business in a manner that provides the community with a diverse set of recreational opportunities.

An objective of CRPD shall be to provide recreation opportunities for residents of all ages, abilities, and economic statuses.<sup>4</sup> The vision of the District is to serve the community and be recognized as a top recreation and park district in the nation. To accomplish this, the District must:

- **Be financially stable.**
- **Be the primary source of recreation facilities, activities, and services.**
- **Match our programs and facilities to demographic needs.**
- **Foster welcoming public places for diverse communities.**
- **Distinguish CRPD as a leading partner with other agencies and organizations for recreation, park, and open space needs.**
- **Strive to conserve lands with natural resources.**
- **Be an employer of choice.**
- **Evaluate and leverage emerging opportunities, while maintaining our facilities and infrastructure.**
- **Inform and educate about recreation, parks, and open space.**
- **Engage in, educate, and promote environmentally responsible and sustainable facilities and business practices.**
- **Review and update the District’s Strategic Plan annually.**
- **Operate in a socially responsible manner – considering current and future generations in decision making.<sup>5</sup>**

CRPD will complement other recreational efforts and conduct its business in a manner which provides the community with a diverse set of recreational opportunities.

4 CRPD 2024-2028 Five Year Strategic Plan

5 CRPD 2024-2028 Five Year Strategic Plan

## E. Objectives of the Conejo Recreation & Park District Master Plan

The purpose of the Master Plan is:



To provide an information base from which the Board of Directors may make determinations pertaining to short-range goals in relationship to longer-term goals of the CRPD and current planning principles.



To consider and evaluate trends in recreation pursuits so that the people of the Conejo Valley may have a meaningful selection of recreational opportunities and facilities.



To determine population trends and projections, growth indicators, recreational interests, and all other changing demographic factors pertinent to a viable planning process.



To review and propose planning guidelines and standards for the acquisition and development of recreation areas and facilities to meet the existing and future needs and desires of the community.



To inventory and categorize all existing recreation areas and facilities within the public, semi-public, private, and commercial sectors of the community to provide data pertaining to the availability of all recreational opportunities in the community.



To afford the community the opportunity to participate in the determination of future requirements for public recreation and park development within the capabilities and philosophy of CRPD.

The Master Plan is intended to provide a broad framework for maintaining the existing recreation network and identifying programming needs for the future. Issues related to the design of specific park sites and facilities are beyond the scope of this document.

## F. Report Organization

The Master Plan provides an overview of the CRPD and the population it serves, it outlines the goals and objectives for meeting existing and future park and recreation service needs in the Conejo Valley.

This report is organized in the following Chapters:

### **Chapter 1: Mission and Role**

Introduces CRPD and outlines the philosophies and objectives of the Master Plan.

### **Chapter 2: CRPD – Context and Community**

Identifies the land use and regional context of the CRPD and provides a profile of the community served.

### **Chapter 3: Existing Facilities**

Provides an inventory of existing parks and recreational facilities.

### **Chapter 4: Needs Assessment**

Discusses the purpose of the Master Plan, evaluates the recreational needs of the community, identifies deficiencies, and provides development standards.

### **Chapter 5: Recommendations**

Summarizes the goals identified in the CRPD Strategic Plan.

### **Chapter 6: Implementation**

Discusses ongoing Master Plan processes and existing funding, outlines implementation strategies, and provides a matrix of potential funding sources.



## G. Relationship to the Other Plans, Documents, and Agencies

In the past, the CRPD Master Plan served informally as the Recreation Element of the City of Thousand Oaks' General Plan. Beginning in the Fall of 2019, the City of Thousand Oaks embarked on a comprehensive General Plan update known as Thousand Oaks General Plan 2045. This General Plan incorporates a Parks and Open Space Element that was adopted on December 5, 2023. The City of Thousand Oaks' General Plan provides for the development of the City's Planning Area, which is nearly coterminous with the District's boundaries – the exception being incorporated areas outside the City's Planning Area, but within the District (see **Figure 1**). The City's population is estimated to be 144,713 in 2045 based on the October 2023 City of Thousand Oaks' Housing Element and County figures.

To fulfill CRPD's mission and to make park facilities and recreational amenities broadly available to the public it serves, CRPD strives to collaborate and partner with other agencies on projects and programs both inside and outside of the formal jurisdictional boundaries of CRPD. Regional trail system linkages and open space management are good examples of coordination with other agencies.



CRPD and the City of Thousand Oaks have acquired and developed parks and facilities utilizing community development Block Grants, Redevelopment Funds, and lease-back arrangements demonstrating intergovernmental cooperation to meet common objectives. Working with developers and property owners, CRPD has collected Park Impact (Quimby Act) Fees and Development Impact Fees (DIFs) from developers when new residential units are created to acquire, rehabilitate, and develop parks, which is codified as Section 9-3.1601 et. Seq. and Section 9-4.2601et. seq., of the Thousand Oaks Municipal Code.

COSCA acquires and maintains various open space areas throughout the community. The vision of the agency is to permanently conserve a system of natural open space and multi-use trails within and around the Conejo Valley to steward natural and cultural resources, preserve native habitats, provide opportunities for public enjoyment through trail-based recreation and outdoor education, and visually enhance the community.<sup>6</sup>

In addition to COSCA, CRPD is involved in Joint Powers Authorities with the Santa Monica Mountains Conservancy (SMMC) and the Rancho Simi Recreation and Park District (RSRPD) to provide staff support for the finance functions of the Mountains Recreation and Conservation Authority (MRCA), which is dedicated to the preservation and management of local open space and parkland, wildlife habitat, coastal access, watershed lands, and trails in both wilderness and urban settings, and to ensure access to public parkland and coastal resources.

<sup>6</sup> Conejo Open Space Conservation Agency, Who We Are, July 2025, <https://conejoopenspace.gov/about/who-we-are/>

Future opportunities for expanded cooperation may involve nearby agencies with facility and trail alignment and connection projects such as the County of Ventura’s Santa Rosa Valley Park, National Park Services’ Rancho Sierra Vista/Satwiwa and COSCA’s Rancho Potrero, and the effort of maintaining and protecting a greenbelt within the Tierra Rejada Valley. Other future projects may include multi-agency trail or bikeway systems such as Santa Rosa Valley Park to Camarillo and beyond, additional wildlife crossings in coordination with open space agencies and CalTrans, as well as opportunities for annexation and expansion of CRPD's jurisdictional boundaries to be consistent with the jurisdictional limits of the CVUSD.

## H. Planning Process

The process to update this Master Plan included six steps, as outlined below:



### STEP 1 Inventory

Inventory existing facilities and services (calculate facility by size, type, and geographic distribution; describe programs and availability).



### STEP 2 Evaluate Demand

Evaluate demand (based on demographic analysis; keyed to existing National Recreation and Park Association (NRPA) standards; distinguished by Planning Area). CRPD looked at input from the community on priorities and preferences, including the City of Thousand Oaks community attitude survey conducted every 2 years.



### STEP 3 Needs Analysis

Identify need (gaps analysis, based upon comparison of Steps 1 and 2).



### STEP 4 Compile Planning Recommendations

Based on the needs analysis, develop policies and programs to address need.



### STEP 5 Master Plan

Prepare and adopt final Conejo Recreation and Park District Master Plan.



### STEP 6 Implementation

Identify and secure funding and financing sources.



## Chapter Two

# Conejo Recreation & Park District - Context and Community

## A. Physical Context

The Conejo Valley is situated at an average elevation of 900 feet above mean sea level and is bordered on the southern extremity by the Santa Monica Mountain Range. The Conejo Valley is bordered by northwestern Los Angeles County to the east, Simi Hills to the north, Las Posas Hills and the Santa Rosa Valley to the northwest, the Conejo Mountain and Oxnard Plain to the west, and the Santa Monica Mountains and Malibu to the south.

The climate is mild and typical of Southern California. It is a Mediterranean or “Dry—Summer Subtropical” zone climate, with warm, dry summers; cool, rainy winters, and an average temperature of 70 degrees Fahrenheit (°F).

The community is classed as a coastal metropolitan area by the Guide for Planning Recreation Parks in California. Vegetation is typical of Mediterranean environments, with chaparral and grasses on the hillsides and numerous native trees.

The City of Thousand Oaks forms the most populated part of the Conejo Valley, portions of which comprise a master-planned development created by the Janss Corporation in the mid-1950s. Later master-planned developments, such as Wildwood, Lang Ranch, Westlake Village (Ventura County portion), Rancho Conejo, and Dos Vientos, were annexed to the City from time to time after incorporation.

## B. Planning Zones and Areas

The Planning Area for this Master Plan includes all lands within the boundaries of the Conejo Recreation and Park District. This includes all of the City of Thousand Oaks and certain adjacent unincorporated areas, such as the communities of Lynn Ranch, Rolling Oaks, and Lake Sherwood.

To evaluate recreation and park levels of the community, the CRPD Planning Area is divided into six Community Park Planning Zones (A through F), as shown on **Figure 2**. Each Planning Zone is further divided into unique Neighborhood Planning Areas to assess specific neighborhood park levels of the community. **Table 2-1** below provides 2020 population estimates for the Planning Zones and Neighborhood Planning Areas within the District. The table also provides population estimates for the projected build-out population anticipated sometime after 2045. All of the data was provided by the City of Thousand Oaks Planning Department and the County of Ventura.

| <b>Planning Zone</b>                            | <b>Neighborhood Planning Area</b> | <b>2020 Population</b> | <b>Percent of Total Population</b> |
|---|-----------------------------------|------------------------|------------------------------------|
| <b>A</b>  | 1                                 | 5,982                  | 4.4%                               |
|   | 2                                 | 2,524                  | 1.9%                               |
|   | <b>Subtotal</b>                   | <b>8,506</b>           | <b>6.3%</b>                        |
| <b>B</b>  | 3                                 | 4,098                  | 3.0%                               |
|   | 4                                 | 6,416                  | 4.7%                               |
|   | 5                                 | 6,936                  | 5.1%                               |
|   | 6                                 | 267                    | 0.2%                               |
|   | 7                                 | 8,326                  | 6.2%                               |
|   | <b>Subtotal</b>                   | <b>26,043</b>          | <b>19.2%</b>                       |
| <b>C</b>  | 8                                 | 4,372                  | 3.2%                               |
|   | 9                                 | 5,884                  | 4.4%                               |
|   | 10                                | 6,008                  | 4.4%                               |
|   | 11                                | 6,012                  | 4.4%                               |
|   | 12                                | 4,018                  | 3.0%                               |
|   | <b>Subtotal</b>                   | <b>26,294</b>          | <b>19.5%</b>                       |
| <b>D</b>  | 13                                | 10,122                 | 7.5%                               |
|   | 14                                | 9,906                  | 7.3%                               |
|   | 15                                | 10,381                 | 7.7%                               |
|   | <b>Subtotal</b>                   | <b>30,409</b>          | <b>22.5%</b>                       |
| <b>E</b>  | 16                                | 7,953                  | 5.9%                               |
|   | 17                                | 6,369                  | 4.7%                               |
|   | 18                                | 3,250                  | 2.4%                               |
|   | <b>Subtotal</b>                   | <b>17,572</b>          | <b>13%</b>                         |
| <b>F</b>  | 19                                | 10,043                 | 7.4%                               |
|   | 20                                | 7,082                  | 5.2%                               |
|   | 21                                | 9,231                  | 6.8%                               |
|   | <b>Subtotal</b>                   | <b>26,356</b>          | <b>19.5%</b>                       |
| <b>2020 CRPD Total <sup>7</sup></b>             |                                   | <b>135,180</b>         | <b>100%</b>                        |
| <b>2020 Thousand Oaks <sup>8</sup></b>          |                                   | <b>127,648</b>         |                                    |
| <b>2045 CRPD Buildout <sup>9</sup></b>          |                                   | <b>152,245</b>         |                                    |
| <b>2045 Thousand Oaks Buildout<sup>10</sup></b> |                                   | <b>144,713</b>         |                                    |

7 2020 Population by Neighborhood Planning Area figures provided City of Thousand Oaks Planning Department for the City's sphere of influence, modified with data from Ventura County to include unincorporated areas outside of the City's Sphere of influence.

8 City of Thousand Oaks Population (does not include the communities of Lynn Ranch, Rolling Oaks, and Lake Sherwood, which are within the CRPD boundary, but are not within the City of Thousand Oaks city limits), U.S. Census Bureau, 2020.

9 CRPD Build-out population 2045 is projected by adding the difference between the 2020 CRPD and Thousand Oaks populations to the 2045 Thousand Oaks Buildout Population.

10 Build-out population 2045 is based on October 2023 City of Thousand Oaks Housing Element.

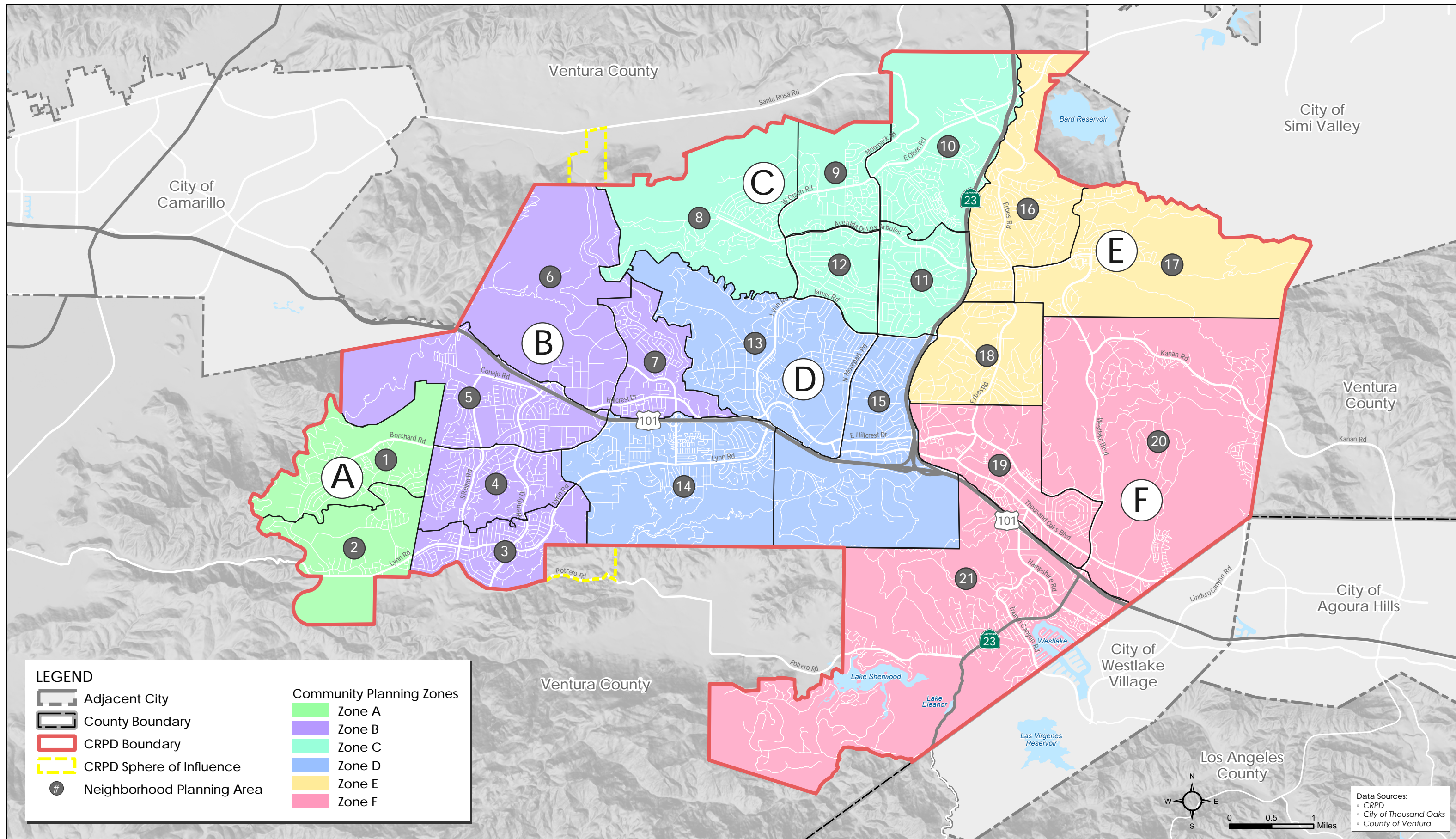


Figure 2: Community Planning Zones and Neighborhood Planning Areas



## C. Land Use

Land use is an important factor in the location, distribution, and availability of parks and recreational facilities within the District. Much of the remaining undeveloped land in the City of Thousand Oaks is under protected or restricted development designations. More than 15,000 acres have been preserved as “open space,” containing approximately 170 miles of public multi-purpose trails.<sup>11</sup>

### Open Space, Trails, and Housing Units in Thousand Oaks

15,000 ACRES OPEN SPACE 

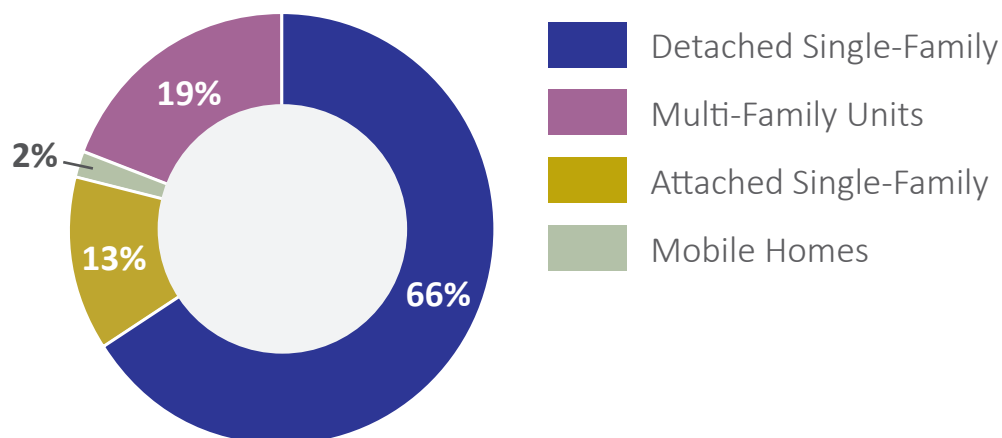
170 MILES TRAILS 

+/- 46,341 HOUSING UNITS 

The City of Thousand Oaks Land Use Element includes polices intended to manage growth, maintain community image, and establish a land use framework for uses such as residential, commercial, and industrial areas, and institutional uses such as parks and recreation.

The City of Thousand Oaks has been developed with approximately 46,341 housing units.<sup>12</sup> Housing units in the City of Thousand Oaks include 66% detached single-family, 13% attached single-family, 2% mobile home, and 19% multi-family units. Primary areas of new residential construction are in-fill sites within the developed area of the community. Commercial areas are located along Thousand Oaks Boulevard and near U.S. Highway 101. With the adoption of a new Housing Element in 2023, much of the new residential development that is needed to meet the City’s Regional Housing Needs Allocation (RHNA) is concentrated along Thousand Oaks Boulevard and relies on the recycling of commercial sites to mixed-use, including two underutilized mall sites.

### Housing Units in the City of Thousand Oaks



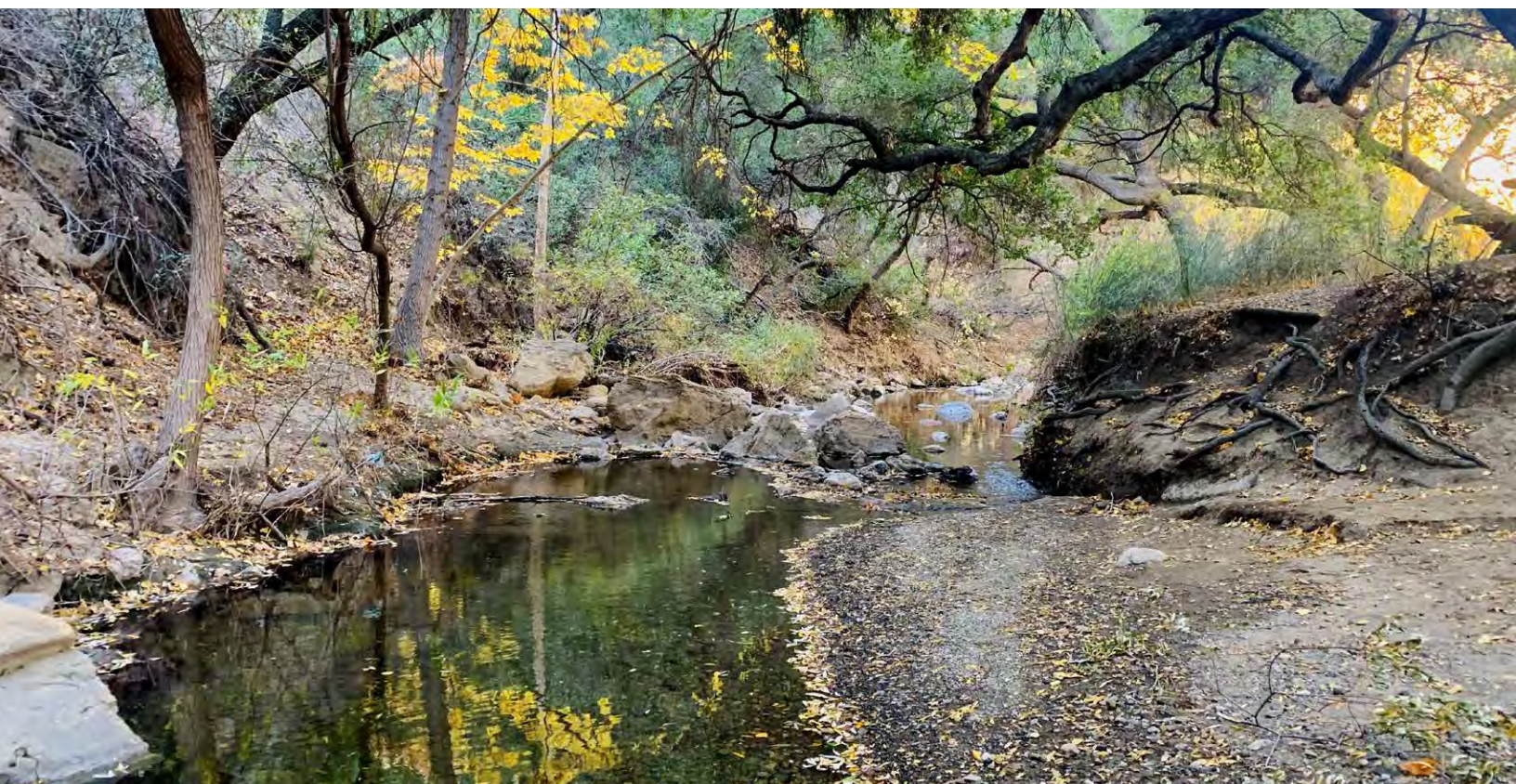
<sup>11</sup> Conejo Open Space Conservation Agency, October 2020

<sup>12</sup> U.S. Census Bureau, American Community Survey, 2015-2019 (B25032).

## D. Natural Resources

As discussed in the City of Thousand Oaks Open Space Element, the area is surrounded by mountains, traversed by creeks, and dotted with knolls, hillsides, oak woodlands, and native grasslands. This environment supports diverse wildlife and vegetation habitats, including large mammals, as well as rare and endangered species unique to the local area. Streams and drainage areas provide habitat corridors for fish and wildlife, preserve riparian vegetation, and carry stormwater runoff. The City's comprehensive Open Space Element is intended to ensure the conservation of these vital resources. The City also has open space zoning designations that protect natural resource areas, restrict development, and help maintain the open character of the community.

While land with natural resources is often considered environmentally sensitive and has development limitations, it is often conducive to parks, open spaces, and recreational uses as well. For example, open spaces and trails adjacent to flood control channels can also serve as conduits for trails. Outdoor recreation within natural open space areas provides opportunities for enjoyment of the scenic beauty, as well as opportunities for healthful exercise and learning about nature. Hiking, mountain biking, horse back riding, and picnicking are examples of outdoor recreation opportunities available in many areas of the open space system.



## E. Climate

Similar to much of Southern California, the climate in the Conejo Valley is mild in the winter, and warm and dry in the summer. Rainfall averages approximately 10 to 18 inches a year, with 80 percent of this precipitation occurring between December and March. The temperature averages 70 °F, with a variable range between 30 °F in the winter to 95 °F in the summer. The mild climate in the Conejo Valley encourages year-round outdoor recreation activity.

## F. Demographic Characteristics

As shown in **Table 2-2** below, the population of the District area has increased considerably since the District's creation in 1962. During the 1965-1975 decade, the City population more than doubled. After 1985, the City's growth rate decreased from its rapid pace of the previous decades. Between the years 2000 and 2010, the City's population increased by a total of about 9,700 persons, but between the years 2010 and 2020, the population actually decreased.

The current population growth rate is similar to the overall growth rate for Ventura County. The City population rate decreased by 2.1% from 2020 to 2022, while the County rate decreased by 1.3%. **Table 2-2** includes CRPD populations based upon information from the 2020 U.S. Census Bureau and includes information from the City of Thousand Oaks Planning Department:

| Year | Population |
|------|------------|
| 1960 | 2,934      |
| 1970 | 51,741     |
| 1980 | 97,106     |
| 1990 | 111,657    |
| 2000 | 124,500    |
| 2010 | 136,774    |
| 2020 | 135,180    |

According to the U.S. Census Bureau American Community Survey, there are approximately 46,341 households in the City of Thousand Oaks, with an average household size of 2.71 people.<sup>13</sup>

<sup>13</sup> U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates

**Table 2-3** illustrates the distribution of age in the City of Thousand Oaks in 2020. The City of Thousand Oaks makes up the largest area of the CRPD boundary, this distribution is representative of the age distribution within the boundary.

| <b>Age Group</b>  | <b>Persons</b> | <b>%</b>   |
|-------------------|----------------|------------|
| Under 20 years    | 29,744         | 23         |
| 20 to 24 years    | 7,723          | 6          |
| 25 to 44 years    | 27,297         | 21         |
| 45 to 64 years    | 37,849         | 30         |
| 65 to 74 years    | 13,785         | 11         |
| 75 to 84 years    | 7,417          | 6          |
| 85 years and over | 3,833          | 3          |
| <b>Total</b>      | <b>127,648</b> | <b>100</b> |
| <b>Median Age</b> | <b>44.4</b>    |            |

14 U.S. Census Bureau, Ventura County, Thousand Oaks, California QuickFacts

According to the 2020 U.S. Census, the City's population over age 85 is the fastest-growing age group, having increased by approximately 106 percent from 2010 to 2020 (1,856 persons to 3,833 persons). Adults have been declining in number, with the population between the ages of 25 and 44 decreasing by 9.9 percent from 2015 to 2019 (29,853 persons to 26,907 persons)<sup>15</sup>.

According to the 2020 U.S. Census, nearly a quarter of the state's population is between 35 and 55 years of age. In 20 years, this group will be active seniors 55 to 75 years old. According to the state's Interim Population Projections (2020-2060), the number of California residents over the age of 65 will have doubled from 4.1 million in 2010 to 8.1 million in 2030. The population of California residents over the age of 55 is projected to represent over 30% of the state population in 2030. Given increasing life expectancy rates in the United States, California residents over the age of 55 are likely to be more active for a longer period of life than previous generations. Accordingly, it will become increasingly important for the District to continually gauge the varying demands and trends in adult programming.

## Income

According to the 2020 U.S. Census American Community Survey, the median household income in the City of Thousand Oaks was \$108,377<sup>16</sup>, which is approximately 19 percent higher than the Ventura County median household income of \$89,292 and 17 percent higher than the California median household income of \$91,551.

15 City of Thousand Oaks, Housing Element, 2021-2029

16 U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates

In 2020, seven percent of residents of the City of Thousand Oaks lived below the poverty level.<sup>17</sup> Six percent of children under the age of 18 lived below the poverty level, compared with nine percent of people 65 years old and over.<sup>18</sup> Thirty-five percent of the households received Social Security, with an average income from Social Security of \$23,525.<sup>19</sup> This income source was not necessarily the only income source for recipients.

## Education

According to the U.S. Census Bureau American Community Survey in 2020, 94 percent of people 25 years and older had graduated from high school and 50 percent had a bachelor's degree or higher. Additionally, 32 percent had either an associates degree or some college experience, but no degree. Only six percent had not graduated from high school.

According to the Conejo Valley Unified School District and based upon the 2023-2024 year, total public school enrollment was as follows in **Table 2-4**:

| Grade Level                  | K-5 Elementary* | Middle School* | High School**  | District Total  |
|------------------------------|-----------------|----------------|----------------|-----------------|
| 2023-2024 Student Population | 4,231 Students  | 3,445 Students | 5,983 Students | 13,659 students |



Source: Conejo Valley Unified School District, Debbie Hanna. Facility Information as of February 13, 2024

\*This table shows the K-12 public school enrollment by school type. Schools vary in their grade-level configuration. Most elementary schools encompass K-5, middle schools 6-8, junior high 7-9, and high schools 9-12.

\*\*The High School numbers include continuation.

According to the California Department of Education and based upon the 2023-2024 year, total private school enrollment was as follows in **Table 2-5**:

| Grade Level                                | K-5 Elementary | Middle School | High School  | District Total |
|--|----------------|---------------|--------------|----------------|
| 2023-2024 Student Population <sup>20</sup> | 1,181 Students | 504 Students  | 502 Students | 2,187 students |



College or graduate school enrollment, which predominately is comprised of California Lutheran University, was 3,401 students.<sup>21</sup>

17 ibid

18 ibid

19 ibid

20 [Private School Data- School & District Information \(CA Dept of Education\)](#)

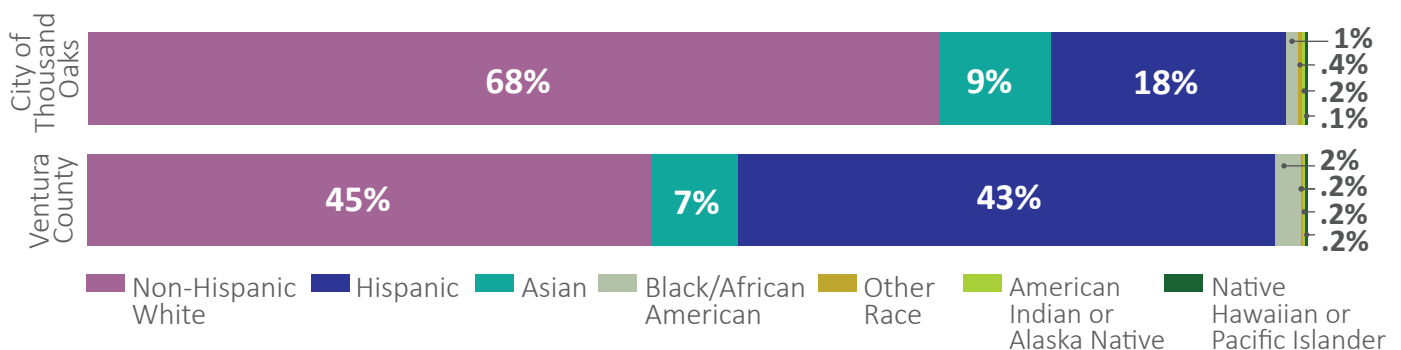
21 California Lutheran University, Quick Facts

## Ethnic Diversity

California is becoming more ethnically diverse. In 2020, the Hispanic or Latino population became the largest racial or ethnic group in California. No race or ethnic group constitutes a majority of California's population, with 39% Hispanic or Latino, 35% white, 15% Asian American or Pacific Islander, and 5% Black. Hispanic or Latino groups are projected to remain the largest racial or ethnic group in California in 2060 (39%).<sup>22</sup> Hispanic and Latino populations are expected to significantly influence future parks and recreation development in California due to their larger population and consistently high levels of park usage, as shown in national data indicating strong engagement with local parks and recreation facilities.<sup>23</sup>

The racial and ethnic composition of the City of Thousand Oaks differs from Ventura County and the State in that a lower proportion of City residents are Hispanic/Latino or racial minorities. The 2020 U.S. Census American Community Survey showed that approximately 68% of City residents are non-Hispanic white, contrasted with 45% for Ventura County as a whole, and 37% for California<sup>24</sup>. The percentage of Hispanics residing in the City of Thousand Oaks (18%) is less than half that of Ventura County (43%) and the State (39%). Asians made up about 9% of the City's population; Black or African American made up 1%; less than 0.2% were American Indian and Alaska Native; less than 0.1% were Native Hawaiian and other Pacific Islander, and 0.4% were of some other race.<sup>25</sup>

### Racial and Ethnic Compositions of the City of Thousand Oaks and Ventura County



22 U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP05)

23 National Recreation and Park Association 2023 Engagement Report

24 U.S. Census Bureau, 2020 American Community Survey 5-Year Estimates (DP05)

25 ibid

## G. Surveys of Recreational Facilities and User Attitude and Interest



The intent of a recreation and parks master plan is to develop substantial guidelines for the acquisition of parkland and the development of programs to serve the recreational needs and desires of the community. This goal would be incomplete without a study of the community interest characteristics and the attitudes toward existing and future facilities.

Numerous studies have been completed on user preferences, interests, and attitudes on national, state, and local levels. This report relies primarily on California studies to assist in offering general or prevailing information about facilities and programs while local studies reveal more specific community-related attitudes, opinions, and interests. However, a 2023 publication of the National Recreation and Park Association is also referenced to provide insights into current trends and changes that occurred after the COVID-19 pandemic.

### National Study

The 2023 Engagement with Parks Report was prepared by the National Recreation and Parks Association (NRPA) to provide an understanding for parks and recreation professionals, advocates, and policymakers. NRPA conducts yearly surveys to form the basis of the annual Engagement with Parks reports. Over 1,000 U.S. adults 18 and older were surveyed for the 2023 Engagement with Parks report.



The NRPA noticed interesting trends in the way the public uses their local parks and recreation facilities since the COVID-19 pandemic.

- **Pre-pandemic (before 2017), 77% of park users indicated that their or their family’s sole destination was a local park or open space. In 2023, that number has decreased to 66%.<sup>26</sup>**
- **There was also a slight decline in the use of hiking, biking, and walking trails between 2022 (53%) and 2023 (47%).<sup>27</sup>**
- **While visiting parks or hiking trails may not be as popular this year, more people are taking advantage of other types of park and recreation activities, programs, and facilities. In 2021, 19% of respondents visited a swimming pool or aquatic center, which increased to 28% in 2023.<sup>28</sup>**

<sup>26</sup> National Recreation and Park Association, Favorite Park and Recreation Activities According to the Data

<sup>27</sup> ibid

<sup>28</sup> ibid

- **Additionally, between 2021 and 2023, taking part in classes has increased by 7%, out-of-school time program participation increased by 8%, and participating in a sports league increased by 6%.<sup>29</sup>**
- **Prior to the pandemic, the most popular reason for people to visit parks and recreation facilities was to spend time with family and friends (58-62%).<sup>30</sup> In 2023, 50% of respondents indicated that visiting a park or recreation facility as their primary reason, with taking a break from day-to-day stress as a second most popular reason (47%), followed by being close to nature and exercising (both 46%).<sup>31</sup>**

Additional interesting trends include an increase in the popularity of participating in parks and recreation activities for the purposes of connecting with community members, learning new skills, and having childcare while parents go to work.

- **18% of respondents visited parks and recreation facilities to connect with their community in 2021, with 23% in 2023.<sup>32</sup>**
- **9% of respondents visited their local parks and recreation facilities to learn a new skill or craft in 2021, which has increased to 14% in 2023.<sup>33</sup>**
- **5% of respondents indicated that they participated in parks and recreation programs to have someone care for their child while they were at work in 2021, with that number increasing to 10% in 2023.<sup>34</sup>**

## Statewide Study

The 2021-2025 Statewide Comprehensive Outdoor Recreation Plan (SCORP)<sup>35</sup> was prepared by the California Department of Parks and Recreation’s Community Engagement Division – Office of Grants and Local Services (OGALS) to provide **a comprehensive statewide outdoor recreation planning document that establishes grant priorities to address unmet needs for public outdoor recreation land throughout California.** More than 7,580 parks throughout California have been created or improved with grants administered by OGALS since 1965. Currently, over 700 local agencies partner with OGALS in an effort to improve the health and wellness of California’s 40 million residents by providing park access close to home. The SCORP’s Land and Water Conservation Fund (LWCF) Action Plan establishes priorities for LWCF grant applications for local and state agencies and creates a vision for other statewide, regional, and local action from other funding sources.

<sup>29</sup> ibid

<sup>30</sup> ibid

<sup>31</sup> National Recreation and Park Association 2023 Engagement Report

<sup>32</sup> ibid

<sup>33</sup> ibid

<sup>34</sup> ibid

<sup>35</sup> California’s 2021-2025 Statewide Comprehensive Outdoor Recreation Plan (SCORP)

The SCORP Action Plan identified five key priorities based on SCORP Advisory Council and public focus groups. At least one of the following priorities will be addressed by LWCF projects:



**1. New Park Access**

- Create new parks within a half mile of underserved communities, or expand existing parks to increase the ratio of park acreage per resident in underserved areas.
- Acquire private land in natural areas to expand regional parks or create new open space areas for outdoor recreation while preserving nature.



**2. Multi-Use Parks Designed for All Age Groups in New or Existing Parks**

- Construct recreation features designed to bring families together by supporting art and music, sports, and multi-generational activities.
- Construct recreation features for all groups to support different active and passive recreation interests of all ages.
- Incorporate project design ideas from all age groups.



**3. Health Design Goals for New or Existing Parks**

- Include recreation features resulting from asking community members for their park design ideas for public health.



**4. Safety and Beautification for New or Existing Parks**

- Construct lighting for night-time use or restrooms, landscaping, signs, or other enhancements to make the park appear welcoming and support longer hours of use.



**5. Preservation**

- Through the LWCF, place outdoor open space land under new 6(f)(3) protection for public recreation.

Thirty-seven public focus group sessions shared their vision for parks and recreation for California's 2021-2025 SCORP and identified the following eight themes:

- 1. Recreational Programs:** More recreational programs, especially art and music, sports, and multi-generational activities that “bring families together” were desired. Parents who feel disconnected from their children were hopeful for park programs that can help them connect.
- 2. Parks Staffing:** Daily presence of parks and recreation staff is desired to make the public feel more welcome and safer in local parks.
- 3. Lighting:** Lighting for nighttime use after school and workdays and clean restrooms were consistently mentioned as critical to support extended use.
- 4. Programs Availability:** There was more of a focus on access to parks and recreation programs than on specific types of park facilities desired.
- 5. Inspiration:** Recreation programs have inspired new direction in people's lives and helped them reach health goals by utilizing park facilities such as a walking track, and public spaces are important in socializing with other community members.
- 6. Urban Settings:** Participants in densely populated areas felt landlocked and that they need more park space. A few of these participants also mentioned an interest in street closures and conversions to parks, or rooftop parks.
- 7. All Ages:** Designing parks to meet the needs of all age groups was a consistent request. Some participants felt their local park was only designed for children and that they had to travel too far to access a park that meets their needs.
- 8. Nature:** Participants expressed that parks outside their communities are important to preserve nature.

**Table 2-6** lists the activities having the highest participation rates, as determined by the 2012 California State Parks Survey on Public Opinions and Attitudes on Outdoor Recreation in California.

| <b>Table 2-6: California Adults' Public Opinions &amp; Attitudes Survey on Outdoor Recreational Activities</b> |   |
|--|---|
| <b>Activity</b>  | <b>Percent of California Adults Participating in Activities</b> |
| Walking (excluding dog walking) on paved surfaces  | 50.2%   |
| Hiking on unpaved trails   | 33.6%   |
| Eating/Picnicking  | 27.5%   |
| Playing  | 25.5%   |
| Sedentary activities   | 20.5%   |
| Jogging/Running  | 15.6%   |
| Sports   | 15.6%   |
| Dog walking  | 14.6%   |
| Wildlife viewing   | 13.9%   |
| Swimming   | 13.3%   |
| Camping  | 12.7%   |
| Bicycling – road   | 12.6%   |
| Fishing  | 10.7%   |

Source: Survey on Public Opinion and Attitudes on Outdoor Recreation in California, 2012, Table 3.3.1 California State Parks, 2012

As noted in the survey, the most popular and preferred outdoor recreation activities do not require a great deal of experience or skill to enjoy. Additionally, the listed preferred activities are not expensive; they often can be done close to home and in time segments according to the participants’ choice; and the activities have appeal for aging populations.

## City of Thousand Oaks Community Opinion Survey

The City of Thousand Oaks has conducted a community attitude survey every five years since 1968. In 2013, the City increased the frequency of the survey to every two years as the five-year interval is too long a span to measure fluctuations in community sentiment and priorities, with the exception of 2019, when the survey took place in the following year, May 2020, and was conducted using phone and online methods due to the COVID-19 pandemic.

The 2023 survey was conducted in two phases. The first phase included a random sampling of households, with a total of 1,765 residents participating in Phase 1 and 1,284 residents participating in Phase 2. The survey asked a series of questions that allowed an analysis of community preferences, as well as perception of the performance of local government. Demographic characteristics derived from the survey are discussed briefly in this section, and the results of the survey as they pertain to parks and recreation are discussed below. A review of the attitude survey indicates that the community includes a population of 48% males, 45% females, 1% other. 30% percent of respondents had one or more children under the age of 18 living in the household. The attitude survey also revealed that 22% of respondents were retired.

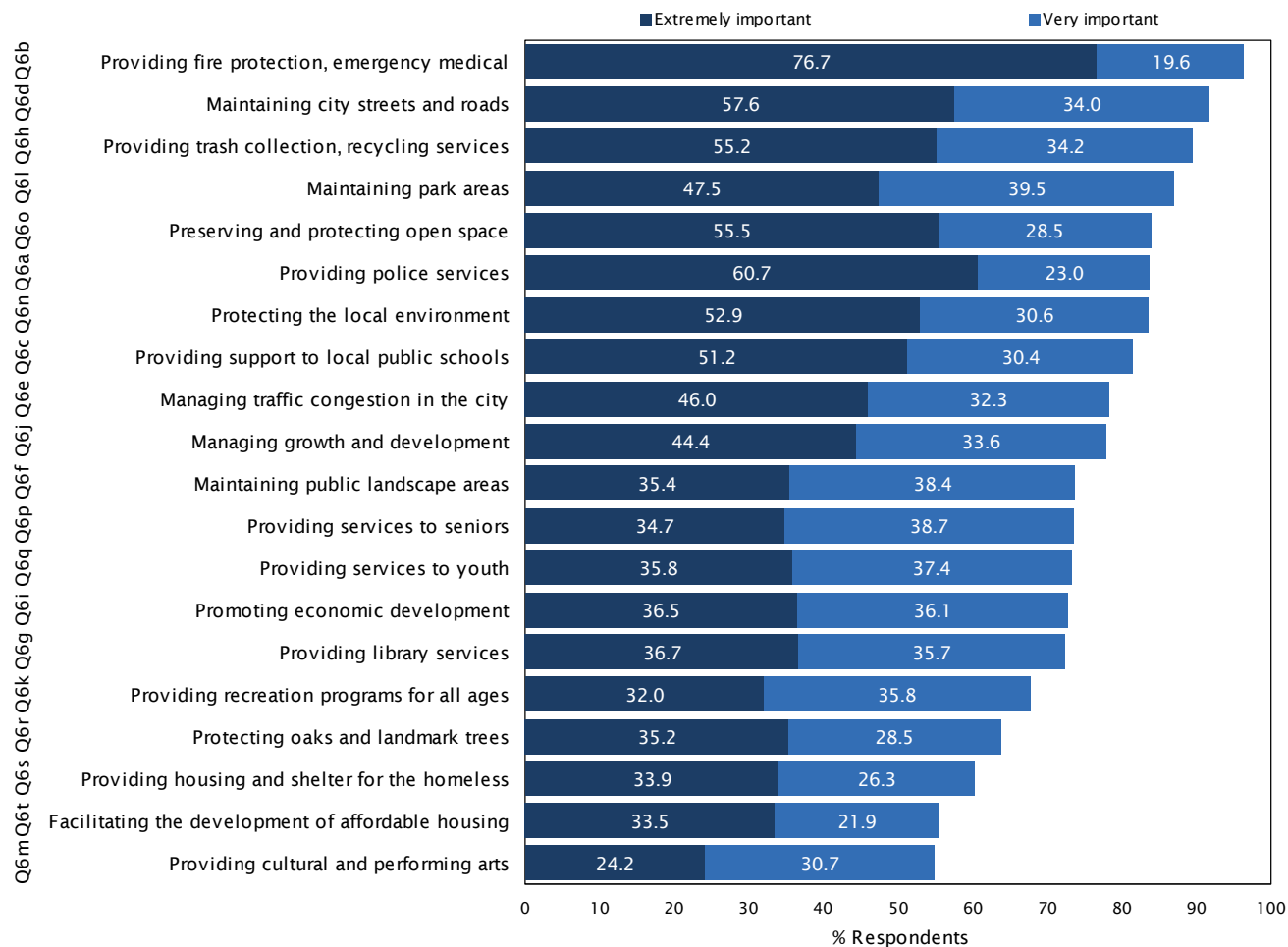


A few of the questions within the survey dealt with issues that directly and indirectly affect the District. Question 6- **87% of Thousand Oaks residents ranked “maintaining park areas” as the fourth most important issue, 84% ranked “preserving and protecting open space” as fifth, and 67.8% “providing recreation programs for all ages” as sixteenth.**<sup>36</sup> Table 2 displays the percentage of residents who indicated each service was at least very important by study year and the percentage change in importance over the past three years.

<sup>36</sup> 2023 Thousand Oaks Community Attitude Survey Question 6

**Question 6** For each of the services I read, please tell me whether the service is extremely important to you, very important, somewhat important, or not at all important.

**FIGURE 14 IMPORTANCE OF ISSUES**



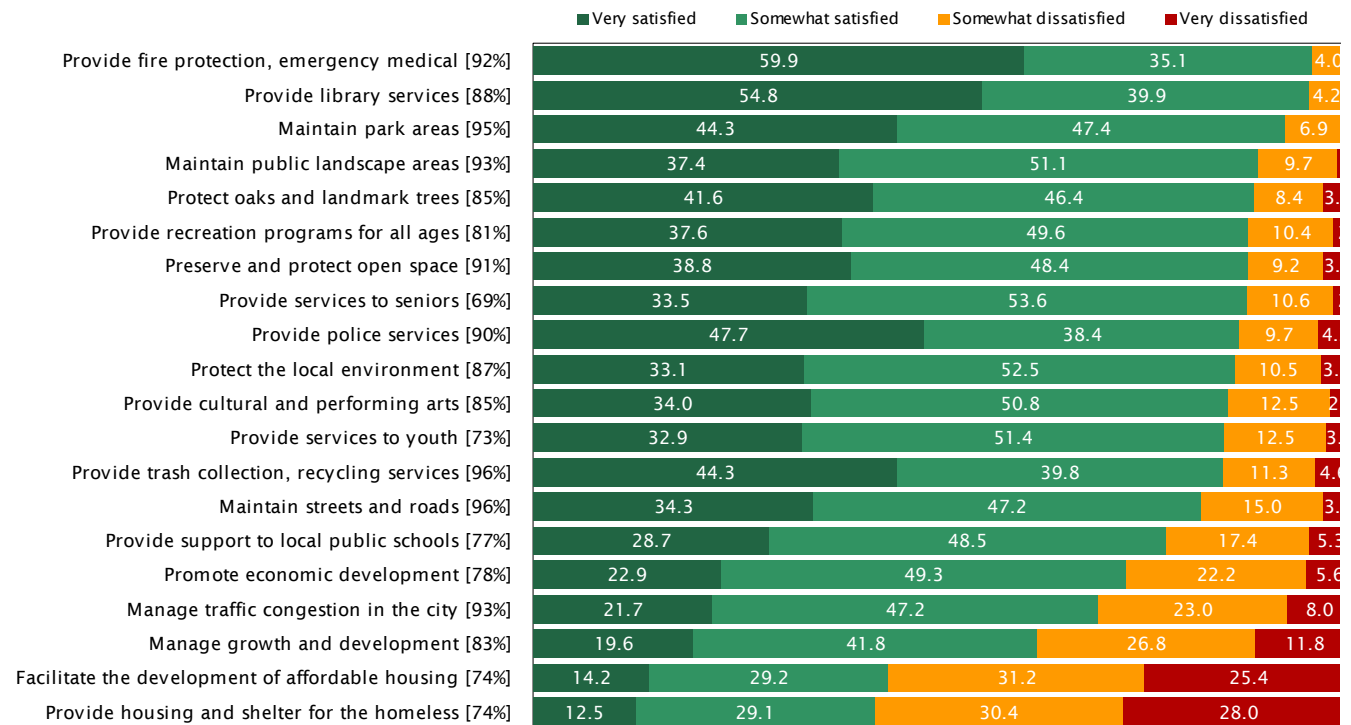
**TABLE 2 IMPORTANCE OF ISSUES BY STUDY YEAR (SHOWING % EXTREMELY & VERY)**

|  | Study Year |      |      |      |      |      | Change in Extremely + Very Important 2020 to 2023 |
|--|------------|------|------|------|------|------|---|
|  | 2023       | 2020 | 2017 | 2015 | 2013 | 2009 |   |
| Providing cultural and performing arts         | 54.9       | 50.9 | 52.3 | 49.9 | 46.2 | 37.3 | +4.0  |
| Providing library services                     | 72.4       | 69.2 | 71.0 | 66.9 | 67.6 | 64.3 | +3.2  |
| Providing support to local public schools      | 81.6       | 79.9 | 80.1 | 82.0 | 77.7 | N/A  | +1.6  |
| Providing recreation programs for all ages     | 67.8       | 66.8 | 66.8 | 59.3 | 65.2 | 59.0 | +0.9  |
| Maintaining park areas                         | 86.9       | 86.3 | 84.2 | 85.2 | 78.8 | 77.1 | +0.7  |
| Providing services to youth                    | 73.2       | 72.6 | 70.0 | 66.6 | N/A  | N/A  | +0.6  |
| Managing growth and development                | 77.9       | 77.7 | 79.7 | 67.5 | 68.5 | 64.7 | +0.2  |
| Providing fire protection, emergency medical   | 96.3       | 96.2 | 96.2 | 92.8 | 94.7 | N/A  | +0.1  |
| Providing trash collection, recycling services | 89.5       | 89.4 | 85.4 | 84.4 | 80.8 | 80.6 | +0.1  |
| Protecting oaks and landmark trees             | 63.7       | 64.6 | 60.6 | N/A  | N/A  | N/A  | -0.9  |
| Maintaining streets and roads                  | 91.7       | 93.5 | 93.1 | 87.6 | 84.4 | 82.6 | -1.8  |
| Maintaining public landscape areas             | 73.8       | 75.7 | 71.2 | 62.8 | 57.3 | N/A  | -1.9  |
| Protecting the local environment               | 83.4       | 85.4 | 81.5 | 78.4 | 74.5 | 72.5 | -2.0  |
| Promoting economic development                 | 72.6       | 74.7 | 70.5 | 64.0 | 70.1 | 69.6 | -2.1  |
| Preserving and protecting open space           | 83.9       | 86.3 | 81.8 | 74.9 | 73.2 | 76.8 | -2.4  |
| Providing services to seniors                  | 73.5       | 76.3 | 74.7 | 68.4 | N/A  | N/A  | -2.8  |
| Managing traffic congestion in the city        | 78.2       | 81.6 | 88.4 | 74.4 | 70.0 | 68.3 | -3.4  |
| Providing police services                      | 83.7       | 90.1 | 92.6 | 88.6 | 87.9 | 85.8 | -6.4†   |
| Providing housing and shelter for the homeless | 60.2       | N/A  | N/A  | N/A  | N/A  | N/A  | N/A   |
| Facilitating development of affordable housing | 55.4       | N/A  | N/A  | N/A  | N/A  | N/A  | N/A   |

Question 7- Survey respondents indicated a substantial amount of satisfaction with the City’s efforts to **“maintain park areas”** at **91.7% very or somewhat satisfied** as the **third most satisfaction with service**, **87.2% very or somewhat satisfied** with the City’s efforts to **“provide recreation programs for all ages”** as sixth, and **87.2% very or somewhat satisfied with the City’s efforts to preserve and protect open space** as seventh” per figure 15 below.<sup>37</sup> Table 3 to the right provides a percentage of residents who expressed satisfaction with each service by study year and the percentage change in satisfaction during the past three years for each service, as applicable.

**Question 7** For the same list of services I just read, I'd like you to tell me how satisfied you are with the job the city is doing to provide the service. Are you satisfied or dissatisfied with the city's efforts to: \_\_\_\_\_, or do you not have an opinion?

**FIGURE 15 SATISFACTION WITH SERVICES**



37 2023 Thousand Oaks Community Attitude Survey Question 7

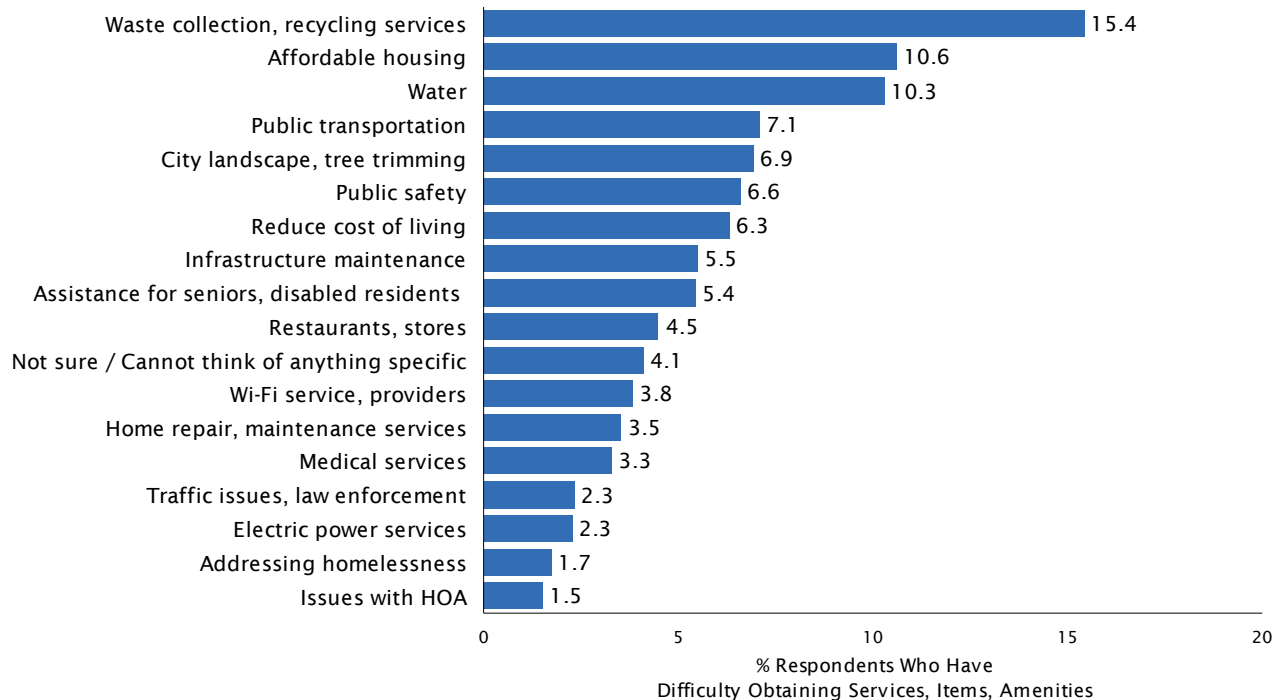
**TABLE 3 SATISFACTION WITH SERVICES BY STUDY YEAR (SHOWING % VERY & SOMEWHAT)**

|  | Study Year |      |      |      |      |      | Change in Satisfaction<br>2020 to 2023 |
|--|------------|------|------|------|------|------|--|
|  | 2023       | 2020 | 2017 | 2015 | 2013 | 2009 |  |
| Preserve and protect open space                  | 87.2       | 85.8 | 90.1 | 91.2 | 90.8 | 90.2 | +1.4                                   |
| Protect oaks and landmark trees                  | 88.0       | 87.8 | 87.7 | N/A  | N/A  | N/A  | +0.1                                   |
| Provide recreation programs for all ages         | 87.3       | 87.3 | 91.0 | 94.6 | 93.4 | 91.2 | -0.0                                   |
| Provide fire protection, emergency medical       | 95.0       | 95.4 | 98.1 | 97.4 | 98.4 | N/A  | -0.4                                   |
| Maintain park areas                              | 91.7       | 92.9 | 92.1 | 96.8 | 96.6 | 98.2 | -1.2                                   |
| Maintain streets and roads                       | 81.4       | 82.7 | 79.3 | 84.3 | 87.1 | 91.1 | -1.3                                   |
| Provide library services                         | 94.6       | 96.0 | 95.2 | 94.9 | 95.7 | 97.7 | -1.3                                   |
| Provide cultural and performing arts             | 84.8       | 86.3 | 89.3 | 90.9 | 93.9 | 94.9 | -1.6                                   |
| Protect the local environment                    | 85.6       | 87.5 | 91.8 | 93.3 | 92.9 | 94.0 | -1.9                                   |
| Manage traffic congestion in the city            | 68.9       | 71.4 | 62.4 | 73.2 | 79.6 | 83.2 | -2.5                                   |
| Provide services to seniors                      | 87.1       | 89.8 | 90.6 | 91.3 | N/A  | N/A  | -2.6                                   |
| Provide services to youth                        | 84.3       | 87.3 | 88.6 | 94.7 | N/A  | N/A  | -3.1                                   |
| Promote economic development                     | 72.2       | 75.6 | 77.4 | 84.6 | 84.4 | 87.6 | -3.4                                   |
| Maintain public landscape areas                  | 88.4       | 92.2 | 89.0 | 96.5 | 95.6 | N/A  | -3.8†                                  |
| Provide trash collection, recycling services     | 84.1       | 89.8 | 92.3 | 96.8 | 95.1 | 96.9 | -5.7†                                  |
| Provide support to local public schools          | 77.2       | 83.7 | 82.7 | 83.8 | 87.1 | N/A  | -6.5†                                  |
| Provide police services                          | 86.1       | 92.9 | 94.9 | 95.6 | 94.2 | 97.1 | -6.8†                                  |
| Manage growth and development                    | 61.4       | 72.5 | 75.9 | 84.1 | 82.4 | 82.8 | -11.1†                                 |
| Provide housing and shelter for the homeless     | 41.6       | N/A  | N/A  | N/A  | N/A  | N/A  | N/A                                    |
| Facilitate the development of affordable housing | 43.4       | N/A  | N/A  | N/A  | N/A  | N/A  | N/A                                    |

Question 9- When asked about the most important household services that are difficult to obtain, **participants did not rank any parks and recreational related difficulties thus indicating that parks and recreation facilities are obtainable services in the City.**<sup>38</sup>

**Question 9** Please describe the most important services or items that your household needs that you have difficulty obtaining.

**FIGURE 21 HSLD MOST IMPORTANT SERVICES, ITEMS, NEEDED DIFFICULT TO OBTAIN**

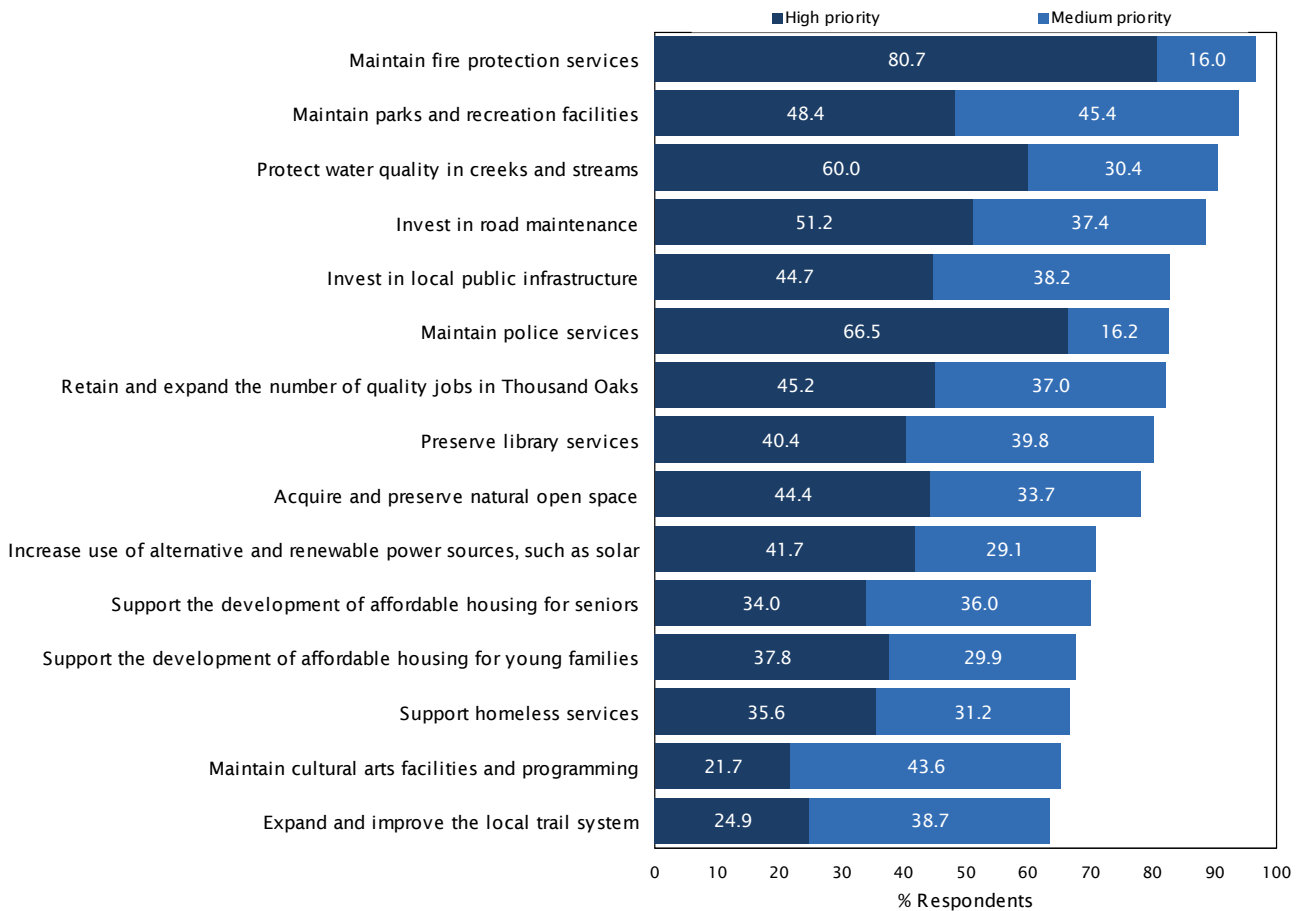


38 2023 Thousand Oaks Community Attitude Survey Question 9

Question 14- When asked to indicate how the City should prioritize spending on facilities and services, **survey respondents in 2023 ranked the maintaining of parks and recreation facilities as second and the acquisition and preservation of natural open space as ninth, and expansion and improvement of the local trail system as fifteenth.**<sup>39</sup>

**Question 14** *The City of Thousand Oaks has limited financial resources to provide local services, programs and projects desired by residents. Because it can't fund every service, program and project, however, the City must set priorities. As I read each of the following items, please indicate whether you think the City should make the item a high priority, a medium priority, or a low priority for future city spending. If you feel the City should not spend any money on this item, just say so. Please keep in mind that not all of the items can be high priorities.*

**FIGURE 26 SPENDING PRIORITIES**



39 2023 Thousand Oaks Community Attitude Survey, Question 14

## H. Health and Social Benefits of Recreation and the Conejo Recreation & Park District

According to the Recreation Trends study prepared by the California State Parks Planning Division<sup>40</sup>, health and wellness issues have become hot topics because of the increasing number of unfit Californians and the economic and healthcare drain. The obesity epidemic is costing California over \$2 billion a year in medical care, lost productivity, and workers' compensation. Parks and recreation programs are excellent inducements to physical activity and help to encourage life-long fitness habits.

"The Health and Social Benefits of Recreation, An Element of the California Outdoor Recreation Planning Program"<sup>41</sup> was used as a resource to describe the benefits of recreation on humans and human development. The following table provides a summary of the health and social benefits listed in the cited element:

**Table 2-7: Health Benefits of Recreation**

|                                 |   |
|---------------------------------|---|
| <b>Physical Health Benefits</b> | Reduces Obesity   |
|                                 | Diminishes Risk of Chronic Disease such as Heart Disease, Diabetes, Cancer, and Osteoporosis          |
|                                 | Boosts Immune System  |
|                                 | Increases Life Expectancy   |
| <b>Mental Health Benefits</b>   | Reduces Depression  |
|                                 | Relieves Stress   |
|                                 | Improves Quality of Life, including Self-Esteem, Personal and Spiritual Growth, and Life Satisfaction |
| <b>Strengthens Communities</b>  | Reduces Crime   |
|                                 | Encourages Volunteerism   |
|                                 | Promotes Stewardship  |
|                                 | Increases Life Expectancy   |
| <b>Promotes Social Bonds</b>    | Unites Families   |
|                                 | Builds Cultural Diversity   |
|                                 | Supports Individuals with Disabilities  |
|                                 | Supports Seniors  |
| <b>Supports Youth</b>           | Develops Youth  |
|                                 | Enhances Education  |
|                                 | Deters Negative Behaviors, such as Drug and Alcohol Use, Early Sexual Activity, and Crime             |

Appendix B entitled "The Effects of Recreation and Park District on Human Development and Other Benefits" provides a more detailed discussion of the benefits of parks and recreation services on human physical and mental health and social wellbeing that are identified in the table above.

<sup>40</sup> Recreation Trends Worth Talking About Laura Westrup, Planning Division, CA State Parks, June 2006

<sup>41</sup> The Health and Social Benefits of Recreation State of California Resources Agency, An Element of the California Outdoor Recreation Planning Program, 2005, California State Parks Planning Division

## I. Economic Benefits of Recreation and the Conejo Recreation & Park District

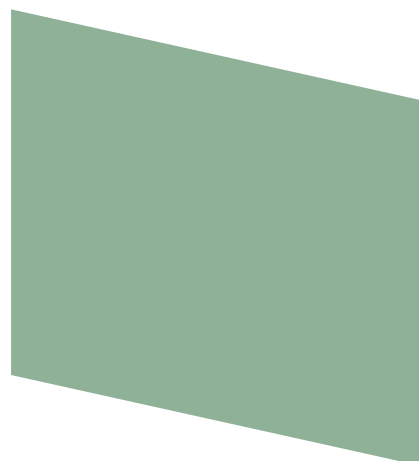
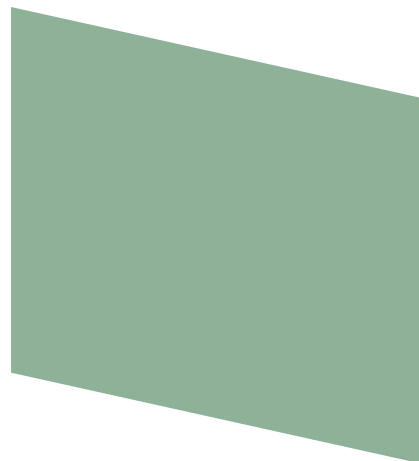
In addition to health and social benefits, recreational facilities within the Conejo Recreation & Park District have a positive influence on local economics and quality of life. The following discussion describes the economic benefits of park and recreation facilities to a community and provides information about specific benefits of the CRPD.

- The U.S. Forest Service calculated that over a 50-year lifetime, one tree generates \$31,250 worth of oxygen, provides \$62,000 worth of air pollution control, recycles \$37,500 worth of water, and controls \$31,250 worth of soil erosion.<sup>42</sup>
- There is a positive relationship between park proximity and residential property value when parks/open space are well-maintained and secure, including in low-income urban areas and at the edges of urban areas.
- Parks can revive demand for space in neighboring office buildings, and commercial asking rents, residential sale prices, and assessed values for properties are positively affected when near a well-improved park.
- Overall quality of life and livability, including recreation opportunities, are important factors in the decision by businesses on location. If people want to live in a place, companies, stores, hotels, homes, and apartments will follow.
- Parks can serve as a city's signature attractions, prime marketing tools to attract tourists, conventions, and businesses, helping to shape city identity and give residents pride of place.



42 "Why America Needs More City Parks and Open Space." By Sherer, Paul M. The Trust for Public Land White Paper. 2003.

- Organized events held in public parks—art festivals, athletic events, food festivals, musical and theatrical events—often bring substantial positive economic impacts to their communities, filling hotel rooms and restaurants and bringing customers to local stores.<sup>43</sup>
- School Districts receive economic value from the contribution of City resources to partnerships for facility development and programming for students and the general public.
- “The Conejo Recreation and Park District is an economic engine of Ventura County. It fuels output, tax revenue, and job creation, both through its direct budgetary expenditures and indirectly through affiliated organizations that use its facilities, visitors who are brought to the area for activities, and volunteers who freely donate their creative energy to community causes.”<sup>44</sup>
- “Investments in the Conejo Recreation and Park District have an impressive return comparable with or greater than many business investments that create jobs, add to the regional output, or generate tax incomes. . . .”<sup>45</sup>
- “CRPD creates hundreds of jobs, contributes tens of millions of dollars to the economy, has a positive role in the development of youth, and is a place of hope and joy for senior citizens.”<sup>46</sup>
- “For every dollar spent by [CRPD], some \$2.07 were added to the regional and some \$2.74 to the state gross regional products. The total number of paid jobs (full-time plus full-time equivalent) was about 161 in the institution upon the conclusion of 2009. Total jobs created in Ventura County through the various activities and contributions of CRPD reached 784 in the County and 933 within the state of California.”<sup>47</sup>



43 ibid

44 Damooei PhD., CRPD, An Economic Engine of Ventura County, (2010) p 6

45 ibid, p. 10

46 ibid, p. 48

47 ibid, p. 59

## J. Challenges and Influences

The benefits of parks and recreation are necessary to develop healthy individuals and communities when the economy is strong and are even more important when a community faces economic and social challenges. The increased complexities of the parks system and funding cuts have added greater challenges for park management. Even with these challenges, the District has continued to find ways to plan and invest in the park system.

The following is a list of some of the challenges and influences facing the District:



**Funding.** Funding for parkland maintenance and operations is primarily supported by property taxes (CRPD receives approximately 6% per \$1 of assessed valuation). Acquisition and park improvements funding comes from “park development fees” (aka “fees”) imposed on new residential construction. With the community essentially built out in terms of single-family tract homes, there will be fewer opportunities for new park land to be dedicated by residential property developers. Park dedication fees associated with multi-family units will generate funds for parkland acquisition and improvements to serve those future residents – though rising land prices make it unlikely those funds will be enough to buy sufficient new park land. To maintain existing parkland and facility ratios in the future, an additional funding source would likely be necessary to provide for future community needs. The District could consider placing a Community Facilities District or General Obligation Bond before the voters to support new park acquisition, development and improvements. Further discussion of existing and potential funding sources is provided in Chapter 4 of this master plan.



**Parkland Shortages.** The national standard for providing parkland is 10 acres per 1,000 population (AC/1000).<sup>48</sup> Community parks, playfields, and neighborhood parks account for 5 acres of the 10 acres per 1,000 population, and the district-wide park provides the additional 5 acres. Developed parkland in the Conejo Valley presently represents 6.8 AC/1000<sup>49</sup>, which is 3.2 AC/1,000 short of the 10 AC/1,000 population national standard. This developed parkland deficiency exists primarily in the “District-wide” park category. However, it is mollified by District-owned lands in the “regional,” “open space,” and “special facility” categories. Notwithstanding, park inventory records indicate that portions of the City are without parks. The most significant shortage of developed playfields and neighborhood park land is within Community Planning Zone D.

<sup>48</sup> National Recreation and Park Association, Park, Recreation, Open Space and Greenway Guidelines, 1996

<sup>49</sup> Total developed acres of neighborhood, playfield, community, and districtwide parks in all zones (903.4 917.5 acres), multiplied by 1,000 and divided by 2020 population within the Conejo Recreation & Park District (135,180 persons).

### Parkland Shortages (Continued)

According to the 2023 City of Thousand Oaks Conejo Valley Community 5-year Attitude Survey, 87% of Thousand Oaks residents ranked “maintaining park areas” as the fourth most important issue but did not specifically identify the need for more park and recreational facilities among the top 10 needs in the Thousand Oaks service area (see discussion under Section G, City of Thousand Oaks study above).



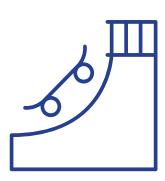
**Playfield Shortage.** Through varied forms of public outreach (bi-annual budget process, project community outreach efforts, etc.), residents identified the need for additional sports turf and courts, and constructing more active playfields (for sports activities such as soccer, lacrosse, cricket, tennis, and pickleball).



**Overuse of Facilities.** Due to the shortage of park facilities, existing facilities are often overused. Our residents use parks at a rate that exceeds statewide averages.



**Park Maintenance.** Throughout the bi-annual budget process, residents have spoken of the need for various improvements such as the provision of bathrooms, safety lighting, replacement of children’s play equipment, and refurbishment of ballfields and other sports fields.



**Provision of Special Facilities.** Through varied forms of public outreach, residents requested a duplication of special facilities in different locations of the District, such as a skatepark in Thousand Oaks, and senior and teen centers, and community garden in Newbury Park, which has been included in the 10-Year Capital Improvement Plan.



**Increasing Cost and Decreasing Availability of Water.** California is facing severe water challenges. Our state’s fragile water supply and delivery systems are threatened by rapid population and economic growth, aging infrastructure, frequent drought, and climate change.

Locally, demands on water resources to Calleguas Municipal Water District (CMWD), the wholesale water purveyor for much of eastern Ventura County and the CRPD service area, are projected to increase slightly from 91,940 acre-feet per year (AFY) in 2020 to over 92,689 AFY in 2045.<sup>50</sup> Currently, the cost of water supplied by CMWD is approximately \$1,400 per acre-foot and will continue to rise as reliability costs increase.

CMWD anticipates having sufficient supplies through 2045 to meet this demand under average and dry conditions. Significant reductions in the allocation from the State Water Project (SWP), such as those that occurred in 2022, require the imposition of water restrictions to significantly reduce demand. Like other water agencies, as part of its Urban Water Management Plan, the City of Thousand Oaks has a Water Shortage Contingency Plan in place which identifies measures to be taken in the event of a water shortage.<sup>51</sup>

Due to the geographic location of its service area, CMWD receives SWP water exclusively under normal Metropolitan Water District of Southern California (MWD) operating conditions. The SWP is a 600-mile network of reservoirs, aqueducts, and pumping facilities that convey water from the northern Sierra Nevada Mountain Range to Southern California. Water is treated by the MWD at the Joseph Jensen Filtration Plant in Granada Hills and is delivered to CMWD through MWD’s West Valley Feeder No. 2 Pipeline. CMWD’s sole connection to MWD is located in the City of Chatsworth at CMWD’s East Portal Facility. From this point, water is conveyed 1.39 miles through the Perliter Tunnel into Simi Valley, where it is distributed through CMWD’s transmission system, injected into the Las Posas aquifer, or stored in Lake Bard.

Water stored in Lake Bard is treated at the Lake Bard Water Treatment Plant (WTP), which has a treatment capacity of 65 million gallons per day (mgd), (100 cubic feet per second [cfs]). The WTP is used during the summer months to supplement imported MWD deliveries to the western part of CMWD’s service area and can supply the entire system for short durations if service from MWD is interrupted or reduced due to routine maintenance or emergency.

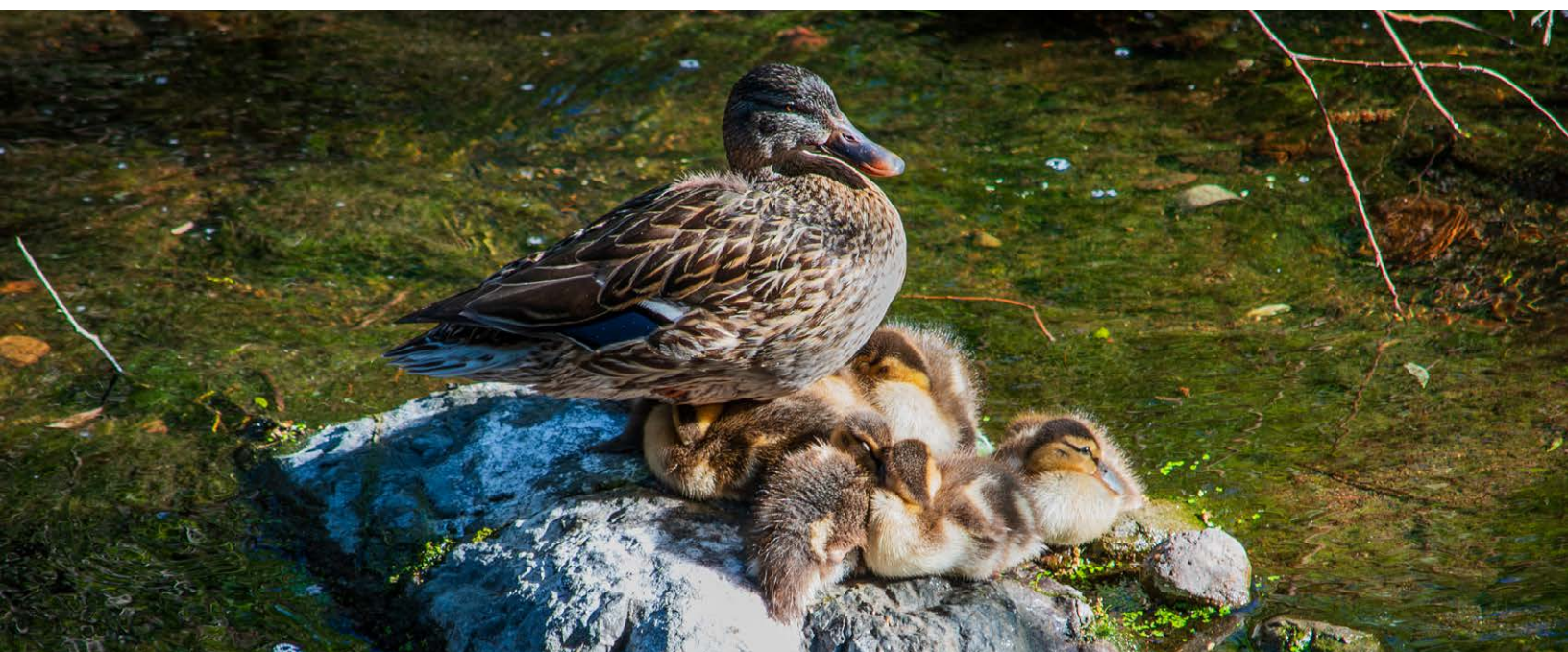
<sup>50</sup> Thousand Oaks General Plan 2045, Community Facilities & Services Element, December 2023

<sup>51</sup> *ibid.*

### **Increasing Cost and Decreasing Availability of Water (Continued)**

The original SWP facilities, completed in the early 1970s, were designed to meet the needs of the SWP contractors established at that time. It was anticipated that additional SWP facilities would be constructed over time to meet increases in contractor delivery needs. However, these additional facilities were repeatedly deferred, and public attitudes and environmental regulations have changed. As a result, the SWP is not capable of delivering full contractor entitlements every year.

**The focal point of SWP supplies is the Bay-Delta; the largest estuary on the west coast through which 60 percent of the freshwater used in the State must pass. Years of environmental neglect of this area and political gridlock have resulted in significant environmental damage. In recent years, the Delta smelt, winter-run Chinook salmon, spring-run Chinook salmon, and splittail were added as threatened or endangered species under the federal Endangered Species Act (ESA). Resulting actions taken to protect the ecosystem of the Bay-Delta have placed additional restrictions on SWP operations.**







## A. Review of Recreational Facilities

CRPD provides a wide range of recreational opportunities for local residents. Based on its philosophy, CRPD has a major responsibility to serve as a catalyst for interagency cooperation, construction, and operation of recreational facilities beyond the reach of the individual or private organization to provide the community and individuals with a complete set of recreational opportunities.

The following review of facilities provides a summary of the recreational opportunities that are available to district residents and are listed in the basic categories defined below.

### CRPD Facilities

Public recreation and park facilities consist of sites that may be used for single, dual, or multiple recreational activities. CRPD currently owns, operates and/or maintains 61 developed sites consisting of neighborhood parks, playfields, community parks, district-wide parks, and special facilities. The District also has four undeveloped park sites and one future expansion planned that total an additional 22.4 acres. CRPD shares ownership, operation, and maintenance of 40 open space areas and regional parks consisting of 15,215 acres.<sup>52</sup> The District-owned facilities and shared facilities are listed on **Table 3-1. Figures 3 through 6** identify parks and open space facilities within the District boundaries.

Several park facilities or portions thereof are owned by the Conejo Valley Unified School District. A cooperative agreement between Conejo Valley Unified School District and Conejo Recreation and Park District has allowed these properties to serve as park facilities.

<sup>52</sup> Thousand Oaks General Plan 2045, Parks & Open Space Element, December 2023

The CRPD-owned open space properties are periodically reviewed to assess if the properties would be better served under COSCA management.

CRPD-owned property not considered reasonably developable into a recreation and/or park facility may be declared surplus and be offered for sale through a public agency surplus property process.

### Special Facilities

Within the scope of recreation and park facilities, there exists a broad segment of unique and special facilities that may not be contained in the regular park setting. There are a number of special facilities within the CRPD boundary, which include therapeutic center and horsemanship facilities, equestrian facilities, community and botanic gardens, teen and adult centers, cultural arts center, aquatic facilities, skate park, dog park, and museums. Many of these facilities are developed within other park facilities (e.g., a dog park within a district-wide facility and a skate park within a community park). See **Figure 3**.

### Private Facilities

An ever-increasing number of people are utilizing private recreation facilities that are maintained by homeowners' fees and residency requirements (e.g., HOA parks, playgrounds, sport courts, pools, picnic areas, fitness rooms). Therefore, these services have not been considered to meet overall community needs.

Certain private recreational facilities, however, charge a fee to the general public for use of their facilities. These facilities, therefore, are listed under semi-public and commercial recreational facilities.

### Semi-Public and Commercial Facilities

Semi-public and commercial recreational facilities were included as meeting certain public recreational needs. It was assumed that the majority of middle income residents of the community possessed the ability to participate at some level in the use of these facilities.

### Public School Facilities

Public school facilities have been included as available public recreational space and facilities.

## Long-Term Improvements and Park Needs

Parkland acquisition opportunities are limited as the city approaches build-out. With the increased use of existing parkland, the future focus will be on adding special facilities and addressing maintenance and capital replacement. The City of Thousand Oaks adopted an updated Housing Element in October of 2023 and its General Plan 2045 in December of 2023. Much of the residential growth envisioned by these City plans relies primarily on commercial sites that will be redesignated to Mixed-Use, as well as Neighborhood Medium-High and Neighborhood Low-Medium designations on the Land Use Map (Figure 4.4 of General Plan 2045). The mixed-use areas are concentrated along Thousand Oaks Boulevard, including The Oaks Shopping Center/Janss Marketplace retail mall sites. Based on the land use changes of denser residential development in areas that are not traditionally residential, there will be challenges in providing additional parklands.

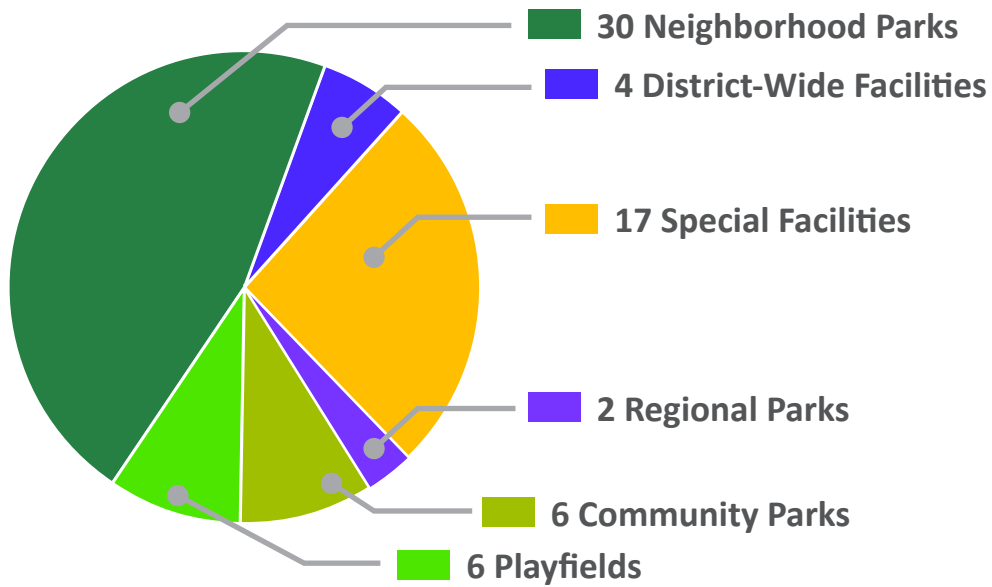
Depending on the ultimate density levels, CRPD anticipates that additional development in “Village Centers” (i.e., existing neighborhood strip malls) could probably be absorbed by current parklands and future park dedication fees from nearby multi-family residential developments. There are 22.4 acres of undeveloped CRPD parklands. With the review of any new projects near these sites, the potential exists for a collaborative process to share new park development costs.

In terms of the mixed-use sites and higher density sites along Thousand Oaks Boulevard, there may be opportunities to incorporate smaller-scale, urban pocket parks within larger developments (CRPD Planning Zones D and F). A key concern of CRPD is that these pocket parks have public access. Given the variety of site conditions, park solutions will vary, and creative solutions will need to be proposed. CRPD anticipates working collaboratively with City of Thousand Oaks staff and developers to broker solutions to provide urban park solutions. Providing additional parklands in these areas will be difficult due to land availability, cost, and park use suitability.



## B. Conejo Recreation & Park District Park and Facility Snapshot

Number of CRPD Parks and Facilities by Type



Snapshot of CRPD Facilities by Type



**8** Recreation Centers



**65** Sports Fields



**88** Sports Courts



**3** Community Pools



**3** Equestrian Facilities



**170** Miles of Open Space Trails



**4** 1 Dog Park / 3 Off-Leash Areas



**11** Miles of Fitness Trails



**3** Museum / Visitors Center

### Acres of CRPD Parks, Playfields, and Facilities



- Community Parks** (6 Community Park)
- Playfields** (6 Playfields)
- Neighborhood Parks** (30 Neighborhood Parks)
- District-Wide Facilities** (4 District-Wide Facilities)
- Undeveloped Parks** (4 Parks / 1 Park Expansion)

### CRPD Outdoor Recreation, Major/Special Use Facilities, and Athletic/Sports Facilities





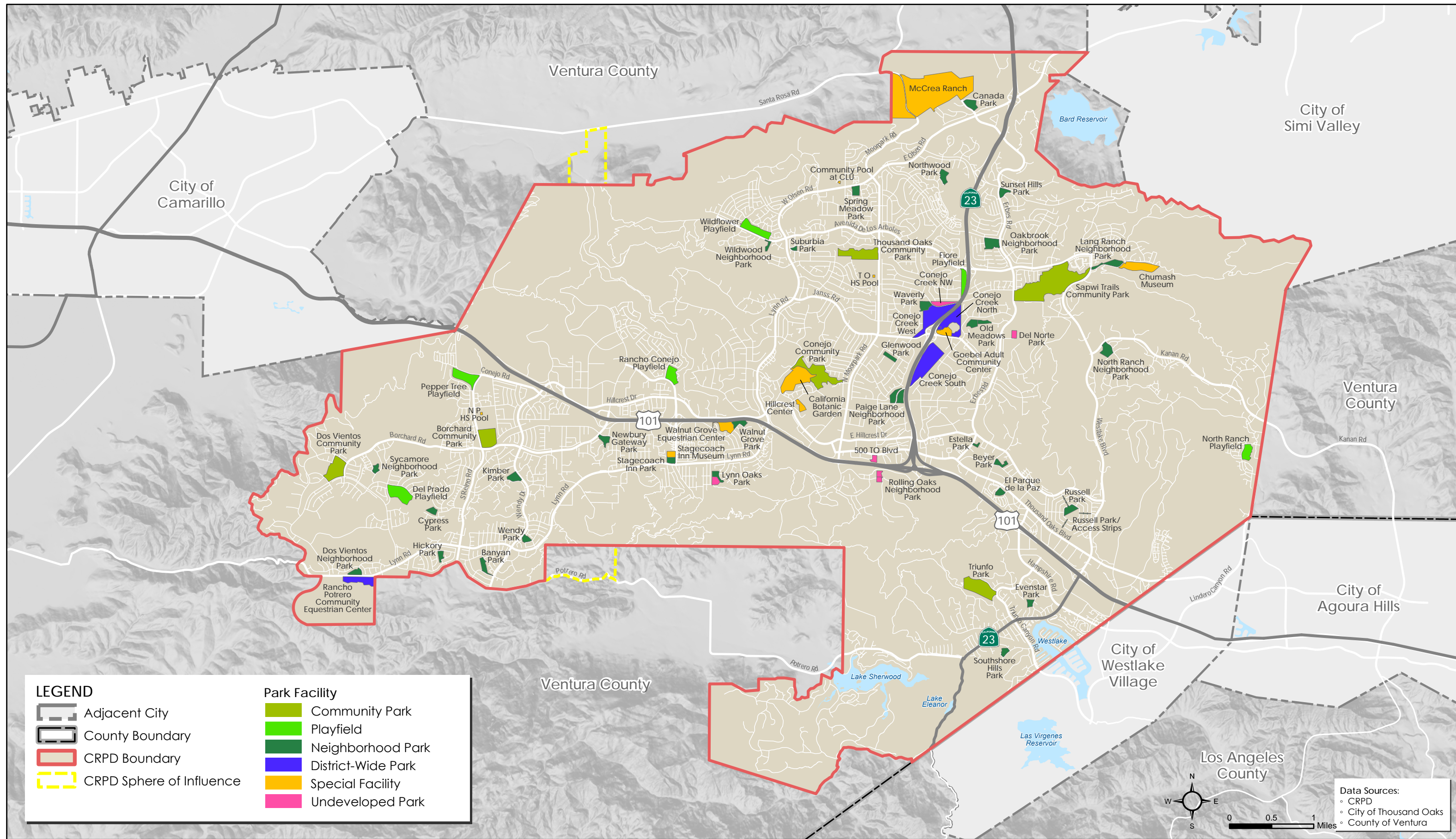


Figure 3: Park Facilities



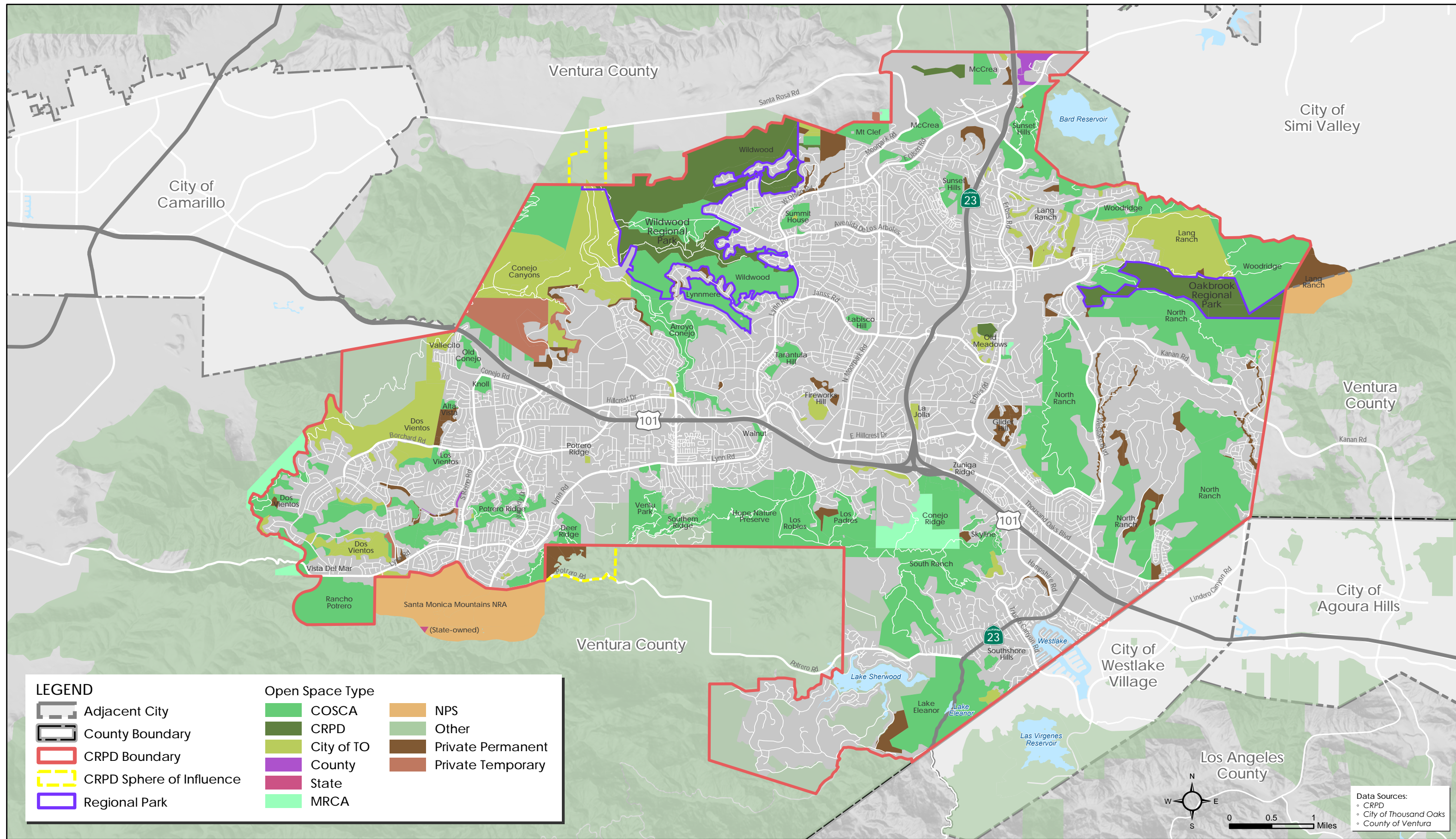


Figure 4: Open Space and Regional Parks



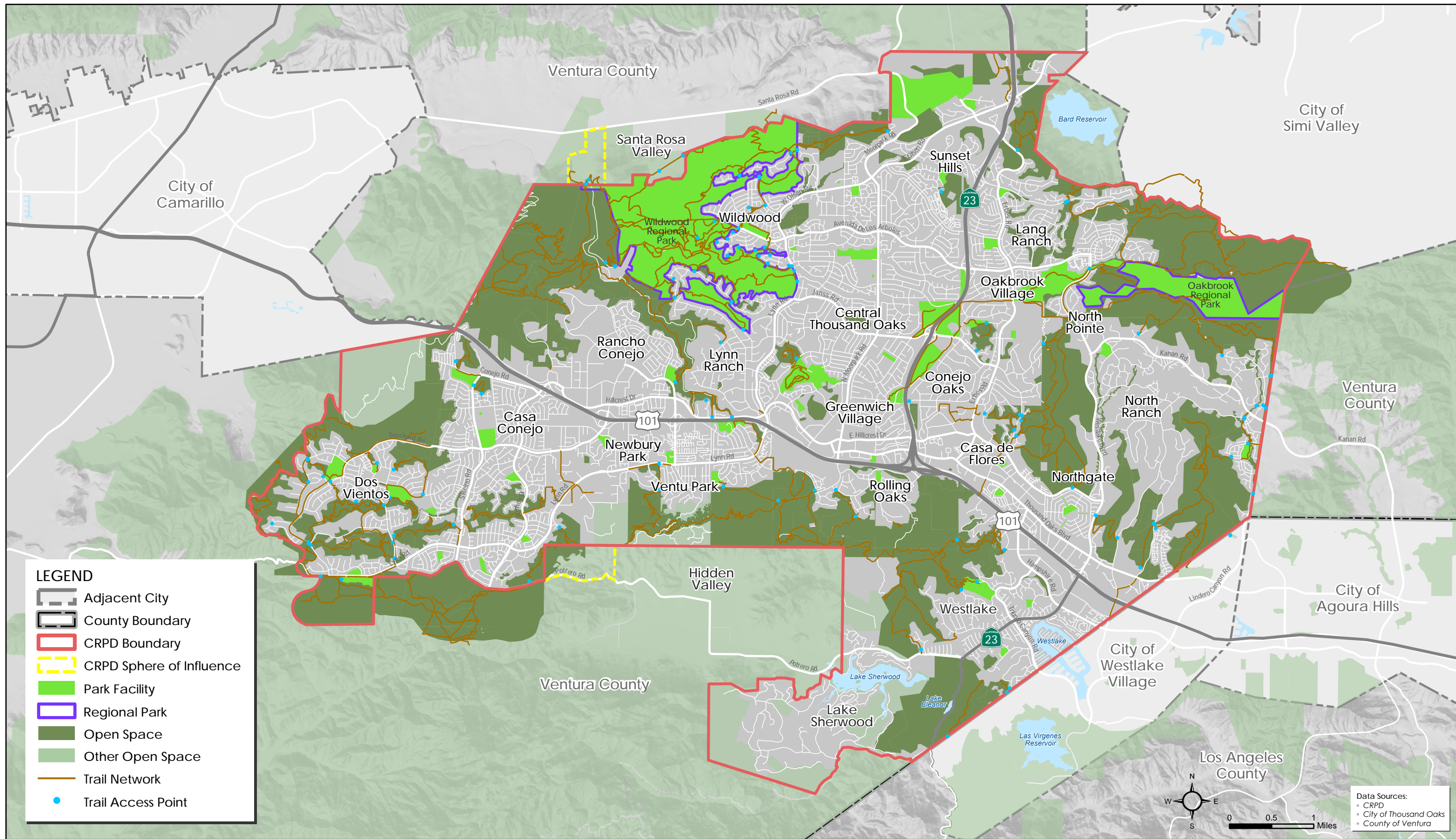


Figure 5: Open Space and Trails



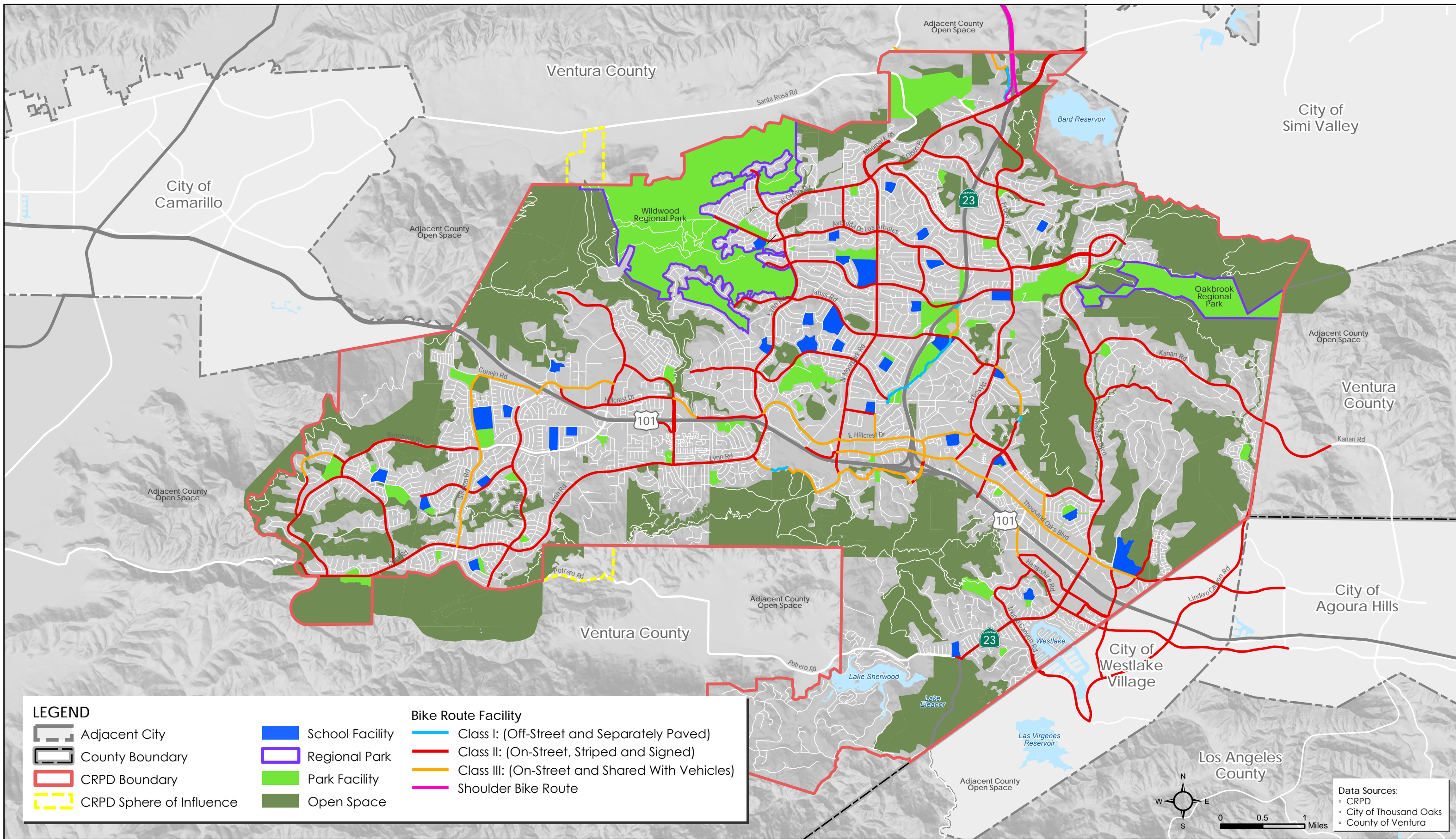


Figure 6: Bikeway Network



## C. Review of District and Shared Recreational Facilities

**Table 3-1** below outlines the parks and recreational facilities owned and operated by the District. In cooperation with the National Park Service, the Mountains Recreation and Conservation Authority, COSCA, and CRPD, 15,215 acres of open space and shared recreation facilities are available for public enjoyment.

**Table 3-1: CRPD Parks and Shared Recreational Facilities**

| Neighborhood Parks |                               |                         |                         |                            |                   |                       |                  |                 |                   |                  |
|--------------------|-------------------------------|-------------------------|-------------------------|----------------------------|-------------------|-----------------------|------------------|-----------------|-------------------|------------------|
| #                  | Park/Facility                 | Location                |                         |                            |                   | Public Land Ownership | Land Development |                 |                   | Public Buildings |
|                    |                               | Address                 | Community Planning Zone | Neighborhood Planning Area | District Facility |                       | Total Acres      | Developed Acres | Undeveloped Acres |                  |
| 1                  | Banyan Park                   | 3605 Erinlea Avenue     | B                       | 3                          | x                 |                       | 7.4              | 7.4             |                   | 665              |
| 2                  | Beyer Park                    | 280 Conejo School Road  | F                       | 19                         |                   | CVUSD                 | 4                | 4               |                   | 400              |
| 3                  | Cañada Park                   | 1619 Calle Zocalo       | C                       | 10                         |                   | CVUSD                 | 9.2              | 4               | 5.2               |                  |
| 4                  | Conejo Creek Northwest Park   | W. Ave De Los Arboles   | C                       | 11                         | x                 |                       | 7.5              | 0               | 7.5               |                  |
| 5                  | Cypress Park                  | 469.5 S. Havenside      | B                       | 4                          | x                 |                       | 5                | 5               |                   | 1,378            |
| 6                  | Del Norte Park                |                         | E                       | 18                         | x                 |                       | 3.7              | 0               | 3.7               |                  |
| 7                  | Dos Vientos Neighborhood Park | 4850 Via Andrea         | A                       | 2                          | x                 |                       | 5.2              | 5.2             |                   | 102              |
| 8                  | El Parque de la Paz           | 2580 Pleasant Way       | F                       | 19                         | x                 |                       | 4.8              | 4.8             |                   | 275              |
| 9                  | Estella Park                  | 300 Erbes Road          | F                       | 19                         | x                 |                       | 1.9              | 1.9             |                   | 102              |
| 10                 | Evenstar Park                 | 1021 Evenstar           | F                       | 21                         | x                 |                       | 4                | 4               |                   |                  |
| 11                 | Glenwood Park                 | 1291 Windsor Drive      | D                       | 15                         | x                 |                       | 5.2              | 5.2             |                   | 1,350            |
| 12                 | Hickory Park                  | 3977 S. Camphor Avenue  | B                       | 3                          | x                 |                       | 4.6              | 4.6             |                   |                  |
| 13                 | Kimber Park                   | 3295 Bear Creek Drive   | B                       | 4                          | x                 |                       | 8.3              | 8.3             |                   |                  |
| 14                 | Lang Ranch Neighborhood Park  | 3287 Lang Ranch Parkway | E                       | 17                         | x                 |                       | 10.4             | 7.9             | 2.5               | 102              |
| 15                 | Lynn Oaks Park                | 359 Capitan Street      | D                       | 14                         | x                 | CVUSD                 | 10.3             | 5.3             | 5                 |                  |
| 16                 | Newbury Gateway Park          | 2250 Michael Drive      | D                       | 14                         | x                 |                       | 6.9              | 2.3             | 4.6               |                  |
| 17                 | North Ranch Neighborhood Park | 1901 Upper Ranch Road   | F                       | 20                         | x                 |                       | 12               | 12              |                   |                  |
| 18                 | Northwood Park                | 3619 Avenue Verano      | C                       | 10                         | x                 |                       | 8.5              | 8.5             |                   | 102              |

**Table 3-1: CRPD Parks and Shared Recreational Facilities****Neighborhood Parks**

| #            | Park/Facility                | Location                   |                         |                            |                   | Public Land Ownership | Land Development                            |              |                 | Public Buildings |
|--------------|------------------------------|----------------------------|-------------------------|----------------------------|-------------------|-----------------------|---|--------------|-----------------|------------------|
|              |                              | Address                    | Community Planning Zone | Neighborhood Planning Area | District Facility |                       | Shared With or Owned by Other Public Agency | Total Acres  | Developed Acres |                  |
| 19           | Oakbrook Neighborhood Park   |                            |                         |                            |                   | 2787 Erbes Road       |   | E            | 16              | x                |
| 20           | Old Meadows Park             | 1600 Marview Drive         | E                       | 18                         | x                 |                       | 10.52                                       | 10.52        |                 | 3,822            |
| 21           | Paige Lane Neighborhood Park | Paige Lane & Combes Avenue | D                       | 15                         | x                 |                       | 14.1  | 14.1         |                 | 102              |
| 22           | Rolling Oaks Park            |                            | D                       | 15                         | x                 |                       | 5.5   | 0            | 5.5             |                  |
| 23           | Russell Park                 | 3199 N. Medicine Bow Court | F                       | 19                         | x                 |                       | 7   | 7            |                 |                  |
| 24           | Southshore Hills Park        | 2025 Tanbark Court         | F                       | 21                         | x                 |                       | 4.5   | 4.5          |                 |                  |
| 25           | Spring Meadow Park           | 3283 Spring Meadow Avenue  | C                       | 9                          | x                 |                       | 7.2   | 7.2          |                 |                  |
| 26           | Stagecoach Inn Park          | 51 Ventu Park Road         | D                       | 14                         |                   |                       | 4.9   | 4.9          |                 | 7,180            |
| 27           | Suburbia Park                | 2600 Tennyson Street       | C                       | 12                         | x                 |                       | 2   | 2            |                 |                  |
| 28           | Sunset Hills Park            | 3350 Monte Carlo Drive     | E                       | 16                         | x                 |                       | 5.8   | 5.8          |                 |                  |
| 29           | Sycamore Neighborhood Park   | 198 Via Katrina            | A                       | 1                          | x                 |                       | 4.5   | 4.5          |                 |                  |
| 30           | Walnut Grove Park            | 400 Windtree Avenue        | D                       | 14                         | x                 |                       | 6.5   | 6.5          |                 |                  |
| 31           | Waverly Park                 | 1300 Ave de Las Flores     | C                       | 11                         | x                 | CVUSD                 | 5.5   | 5.5          |                 | 835              |
| 32           | Wendy Park                   | 815 American Oaks Avenue   | B                       | 3                          | x                 |                       | 4.3   | 4.3          |                 |                  |
| 33           | Wildwood Neighborhood Park   | 650 W. Ave De Los Arboles  | C                       | 13                         | x                 |                       | 5.8   | 5.8          |                 | 2,020            |
| 34           | 500 Thousand Oaks Blvd.      | 500 Thousand Oaks Blvd.    | D                       | 15                         | x                 |                       | 0.75  | 0            | 0.75            |                  |
| <b>Total</b> |                              |                            |                         |                            |                   |                       | <b>221.27</b>                               | <b>186.5</b> | <b>34.75</b>    | <b>18,537</b>    |

**Table 3-1: CRPD Parks and Shared Recreational Facilities**

| <b>Playfields</b> |                              |                               |                         |                            |                       |   |                  |                 |                   |                  |
|-------------------|------------------------------|-------------------------------|-------------------------|----------------------------|-----------------------|---|------------------|-----------------|-------------------|------------------|
| #                 | Park/Facility                | Location                      |                         |                            | Public Land Ownership |   | Land Development |                 |                   | Public Buildings |
|                   |                              | Address                       | Community Planning Zone | Neighborhood Planning Area | District Facility     | Shared With or Owned by Other Public Agency | Total Acres      | Developed Acres | Undeveloped Acres | Sq. Ft.          |
| 35                | Borchard Community Park      | 190 Reino Road                | B                       | 5                          | x                     |   | 28.7             | 28.7            |                   | 19,656           |
| 36                | Conejo Community Park        | 1175 Hendrix Avenue           | D                       | 13                         | x                     |   | 38.4             | 20              | 18.4              | 6,764            |
| 37                | Del Prado Playfield          | S/E Via Rio & Calle del Prado | A                       | 2                          | x                     |   | 26               | 26              |                   | 775              |
| 38                | Dos Vientos Community Park   | 4801 Borchard Road            | A                       | 1                          | x                     |   | 27.8             | 27.8            |                   | 13,974           |
| 39                | Fiore Playfield              | Rt. 23 & Arboles              | C                       | 11                         | x                     | Cal Trans, City, SCE                        | 9.6              | 7.1             | 2.5               | 995              |
| 40                | North Ranch Playfield        | 952 Rockfield                 | F                       | 20                         | x                     |   | 12               | 12              |                   | 768              |
| 41                | Pepper Tree Playfield        | 3720 Old Conejo Road          | B                       | 5                          | x                     |   | 21.7             | 21.7            |                   | 2,552            |
| 42                | Rancho Conejo Playfield      | 950 North Ventu Park Road     | B                       | 7                          | x                     |   | 12.7             | 12.7            |                   | 763              |
| 43                | Sapwi Trails Community Park  | 2225 N Westlake Blvd          | E                       | 17                         | x                     |   | 122.7            | 17              |                   | 408              |
| 44                | Thousand Oaks Community Park | 2525 N. Moorpark Road         | C                       | 12                         | x                     |   | 35.8             | 35.8            |                   | 14,110           |
| 45                | Wildflower Playfield         | 635 W. Ave De Los Arboles     | C                       | 8                          | x                     |   | 19               | 19              |                   | 736              |
| <b>Total</b>      |                              |                               |                         |                            |                       |   | <b>354.4</b>     | <b>227.8</b>    | <b>20.9</b>       | <b>61,501</b>    |

**Table 3-1: CRPD Parks and Shared Recreational Facilities**

| <b>Community Parks</b> |                              |                       |                         |                            |                       |   |                  |                 |                   |                  |
|------------------------|------------------------------|-----------------------|-------------------------|----------------------------|-----------------------|---|------------------|-----------------|-------------------|------------------|
| #                      | Park/Facility                | Location              |                         |                            | Public Land Ownership |   | Land Development |                 |                   | Public Buildings |
|                        |                              | Address               | Community Planning Zone | Neighborhood Planning Area | District Facility     | Shared With or Owned by Other Public Agency | Total Acres      | Developed Acres | Undeveloped Acres | Sq. Ft.          |
| 46                     | Borchard Community Park      | 190 Reino Road        | B                       | 5                          | x                     |   | 28.7             | 28.7            |                   | 19,656           |
| 47                     | Conejo Community Park        | 1175 Hendrix Avenue   | D                       | 13                         | x                     |   | 38.4             | 20              | 18.4              | 6,764            |
| 48                     | Dos Vientos Community Park   | 4801 Borchard Road    | A                       | 1                          | x                     |   | 27.8             | 27.8            |                   | 13,974           |
| 49                     | Sapwi Trails Community Park  | 2225 N Westlake Blvd  | E                       | 17                         | x                     |   | 122.7            | 17              | 105.7             |                  |
| 50                     | Thousand Oaks Community Park | 2525 N. Moorpark Road | C                       | 12                         | x                     |   | 35.8             | 35.8            |                   | 14,110           |
| 51                     | Triunfo Park                 | 980 Aranmoor Avenue   | F                       | 21                         | x                     |   | 23.4             | 23.4            |                   | 946              |
| <b>Total</b>           |                              |                       |                         |                            |                       |   | <b>276.8</b>     | <b>152.7</b>    | <b>124.1</b>      | <b>55,450</b>    |

**Table 3-1: CRPD Parks and Shared Recreational Facilities**

| District-Wide / Regional Park |  |   |                         |                            |                       |   |                  |                 |                   |                  |
|-------------------------------|--|---|-------------------------|----------------------------|-----------------------|---|------------------|-----------------|-------------------|------------------|
| #                             | Park/Facility                              | Location  |                         |                            | Public Land Ownership |   | Land Development |                 |                   | Public Buildings |
|                               |  | Address   | Community Planning Zone | Neighborhood Planning Area | District Facility     | Shared With or Owned by Other Public Agency | Total Acres      | Developed Acres | Undeveloped Acres | Sq. Ft.          |
| 52                            | Conejo Creek Complex (North, West, South)  | 1379 E. Janss Road, 1350 E. Avenida De Las Flores, 1300 E. Janss Road | C, E                    | 11, 18                     | x                     |   | 121.1            | 121.1           |                   |                  |
| 53                            | Oakbrook Regional Park                     | Westlake Blvd. & Lang Ranch Park                                      | E                       | 17                         | x                     |   | 431.4            | 0               | 431.4             |                  |
| 54                            | Rancho Potrero Community Equestrian Center | 4790 Lynn Road  | A                       | 2                          | x                     | MRCA  | 19.9             | 19.9            |                   | 2,500            |
| 55                            | Wildwood Regional Park                     | West Avenue De Los Arboles  | C                       | 8                          | x                     | COSCA                                       | 1,824.4          | 0               | 1,824.4           |                  |
| <b>Total</b>                  |  |   |                         |                            |                       |   | <b>2,396.80</b>  | <b>141</b>      | <b>2,255.8</b>    | <b>2,500</b>     |

**Table 3-1: CRPD Parks and Shared Recreational Facilities****Special Facilities**

| #            | Park/Facility                   | Location                      |                         |                            | Public Land Ownership |   | Land Development |                 |                   | Public Buildings |
|--------------|---------------------------------|-------------------------------|-------------------------|----------------------------|-----------------------|---|------------------|-----------------|-------------------|------------------|
|              |                                 | Address                       | Community Planning Zone | Neighborhood Planning Area | District Facility     | Shared With or Owned by Other Public Agency | Total Acres      | Developed Acres | Undeveloped Acres | Sq. Ft.          |
| 56           | Chumash Museum                  | 3920 Lang Ranch Pkwy          | E                       | 17                         | x                     |   | 25               | 25              |                   | 5,600            |
| 57           | CLU Community Pool              | 100 Overton Court             | C                       | 9                          |                       | CLU   | 0.6              | 0.6             |                   | 2,025            |
| 58           | Community Garden                | 1300 E. Avenida de las Flores | C                       | 11                         | x                     |   | 1                | 1               |                   |                  |
| 59           | Conejo Creek Dog Park           | 350 E. Avenida de las Flores  | C                       | 11                         | x                     |   | 3.5              | 3.5             |                   |                  |
| 60           | Conejo Creek Northwest Park     |                               | C                       | 11                         | x                     |   | 7.5              |                 | 7.5               |                  |
| 61           | Conejo Valley Botanic Garden    | 1035 Saint Charles Place      | D                       | 13                         | x                     |   | 39.6             | 39.6            |                   |                  |
| 62           | Crowley House                   | 2580 Pleasant Way             | F                       | 19                         | x                     |   |                  |                 |                   | 1,500            |
| 63           | Goebel Adult Community Center   | 1385 E. Janss Road            | E                       | 18                         | x                     | City  | 6.5              | 6.5             |                   | 24,000           |
| 64           | Hillcrest Center for the Arts   | 401 West Hillcrest Drive      | D                       | 13                         | x                     | City  | 8.8              | 4               | 4.8               | 34,649           |
| 65           | McCrea Ranch                    | 4545 N. Moorpark Road         | C                       | 10                         | x                     | COSCA                                       | 287              | 17.1            |                   | 19,384           |
| 66           | Newbury Park High School Pool   | 456 Reino Road                | B                       | 5                          |                       | CVUSD                                       | 0.5              | 0.5             |                   | 8,900            |
| 67           | Old Meadows Center/Therapeutics |                               | E                       | 18                         | x                     |   | 8.6              | 6.2             |                   | 3,822            |
| 68           | Skate Park                      |                               | B                       | 5                          | x                     |   | 0.3              | 0.3             |                   |                  |
| 69           | Stagecoach Inn Museum           | 51 Ventu Park Road            | D                       | 14                         | x                     |   | 5                | 5               |                   | 7,180            |
| 70           | Thousand Oaks High School Pool  | 2325 N. Moorpark Road         | C                       | 12                         |                       | CVUSD                                       | 0.5              | 0.5             |                   | 5,000            |
| 71           | Thousand Oaks Teen Center       | 1375 E. Janss Road            | E                       | 18                         | x                     | City  | 2.7              | 2.7             |                   | 14,000           |
| 72           | Walnut Grove Equestrian Center  | 401 Ronel Court               | D                       | 14                         | x                     |   | 13               | 4.5             | 8.5               |                  |
| <b>Total</b> |                                 |                               |                         |                            |                       |   | <b>410.1</b>     | <b>117</b>      | <b>20.8</b>       | <b>126,060</b>   |

**Table 3-1: CRPD Parks and Shared Recreational Facilities**

| Open Space |                        |                          |                         |                            |                       |   |                  |                 |                   |                  |
|------------|------------------------|--------------------------|-------------------------|----------------------------|-----------------------|---|------------------|-----------------|-------------------|------------------|
| #          | Park/Facility          | Location                 |                         |                            | Public Land Ownership |   | Land Development |                 |                   | Public Buildings |
|            |                        | Address                  | Community Planning Zone | Neighborhood Planning Area | District Facility     | Shared With or Owned by Other Public Agency | Total Acres      | Developed Acres | Undeveloped Acres | Sq. Ft.          |
| 73         | Alta Vista             |                          | B                       | 5                          |                       | COSCA                                       | 43               |                 | 0                 |                  |
| 74         | Arroyo Conejo          | 950 N. Ventu Park Road   | B, D                    | 7, 13                      |                       | COSCA                                       | 328              |                 | 0                 |                  |
| 75         | Conejo Canyons         | 2010 Conejo Center Drive | B                       | 6                          |                       | City  | 1628             |                 | 0                 |                  |
| 76         | Conejo Ridge           |                          | D                       | 15                         |                       | COSCA                                       | 404              |                 | 0                 |                  |
| 77         | Deer Ridge             |                          | B                       | 3                          |                       | COSCA                                       | 188              |                 | 0                 |                  |
| 78         | Dos Vientos            |                          | A                       | 1, 2                       |                       | City  | 1230             |                 | 0                 |                  |
| 79         | Fireworks Hill         |                          | D                       | 13                         |                       | City  | 33               |                 | 0                 |                  |
| 80         | Glider Hill            |                          | F                       | 19, 20                     |                       |   | 57               |                 | 0                 |                  |
| 81         | Hope Nature Preserve   |                          | D                       | 14                         |                       | COSCA                                       | 348              |                 | 0                 |                  |
| 82         | Knoll                  |                          | B                       | 5                          |                       | COSCA                                       | 21               |                 | 0                 |                  |
| 83         | La Jolla               |                          | F                       | 19                         | X                     | City  | 15               |                 | 0                 |                  |
| 84         | Labisco Hill           |                          | C                       | 12                         |                       | COSCA                                       | 24               |                 | 0                 |                  |
| 85         | Lake Eleanor           |                          | F                       | 21                         |                       | COSCA                                       | 516              |                 |                   |                  |
| 86         | Lang Ranch             | 2450 Whitechapel Place   | E                       | 17                         | X                     | City  | 863              |                 | 0                 |                  |
| 87         | Los Padres             |                          | D                       | 15                         |                       | COSCA                                       | 187              |                 | 0                 |                  |
| 88         | Los Robles             |                          | D                       | 15                         |                       | COSCA                                       | 357              |                 | 0                 |                  |
| 89         | Los Vientos            |                          | B                       | 4                          |                       | COSCA                                       | 28               |                 | 0                 |                  |
| 90         | Lynmere                |                          | D                       | 13                         |                       | COSCA                                       | 107              |                 | 0                 |                  |
| 91         | McCrea                 |                          | C                       | 10                         |                       | COSCA                                       | 172.8            |                 | 0                 |                  |
| 92         | Mt. Clef Ridge         |                          | C                       | 9                          |                       |   | 212              |                 | 0                 |                  |
| 93         | North Ranch            |                          | F                       | 19, 20, 21                 |                       | COSCA                                       | 2595             |                 | 0                 |                  |
| 94         | Oakbrook Regional Park | 3287 Lang Ranch Parkway  | E                       | 17                         | X                     |   | 425              |                 | 0                 |                  |
| 95         | Old Conejo             |                          | B                       | 5                          |                       | COSCA                                       | 38               |                 | 0                 |                  |
| 96         | Old Meadows            | 1600 Marview Drive       | E                       | 18                         | X                     |   | 45.28            |                 | 0                 |                  |
| 97         | Potrero Ridge          |                          | B                       | 4                          | X                     |   | 210              |                 | 0                 |                  |
| 98         | Rancho Potrero         | Portrero Road            | A                       | 2                          |                       | COSCA                                       | 306              |                 | 0                 |                  |

**Table 3-1: CRPD Parks and Shared Recreational Facilities**

| Open Space   |                        |                                 |                         |                            |                   |   |             |                  |                   |   |         |
|--------------|------------------------|---------------------------------|-------------------------|----------------------------|-------------------|---|-------------|------------------|-------------------|---|---------|
| #            | Park/Facility          | Location                        |                         |                            |                   | Public Land Ownership                       |             | Land Development |                   |   | Sq. Ft. |
|              |                        | Address                         | Community Planning Zone | Neighborhood Planning Area | District Facility | Shared With or Owned by Other Public Agency | Total Acres | Developed Acres  | Undeveloped Acres |   |         |
| 99           | Skyline                |                                 | F                       | 21                         | X                 |   |             | 59               |                   | 0 |         |
| 100          | South Ranch            |                                 | F                       | 21                         |                   | COSCA                                       |             | 662              |                   | 0 |         |
| 101          | Southshore Hills       | 2025 Tanbark Court              | F                       | 21                         | X                 |   |             | 13               |                   | 0 |         |
| 102          | Summit House           |                                 | C                       | 9                          |                   | COSCA                                       |             | 34               |                   | 0 |         |
| 103          | Sunset Hills           |                                 | E                       | 15, 16                     |                   |   |             | 410              |                   | 0 |         |
| 104          | Tarantula Hill         | 287 W Gainsborough Road         | D                       | 13                         |                   | COSCA                                       |             | 47               |                   | 0 |         |
| 105          | Vallecito              |                                 | B                       | 5                          |                   | City  |             | 67               |                   | 0 |         |
| 106          | Ventu Park             |                                 | D                       | 14                         |                   | COSCA                                       |             | 141              |                   | 0 |         |
| 107          | Vista Del Mar          | 5375 Via Rincon                 | A                       | 1                          |                   | City  |             | 9                |                   | 0 |         |
| 108          | Walnut                 |                                 | D                       | 14                         |                   | COSCA                                       |             | 9                |                   | 0 |         |
| 109          | Wildwood Regional Park | 928 West Avenida De Los Arboles | C                       | 8                          | X                 |   |             | 1,824.4          |                   | 0 |         |
| 110          | Woodridge              |                                 | E                       | 17                         |                   | COSCA                                       |             | 622              |                   | 0 |         |
| 111          | Zuniga Ridge           |                                 | F                       | 19                         |                   | City  |             | 1                |                   | 0 |         |
| <b>Total</b> |                        |                                 |                         |                            |                   |   |             | <b>14,279.48</b> |                   |   |         |

**Table 3-1: CRPD Parks and Shared Recreational Facilities**

| Summary                     |                  |                 |                   |                  |
|-----------------------------|------------------|-----------------|-------------------|------------------|
| Park/Facility Category      | Land Development |                 |                   | Public Buildings |
|                             | Total Acres      | Developed Acres | Undeveloped Acres | Sq. Ft.          |
| Neighborhood Parks          | 221.3            | 186.5           | 34.75             | 18,537           |
| Playfields                  | 354.4            | 227.8           | 20.9              | 61,501           |
| Community Parks             | 276.8            | 152.7           | 124.1             | 55,450           |
| District-Wide Regional Park | 2,396.8          | 141             | 2,255.80          | 2,500            |
| Special Facilities          | 410.1            | 117             | 20.8              | 126,060          |
| Open Space Area             | 14,279.48        |                 |                   |                  |
| <b>Total</b>                | <b>17,938.9</b>  | <b>825.0</b>    | <b>2,456.35</b>   | <b>264,048</b>   |

## D. Review of Private, Semi-Public, and Commercial Recreation Facilities

Other non-district facilities serve an important role in meeting the recreational needs of Conejo Valley residents. The network of these other facilities within the District is made up of businesses, churches, private schools, organizations, and private golf courses.

The list below is not a detailed inventory of private facilities in the Conejo Valley since the District does not control or maintain these facilities. These recreation resources are, therefore, not credited towards the District's acreage goals for public parks. However, since they do fill a recreation role, a brief listing of the facilities as of March 2024 is provided in **Table 3-2** below.

**Table 3-2: Private and Non-CRPD Public Facilities**

| Private Facility        | No. | Location   |
|-------------------------|-----|--|
| Gyms – Sports           | 2   | California Lutheran University, Oaks Christian, Sports Academy, Yarrow YMCA, Momentum  |
| Gyms – Physical Fitness | 9   | Curves, Forrest Fitness Center (CLU), 24 Hour Fitness, Gold's Gym, LA Fitness, Fitness 19, Anytime Fitness, McKittrick Fitness Center (Oaks Christian), We Rock The Spectrum Kids Gym, Yarrow YMCA         |
| Gyms – Gymnastics       | 1   | California Cartwheel Center  |
| Golf Courses            | 5   | Sunset Hills Country Club, Westlake Golf Course, North Ranch Country Club, Los Robles Greens, Sherwood Golf Course   |
| Batting Cages           | 4   | Boost Your Average (indoor facility on Townsgate Road), Hitting Zone Indoor, All Star Athletics, Breckley's Bullpen  |
| Baseball Fields         | 3   | California Lutheran University, Oaks Christian, Westlake Field Complex   |
| Tennis Courts           | 6   | Sunset Hills Country Club, Horizon View Club, California Lutheran University, Village Homes Club, North Ranch Country Club, Westlake Athletic Club   |
| Aquatics & Swimming     | 10  | Sunset Hills Country Club, Horizon View Club, Westlake Athletic Club, Water Works Swim School, Daland Swim School Inc., Oaks Christian, Sherwood Country Club and 24 Hour Fitness, Yarrow Family YMCA Pool |
| Alternative Greenspace  | 4   | West Janss Road City Park, City Hall Greenspace, Janss Mall (Splashpad/Plaza), The Lakes Greenspace and Plazas   |

**Table 3-2: Private and Non-CRPD Public Facilities**

| Private Facility         | No. | Location   |
|--------------------------|-----|--|
| Equestrian Facilities    | 5   | Foxfield Riding School, Mark Watring Stables, Lionheart Ranch, Heels Down, and Santa Rosa Valley Park  |
| Meeting Facilities       | 10  | Horizon View Club, Yarrow Family YMCA, Sunset Hill Country Club, California Lutheran University, Village Homes, Courtyard Thousand Oaks, The Oaks, Arts Council Center, Thousand Oaks Library, North Ranch Center  |
| Dancing Instruction      | 11  | Arthur Murray Dance Studio, Ballet Arts, Bobbie's School   |
| Martial Arts             | 15  | Thousand Oaks- Westlake Karate, Club Tae Kwan Do, Ken Rose MMA Center, Bushido Martial Arts, Gracie Barra, Tae Ryong Taekwondo, C&J Taekwondo, Morumbi Jiu Jitsu & Fitness Academy, World Hapkido Association, Premier Martial Arts Westlake, Bas Rutten's Elite MMA, The Village with Gus Gates, Conejo Valley Brazilian Jiu Jitsu, Jacob Flame's Tang Soo Do University, Newbury Park Martial Arts |
| Amusement Games          | 5   | Chuck E. Cheese, Dave and Busters, Kids World Family Fun Center, Sky Zone Trampoline Park, 101 Escape Rooms at The Oaks  |
| Theatres-Motion Pictures | 5   | AMC Dine-In TO, Cinopolis Luxury Cinemas, Conejo Players Theatre, Regal Janss Marketplace, Roxy Stadium 11   |
| Boating/Fishing          | 1   | Westlake Yacht Club  |
| Ice Skating              | 2   | Hockey Alley, Iceoplex (Simi Valley)   |
| Outdoor Gardens          | 1   | Gardens of the World   |
| Race Car Driving- Indoor | 1   | K1 Speed Race Class  |
| Rock Climbing- Indoor    | 1   | Boulderdash (Westlake)   |
| Pickleball courts        | 5   | Westlake Athletic Club, Sunset Hills Country Club, Sherwood Country Club, Sherwood Lake Club, Westlake Community Park  |

\* Note: Communities adjacent to Thousand Oaks, namely Westlake Village, Oak Park, Agoura Hills, Moorpark and Camarillo each have their own park and school facilities including (but not limited to), a new park and YMCA in Westlake Village; a pool, sports fields, and auditorium at Oaks Christian; a splash park and a dog park in Oak Park.

## E. Review of Public School Facilities

In almost every neighborhood in the Conejo Valley, school facilities play an important role in the community. They act as civic gathering places, venues for arts and entertainment, and resources for sports and recreational opportunities. As shown below in **Table 3-3**, there are 26 public school campuses in the Conejo Valley; 24 of these facilities are open for students, and two facilities (Meadows Elementary School, and Triunfo Elementary) are being leased for other uses.

**Table 3-3: Conejo Valley Public School Recreational Facilities**

| Facility           | Number | Usable Recreational Area - Acres | Recreational Building Space - Square Feet |
|--------------------|--------|----------------------------------|---|
| Elementary Schools | 16     | 69                               | 57,500                                    |
| Middle Schools     | 4      | 31                               | 16,000                                    |
| K-8                | 1      | -                                | -   |
| High Schools       | 5      | 60                               | 54,000                                    |

Source: Conejo Valley Unified School District, Debbie Hanna. Facility Information as of April 9, 2024

## F. Contemplated Special Facilities

In addition to public, semi-public, and private recreational facilities, the community has expressed interest in various special facilities. These special facilities may or may not be developed within the jurisdiction of the District, but some District involvement could be anticipated based on a variety of factors such as, but not limited to, capital funding, operational costs, liability, compatibility with other land uses and park uses, depth and breadth of community involvement as well as the recreational aspect of each special facility. These facilities are listed below as an ongoing need for areas and facilities that may be unique, of a major nature, requiring a multi-agency approach, private enterprise, or other special considerations.

- Outdoor theatre
- Archery range
- Expanded trail system
- BMX track / dirt and downhill “gravity” jump tracks
- Fresh water recreational facility
- Cycling / racing
- Motorized park fliers (airplanes)
- Motorized radio-controlled (RC) cars or boats
- Skateboard Park (bigger/better – currently in planning)
- Water Park with standing water (i.e. Blue Heron Water Park)
- Splashpad without standing water
- Roller Hockey
- Rock Climbing Walls – (i.e. Boulderdash)
- Fishing Pond

- Bowling
- Roller Skating
- Ice Skating (Simi Valley)
- Pickleball
- Paddle Tennis
- Dog Park – Agility
- Off-leash Open Space Trails dog park
- Adventure Park – Nature Park
- Challenge (Ropes) Course
- Parcourse / Exercise Stations
- Shaded Play Areas
- “Hot Spot” Parks/ WiFi
- Zip Lines

Special Facilities/Recreation Activities available outside the District within a short (approximately 1-hour) drive include:



- Water Facilities
- Ocean/Beach Activities (surfing/fishing/boating/kayaking/scuba diving/snorkeling/Channel Islands)
- Lake Activities (water skiing/fishing/boating) – Piru/Casitas
- Water Park
- Splash Park – Splash Pad
- Snow sports – skiing, snowboarding, sledding, snow shoeing



#### Retail/Entertainment

- Bowling, roller rink, mini-golf, family fun center, arcade, go-kart racing



#### Motor Sports

- Dirt bikes (including e-bikes), dune buggies, car racing, motor-cycle racing



#### Gun Sports / Hunting

- Skeet, trap shooting, firing range
- Birds, deer hunting



#### Rock Climbing







## A. Master Plan Definition

The National Recreation and Park Association (NRPA), recommends that parks and recreational facilities be comprehensively planned for a region or service area. An important feature of a comprehensive Master Plan is the projection of the community's demand for parks and recreational facilities based on population, time and distance factors, physical and man-made barriers, income, education, and other socioeconomic factors. Section IV is intended to provide this projection for the Conejo Valley.

A Master Plan is definitive in that it shows locations and types of existing recreation and park facilities throughout the community, such as those outlined in Chapter 3 of this Plan for the CRPD service area. Since such facilities are intended to serve the residents within the CRPD boundary, the needs assessments for additional facilities is based on the existing and future population forecasts for neighborhood areas. In formulating projections, existing residential units and density factors are considered, along with U.S. Census Bureau information, Department of Finance population estimates, the 2021-2029 City of Thousand Oaks Housing Element, City zoning maps, density factors for undeveloped areas within the City, and sphere of planning influence. The standards-based process of assessing need is well covered with community-based planning, formal surveys, anecdotal/staff input, and a prioritized 10-year capital improvement plan.

**The Neighborhood Planning Areas and Community Planning Zones (Figure 2) divide the District into six basic community zones (A-F) that are further broken into twenty-one Neighborhood Planning Areas.** Once the required park acreage has been determined for each zone, planners contemplate the types of park facilities that will best serve the community. Also considered is the amount of park space necessary for the planned

recreation activities. Each activity has a space requirement and an expected number of participants. The amount of space a recreation activity requires greatly influences the types of recreation features that can be utilized. (Use dimensions for games and sports are listed in “Recreation Areas, Their Design and Equipment” - second edition, George D. Butler, The Ronald Press Company, New York, copyright 1958, by National Recreation Association Incorporated, p 96).

The Master Plan establishes the framework for determining the amount and distribution of recreation space throughout the district. It is a dynamic document reviewed annually and subject to modification that may better reflect the community as it grows and changes.

A Strategic Plan guides the District in implementing the planning goals of the Master Plan. It incorporates an assessment of the present state of District operations, gathers and analyzes information, sets goals, and helps guide decisions for future park planning. It is a five-year plan and, similar to the Master Plan, is updated annually.

## **B. Purpose of the Master Plan**

As discussed in Chapter 1, one of the primary purposes of the Master Plan, both short and long range, is to identify how CRPD is meeting the recreation needs for various Planning Areas within the District.

In order to ensure that recreation facilities are evenly spaced, the Master Plan establishes guidelines and standards for the placement of recreation areas within the CRPD boundary. Recreation facilities are broken down by type and using the acres per population ratio standards, the appropriate amount of park space is determined for each Planning Area of the community.

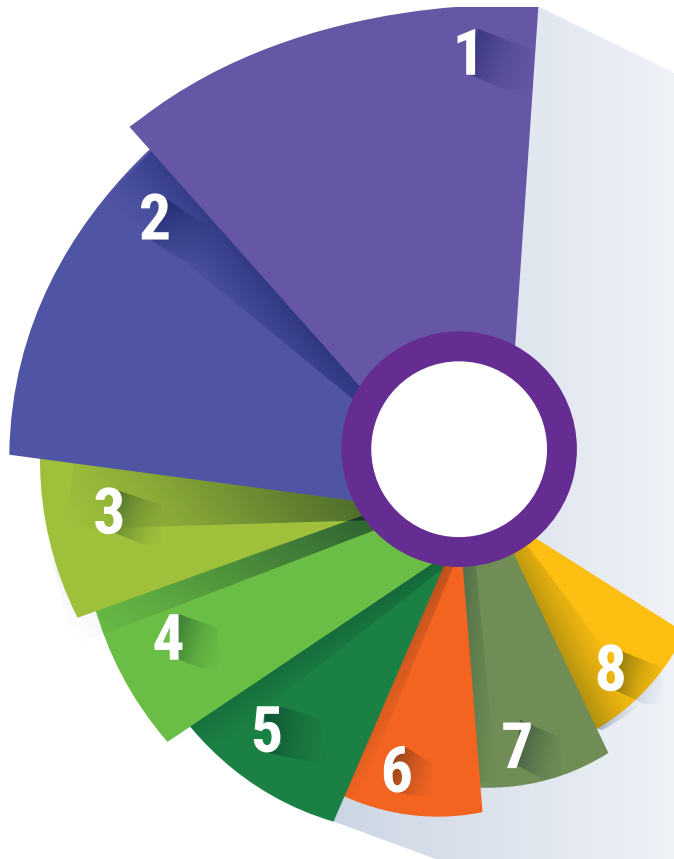
Most public recreation and park agencies, therefore, have established facility definitions, service areas-per-population, and standards for providing necessary recreational areas for these service areas.

## **C. Parks and Recreation Facility Definitions and Placement Standards**

Parks can be classified by type based primarily on their size, function, and character. The CRPD Parks Master Plan describes six park classifications for CRPD facilities: neighborhood parks, playfields, community parks, district-wide parks, regional parks, and special facilities. The Annual CRPD Engineer’s Report for the District-wide Assessment includes an additional category, Open Space Areas, for passive recreational opportunities. The categorization of parks is important in understanding CRPD-wide acreage needs and in communicating what types of parks are needed in the future.

This master plan utilizes the following categories in development design and placement standards:

CRPD Facility Sizes, Function, and Character



**1** **Neighborhood Parks**  
 Size: 2-10 acres  
 Service Radius: 1 Mile  
 Recreation Use: Passive/Active

**2** **Pocket Parks or Plazas**  
 Size: 0-3 acres  
 Service Radius: 1/2 miles  
 Recreation Use: Passive/Active

**3** **Playfields**  
 Size: 10-20 Acres  
 Service Radius: 3/4 to 1 Mile  
 Recreation Use: Active

**4** **Community Parks**  
 Size: 20-50 Acres  
 Service Radius: 2 Miles  
 Recreation Use: Active

**5** **District-Wide Parks**  
 Size: 50-250 Acres  
 Service Radius: Entire District  
 Recreation Use: Active

**6** **Regional Parks**  
 Size: ≥ 250 Acres  
 Service Radius: Entire Region  
 Recreation Use: Natural/Specialized

**7** **Open Space Areas**  
 Size: No Specification  
 Service Radius: Entire Region  
 Recreation Use: Natural

**8** **Special Facilities**  
 Size: No Specification  
 Service Radius: Entire District  
 Recreation Use: Specialized

- **Neighborhood Parks** generally serve residents who live in close proximity to the park, usually within one mile. These parks typically provide both passive and active recreational opportunities such as playgrounds, multi-purpose open turf areas, basketball and volleyball courts, picnic tables and/or picnic shelters, outdoor fitness areas, and recreational walking paths and trails of any type of surface. In some instances, sports fields and small parking areas are included. Use of the park is guided by the park's carrying capacity and type of activity being conducted at each park. A typical size of 2 to 10 acres is considered appropriate and serves a population of up to 4,000 persons. However, neighborhood parks have and may exceed 10 acres in size.
  - **Neighborhood Pocket Park or Plaza** - A subset of neighborhood parks that are smaller and highly accessible to residents and workers who live or work within one-half mile. The pocket park or plaza contains limited passive amenities such as walkways, picnic areas, activity areas, and public art. This park typology is intended to serve as a convenient place for respite and play and, in some instances, may have more hardscape than landscape. Located within both residential and commercial areas, this type of public space naturally activates the street and surrounding neighborhoods through the intermingling of various users. This neighborhood park may be less than one acre and no larger than three acres in size, with no on-site parking.
- **Playfields** generally serve residents who live three-quarters to one mile from the park. These parks are typically oriented to both day and night-lighted athletic uses. Flag football, soccer, baseball, softball, tennis courts, basketball, and other competitive team sports are the major uses accommodated. Playfields are typically 10 to 20 acres in size and generally serve one of the community zones, each with a population of 15,000 to 20,000 and an approximate ultimate population of 30,000. However, playfields have and may be less than 10 acres or exceed 20 acres in size. Dual-functioning playfields satisfy sports facility needs and yet contain the elements of a neighborhood park, thus satisfying acreage requirements of two park types – a playfield and a neighborhood park facility.
- **Community Parks** generally serve residents who live up to two miles from the park. These parks are active, drive-to facilities, and like playfields, are designed for day and night-lighted athletic uses. Site amenities include, but are not limited to, softball, baseball, and soccer fields, tennis courts, basketball, and volleyball courts, major picnic facilities, parking, and a community center building. The center and the additional recreational programming associated with it is the distinguishing feature between a community park and playfield. Community Parks are typically 20 to 50 acres in size and generally serve a population up to 40,000, however, community parks may be less than 20 acres or exceed 50 acres in size. Community parks are designed to serve the broader recreation needs of several neighborhoods and adequately satisfy acreage requirements of all three park types a community park, playfield, and neighborhood park facility.

- **District-Wide Parks** generally serve residents of the entire district. These parks offer a wide variety of recreation opportunities. They typically include unique features such as wooded areas, varied topography and water features, and/or special facilities such as a dog park, equestrian facility, community garden, or lighted sports fields. District-wide parks generally contain more developed amenities than those found at a regional park; however, they may include swimming, hiking and riding trails, outdoor fitness areas and recreational walking paths and trails of any type of surface, camp facilities and/or a nature center. District-wide parks are typically between 50 and 250 acres in size; however, district-wide parks may be less than 50 acres or exceed 250 acres in size. Due to the abundance and breadth of amenities offered, they frequently draw patronage from well beyond the district boundary to approximately 30 miles.
- **Regional Parks** generally serve the entire region. These parks may include unique natural areas and specialized recreational facilities such as campgrounds, wilderness areas, nature study, outdoor education, hiking trails, outdoor fitness areas and recreational walking paths and trails of any type of surface, equestrian facilities, and museums. The size and location of regional parks will vary, but no less than 250 acres is recommended; however, regional parks may be less than 250 acres in size. Since these parks are intended to serve the entire region, they do not have a service radius.
- **Open Space Areas** are those in which most of the park is undeveloped and contains vegetation, topography, or features in their natural and undisturbed states. These areas are typically under the jurisdiction of COSCA; however, other owners include the City of Thousand Oaks, MRCA, NPS, and the County of Ventura. Open space areas can be any assemblage of acreage and serve the entire population.

As defined in the City of Thousand Oaks Parks and Open Space Element, the term “open space” means “any area designated by the City of Thousand Oaks to preserve the City’s natural resources and open space character. Such lands include scenic ridgelines and steeply sloping hillside terrain, arroyos and barrancas, lakes, creeks, riparian vegetation, floodplains, ecologically diverse native plant and animal communities that include rare and endangered species, critical habitat linkages, and movement corridors that are necessary for local and regional dispersal of wildlife populations, farming and grazing, historic and archaeological resources, and passive recreation areas.”<sup>53</sup>

Outdoor recreation within natural open space areas provides opportunities for enjoyment of the scenic beauty, as well as opportunities for healthful exercise and learning about nature. Hiking and riding, limited camping, and picnicking are examples of outdoor recreation opportunities available in many areas of the open space system.

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53 City of Thousand Oaks, Parks and Open Space Element (2023, page 107)

- **Special Facilities** include unique recreational areas, recreational amenities, activity areas and uses such as, but not limited to: museums, libraries, teen centers, senior centers, golf courses, dog parks, skate parks, equestrian/hiking trails, outdoor fitness areas and recreational walking paths of any type of surface, equestrian centers, bicycle trails, aquatic centers, exhibition grounds, community auditoriums, community and botanic gardens, cultural centers, and other unique or special facilities which may be included as part of any park within the District.

## D. Development of Park Space Standards

The NRPA recognizes three approaches to calculating park space standards:

1. Total park and recreation space as expressed in a population ratio such as acres per 1,000 people. This approach is based on desired service level goals for parks facilities (acres/population) and may be modified by factors such as service area and density.
2. Percentages of area devoted to park and recreation land and open space in a given community or jurisdiction.
3. Needs determined by user characteristics or demand projections.

CRPD utilizes a blend of the above approaches in formulating development standards; however, the area-per-population ratio method (#1 above) establishes the baseline for parkland acquisition and development. (The District standard for development is 10 acres of park and recreation facilities per 1,000 residents. This standard follows the NRPA national standard and exceeds the 9-acre per 1,000 residents adopted under the Quimby ordinance).

The second and third approaches specified by the NRPA are considered through criteria set forth in the Quimby Act (#2 above) and public participation in the planning process by various means (#3 above).

The following local factors are also evaluated when calculating park facilities and amenities, the result of which may influence an adjustment of park space figures:

1. **Time/distance from parks (goal is everyone lives within a 10-minute walk to a park - about ½ mile)**
2. **Demographic profiles (age, sex, family size, etc.)**
3. **Socioeconomic factors (income, education, etc.)**
4. **Cultural and ethnic characteristics**
5. **Geographical location**
6. **Climate**
7. **Special urban conditions and sub-neighborhoods**
8. **Local traditions and customs**
9. **New trends or patterns in recreation**
10. **Quantity and quality of existing facilities**
11. **Private facilities**
12. **Available resources**
13. **Expressed needs and desires of the citizens**

See **Figure 7** showing areas within a 10-minute walk.

The development of standards includes use of several vital planning sources such as the Guide for Planning Recreation Parks in California, California Outdoor Recreation Plan, Recreation in California, Issues and Actions, The Recreation Imperative- A Nationwide Outdoor Recreation Plan, and Recreation, Park and Open Space Standards and Guidelines.



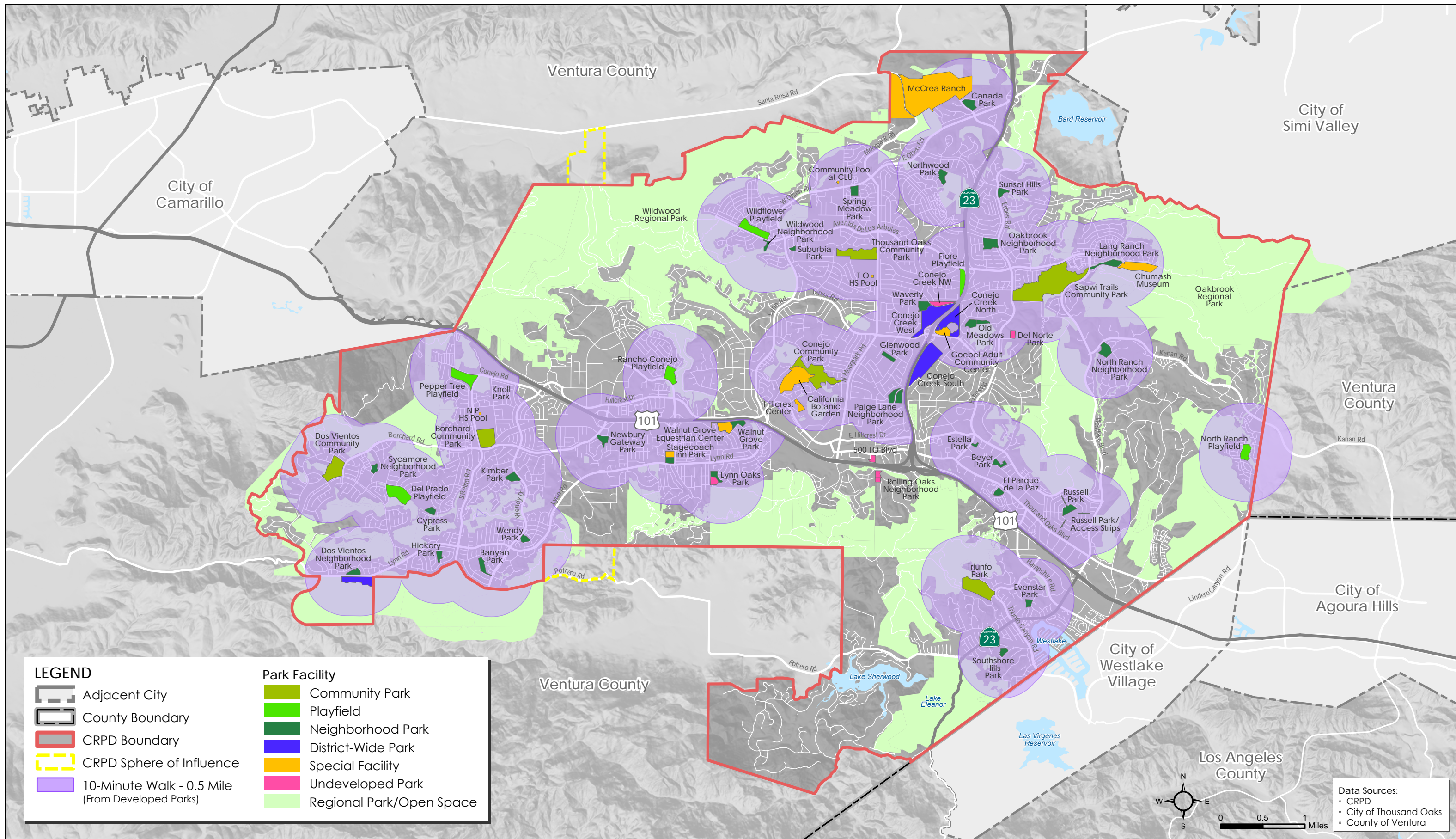


Figure 7: 10-Minute Walk to Developed Parks



## E. Methodology of Assessing Parkland Needs

Determining the optimal amount of park space and recreational facilities for a given area and population can be difficult due to the variable factors listed above, and for subjective factors such as community values and willingness to pay for use of facilities and services. An over-determination of demand for recreational facilities can result in development of under-utilized facilities, while an underestimate of demand may result in a shortage of usable park space and over-utilized facilities. Additionally, development of parks and open space is dependent on availability of land and financial resources.

### Supply Analysis

To determine the parks and recreation needs for the CRPD area, CRPD first analyzed the supply of existing park land and facilities in each of the Neighborhood Planning Areas within each Community Planning Zone. The locations of the Community Zones and Neighborhood Planning Areas are shown on the Neighborhood Planning Areas and Community Planning Zones (**Figure 2**) and CRPD facilities listed in Chapter 3 of this Master Plan.

### Demand Analysis

Since parks and recreation facilities are intended to serve the residents within the CRPD boundary, the demand projection for these facilities is based on the existing and projected population forecasts for the Community Planning Zones and Neighborhood Planning Areas within the CRPD service area. These projections are calculated based on the existing residential units and density factors, the City of Thousand Oaks zoning, and the density factors for undeveloped areas within the sphere of planning influence.



## F. City of Thousand Oaks Quimby/Park Dedication Fee, Zoning, and Density Factors

The City of Thousand Oaks is required by state law to zone all lands within the City of Thousand Oaks Planning Area to coincide with the adopted development plan for the area. The CRPD boundary generally coincides with the planning sphere of influence for the City of Thousand Oaks. Therefore, by utilizing this information, an ultimate population was estimated for CRPD, based upon the existing zoning.

Factors utilized for the determination of residentially zoned property, as specified in the City of Thousand Oaks Quimby ordinance, were as follows:

- 1. Single-family detached dwellings generate 3.8 persons per dwelling unit.**
- 2. Single-family attached dwellings less than or equal to 7 units per net acre generate 2.8 persons per dwelling unit.**
- 3. Condominiums and other attached dwellings other than apartments over 7 units net acre generate 2.4 persons per dwelling unit.**
- 4. Apartments generate 2.0 persons per dwelling unit.**
- 5. Mobile homes generate 1.75 persons per dwelling unit.**

These factors were derived through the City of Thousand Oaks Planning Department and, therefore, ultimate population estimates by CRPD, and the City of Thousand Oaks have been consistent.

The development of standards and methodology of assessing parkland needs form the basis of the District's development standard. On February 5, 2015, the Conejo Recreation and Park District adopted Resolution No. 020515-A establishing a Quimby/Park Dedication Fee for multi-family residential housing within the City of Thousand Oaks. Housing unit fees by year are provided in **Table 4-1** below.

**Table 4-1: Multi-Family Residential Housing Unit Fee by Year (Resolution No. 020515-A)**

| Effective Date   | Fee      |
|------------------|----------|
| February 5, 2024 | \$12,438 |
| February 5, 2025 | \$12,811 |
| February 5, 2026 | \$13,195 |
| February 5, 2027 | \$13,591 |
| February 5, 2028 | \$14,271 |
| February 5, 2029 | \$14,699 |
| February 5, 2030 | \$15,140 |
| February 5, 2031 | \$15,594 |
| February 5, 2032 | \$16,062 |
| February 5, 2033 | \$16,544 |

Note: The above chart represents only 10 years of increases to the fees. Future years are calculated with a 3% additional fee from previous year.

## G. Conejo Recreation & Park District Standard

CRPD follows a national standard of 10 acres per 1,000 persons. These 10 acres are broken down into the following categories in **Table 4-2**.

**Table 4-2: CRPD National Standards for Parks and Playfields (Resolution No. 020515-A)**

|                    |                  |
|--------------------|------------------|
| Community Park     | 1.25 acres/1,000 |
| Playfield          | 1.25 acres/1,000 |
| Neighborhood Park  | 2.50 acres/1,000 |
| District-Wide Park | 5.00 acres/1,000 |

As shown, community parks, playfields and neighborhood parks account for 5 acres of the total 10 acres per 1,000 population and the district-wide parks provide the additional 5 acres. CRPD, through COSCA and other resource agencies, also maintains over 15,000 acres of open space.<sup>54</sup>

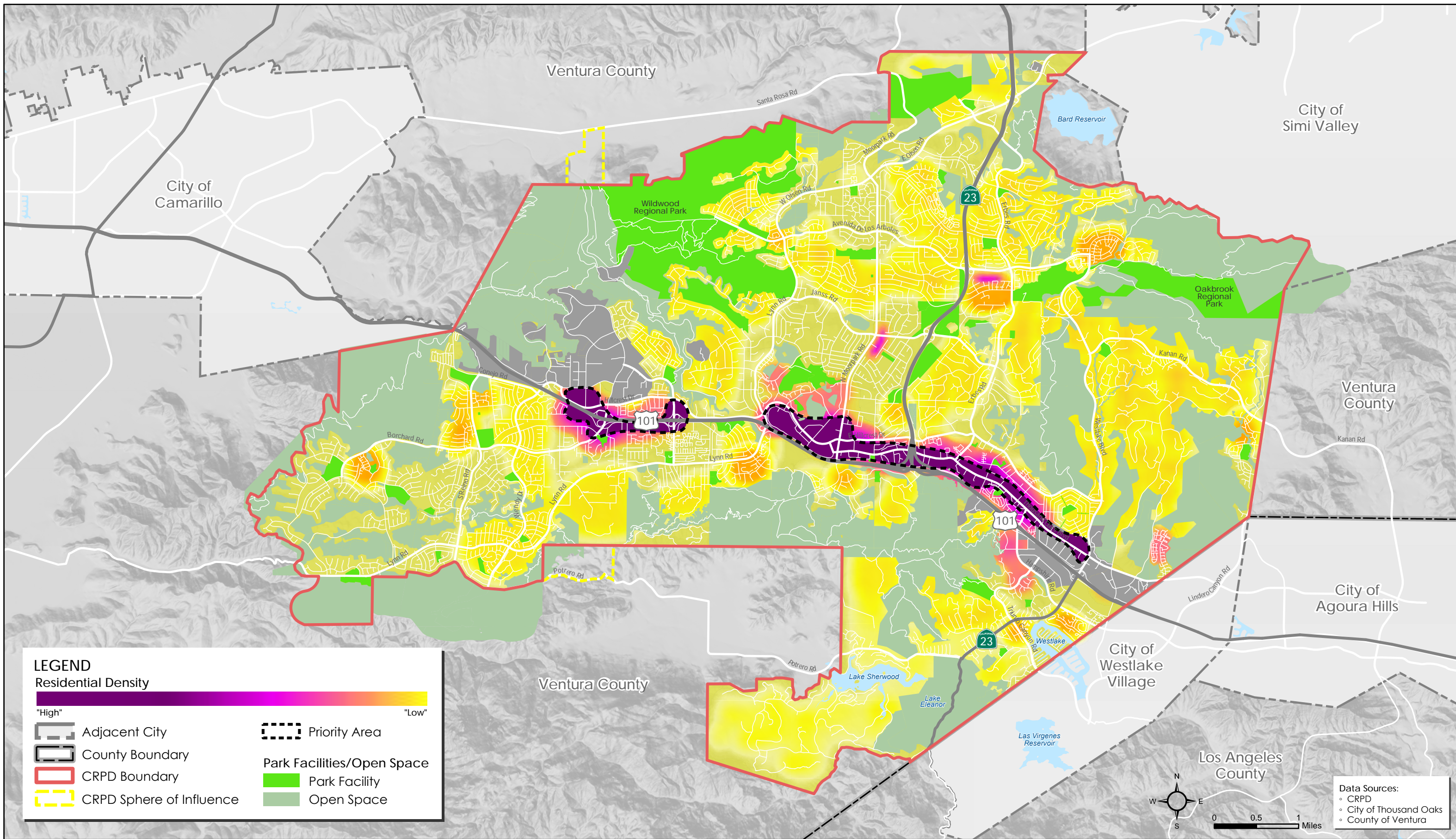
## H. Future Residential Outlook

Future residential growth has been evaluated and included in the City of Thousand Oaks' 2045 General Plan related to the current and future planned park sites. The following **Figure 8** (Development Intensity and Park Facilities) shows the level of land use intensity in development of residential units. The allowable density of units is shown in color gradient, from darkest to lightest, to illustrate this development pattern. The future shift of residential growth is spatially shown in the 'Priority Areas' of the Vision Map included in the City of Thousand Oak's 2045 General Plan (see Appendix D for Figure 3.1 of the General Plan). These 'Priority Areas' are consistent geographically with the projected area of growth along Thousand Oaks Boulevard that spans west of Westlake Boulevard to Lynn Road. The areas of change will require the dedication of additional parkland to meet the goals and policies of the General Plan. The major parkland impact of the land use changes is outlined below:

- Residential units within Village Centers could be reasonably absorbed by current parklands and future park dedication/impact fees of the developments.
- Due to the larger land area and current deficit in parkland within the newly designated Mixed-Use areas and subsequent residential development, the population from the proposed additional residential densities as well as existing residents would most likely be underserved by existing parklands.
- With the population growth, the Mixed-Use areas will need additional public parkland to meet the needs of the future residents at the community's current service level. It would be most feasible to add additional parkland in the Rancho Conejo (Zone B), Oaks/Janss malls (Zone D), and other major Mixed-Use areas (Zone F) because there are larger parcels and fewer owners. However, areas along the Thousand Oaks Blvd (Zone F) where new residential units will be planned, will be more difficult to acquire land due to the greater quantity of smaller parcels, which are not suitable for typical park development due to size.

<sup>54</sup> Conejo Recreation & Park District Parks and Facilities Guide, October 2020





**Figure 8: Development Intensity and Park Facilities**



## I. Park Acreage Analysis By Community Planning Zone

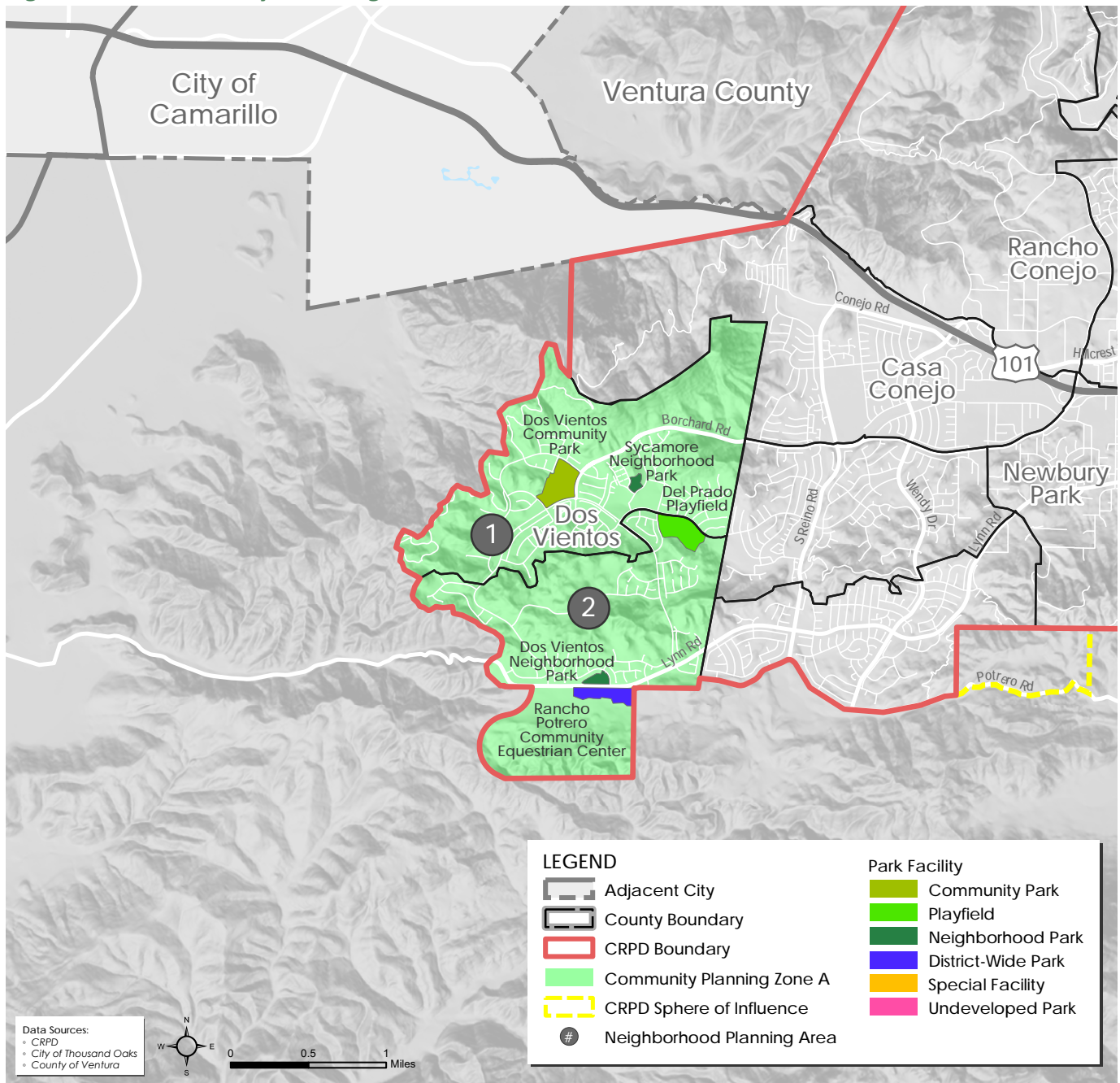
The following subsection analyzes the supply and demand for the four types of CRPD parks in each of the CRPD's six Community Planning Zones. The analysis for each zone further identifies the supply and demand of neighborhood parks within each of the Neighborhood Planning Areas.

The analysis relates the community parks, playfield, and neighborhood parks in terms of acreage requirements and development status. Consistent with the CRPD parks and facilities inventory included in **Table 3-1**, an analysis of developed acres was conducted to calculate acreage deficiency for each park type, neighborhood, playfield, community, and district-wide.

Each of the Community Planning Zone analysis sections below also includes a list of regional parks, open space areas, and special facilities within the zone. Although these types of facilities may sometimes not be entirely under the purview of CRPD, they provide important scenic and recreational value for the residents in that zone. Regional parks and natural open space areas provide opportunities for enjoyment of the scenic beauty, as well as opportunities for healthful outdoor exercise and learning about nature. Special facilities such as museums, golf courses, skate parks, public swimming pools, and interpretive centers provide additional recreational opportunities and an enhanced quality of life for residents.



**Figure 9-A: Community Planning Zone A**



**Community Planning Zone A**

Community Planning Zone A (Zone A) is located adjacent to the southwest boundary of the CRPD area and includes the Dos Vientos neighborhood of Thousand Oaks. The Zone is traversed by Lynn Rd and Borchard Rd. Zone A includes Neighborhood Planning Areas 1 and 2.

Zone A Park Facilities include:

- Sycamore Neighborhood Park
- Dos Vientos Community Park
- Del Prado Playfield
- Dos Vientos Neighborhood Park
- Rancho Potrero Community Equestrian Center

**Table 4-3: Community Planning Zone A Existing Facilities Inventory and Deficiency Analysis**

| COMMUNITY PLANNING ZONE A: EXISTING FACILITIES INVENTORY & DEFICIENCY ANALYSIS |                               |                          |                             |              |             |                 |                  |
|--|-------------------------------|--------------------------|-----------------------------|--------------|-------------|-----------------|------------------|
| Neighborhood Planning Area   | Park Facility                 | Existing 2020 Population | Park Standard (ac/1000 pop) | Need (acres) | Total Acres | Developed Acres | Deficient Acres* |
| <b>NEIGHBORHOOD PARKS</b>  |                               |                          |                             |              |             |                 |                  |
| 1  | Sycamore Neighborhood Park    | 5,982                    | 2.50                        | 15.0         | 4.5         | 4.5             | 0.0              |
|  | Dos Vientos Community Park    |                          |                             |              | 27.8        | 27.8            |                  |
| 2  | Dos Vientos Neighborhood Park | 2,524                    |                             | 6.3          | 5.2         | 5.2             | 0.0              |
|  | Del Prado Playfield           |                          |                             |              | 26.0        | 26.0            |                  |
| SUBTOTAL   |                               | <b>8,506</b>             |                             | <b>21.3</b>  | <b>63.5</b> | <b>63.5</b>     | <b>0.0</b>       |
| <b>PLAYFIELDS</b>  |                               |                          |                             |              |             |                 |                  |
| 1  | Dos Vientos Community Park    | 8,506                    | 1.25                        | 10.6         | 27.8        | 27.8            | 0.0              |
| 2  | Del Prado Playfield           |                          |                             |              | 26.0        | 26.0            |                  |
| SUBTOTAL   |                               |                          |                             | <b>10.6</b>  | <b>53.8</b> | <b>53.8</b>     | <b>0.0</b>       |
| <b>COMMUNITY PARKS</b>   |                               |                          |                             |              |             |                 |                  |
| 1  | Dos Vientos Community Park    | 8,506                    | 1.25                        | 10.6         | 27.8        | 27.8            | 0.0              |
| SUBTOTAL   |                               |                          |                             | <b>10.6</b>  | <b>27.8</b> | <b>27.8</b>     | <b>0.0</b>       |
| <b>TOTAL</b>   |                               | <b>8,506</b>             |                             |              |             |                 | <b>0.0</b>       |

\*Developed acres were used to calculate the acreage deficiency.

**Neighborhood Parks** Planning Areas 1 and 2 meet present neighborhood park acreage needs.

**Playfields** The present playfield acreage needs are met.

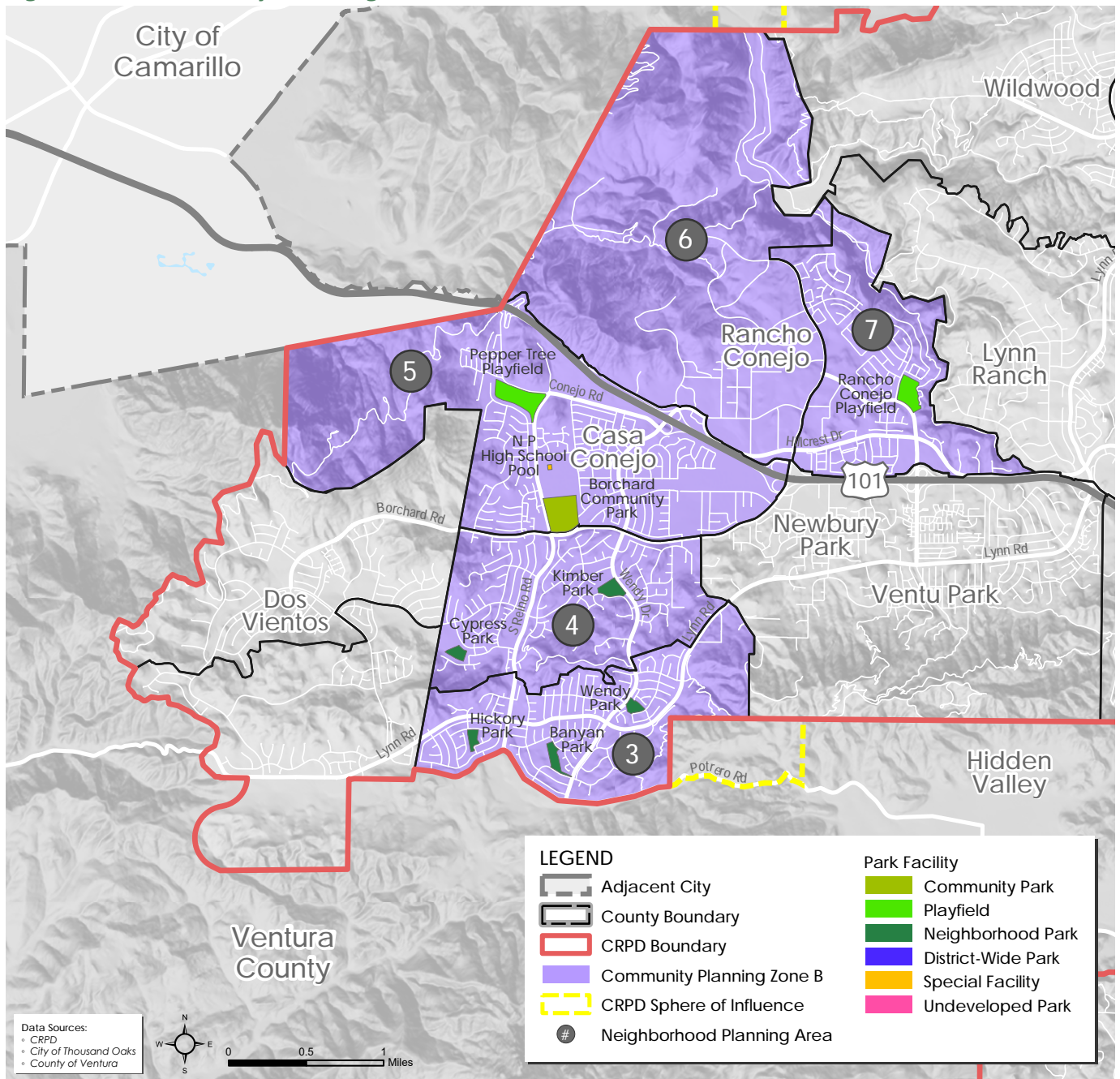
**Community Park** The present community park acreage needs are met.

**Table 4-4: Community Planning Zone A Additional Facilities Inventory**

| COMMUNITY PLANNING ZONE A: ADDITIONAL FACILITIES INVENTORY |                        |               |                 |
|--|------------------------|---------------|-----------------|
| Neighborhood Planning Area                                 | Park Facility          | Total Acres   | Developed Acres |
| <b>OPEN SPACE (OS)</b>                                     |                        |               |                 |
| 1,2  | Dos Vientos Open Space | 1,230.0       | 0.0             |
| 2  | Rancho Potrero         | 306.0         | 0.0             |
| <b>TOTAL OS</b>  |                        | <b>1536.0</b> | <b>0.0</b>      |

Note: Refer to **Figure 4** for Open Space and Regional Park locations.

**Figure 9-B: Community Planning Zone B**



**Community Planning Zone B**

Community Planning Zone B (Zone B) is located in the western portion of the CRPD area and includes the Rancho Conejo neighborhood of Thousand Oaks. The Zone is traversed by Highway 101, Conejo Rd, Wendy Dr, S Reino Rd, Lynn Rd, and Borchard Rd. Zone B includes Neighborhood Planning Areas 3, 4, 5, 6, and 7.

Zone B Park Facilities include:

- Rancho Conejo Playfield
- Pepper Tree Playfield
- Borchard Community Park
- Kimber Park
- Cypress Park
- Wendy Park
- Hickory Park
- Banyan Park

**Table 4-5: Community Planning Zone B Existing Facilities Inventory & Deficiency Analysis**

| COMMUNITY PLANNING ZONE B: EXISTING FACILITIES INVENTORY & DEFICIENCY ANALYSIS |                         |                          |                             |              |             |                 |                  |             |
|--|-------------------------|--------------------------|-----------------------------|--------------|-------------|-----------------|------------------|-------------|
| Neighborhood Planning Area   | Park Facility           | Existing 2020 Population | Park Standard (ac/1000 pop) | Need (acres) | Total Acres | Developed Acres | Deficient Acres* |             |
| <b>NEIGHBORHOOD PARKS</b>  |                         |                          |                             |              |             |                 |                  |             |
| 3  | Wendy Park              | 4,098                    | 2.50                        | 10.2         | 4.3         | 4.3             | 0.0              |             |
|  | Hickory Park            |                          |                             |              | 4.6         | 4.6             |                  |             |
|  | Banyan Park             |                          |                             |              | 7.4         | 7.4             |                  |             |
| 4  | Cypress Park            | 6,416                    |                             | 2.50         | 16.0        | 5.0             | 5.0              | 2.7         |
|  | Kimber Park             |                          |                             |              |             | 8.3             | 8.3              |             |
| 5  | Pepper Tree Playfield   | 6,936                    |                             |              | 2.50        | 17.3            | 21.7             | 21.7        |
|  | Borchard Community Park |                          |                             | 28.7         |             |                 | 28.7             |             |
| 6  | (No Park Site)          | 267                      |                             | 2.50         |             | 0.7             | 0.0              | 0.0         |
| 7  | Rancho Conejo Playfield | 8,326                    |                             |              | 20.8        | 12.7            | 12.7             | 8.1         |
| SUBTOTAL   |                         | <b>26,043</b>            |                             |              | <b>65.0</b> | <b>92.7</b>     | <b>92.7</b>      | <b>11.5</b> |
| <b>PLAYFIELDS</b>  |                         |                          |                             |              |             |                 |                  |             |
| 5  | Pepper Tree Playfield   | 26,043                   | 1.25                        | 32.6         | 21.7        | 21.7            | 0.0              |             |
| 5  | Borchard Community Park |                          |                             |              | 28.7        | 28.7            |                  |             |
| 7  | Rancho Conejo Playfield |                          |                             |              | 12.7        | 12.7            |                  |             |
| SUBTOTAL   |                         |                          |                             | <b>32.6</b>  | <b>63.1</b> | <b>63.1</b>     | <b>0.0</b>       |             |
| <b>COMMUNITY PARKS</b>   |                         |                          |                             |              |             |                 |                  |             |
| 5  | Borchard Community Park | 26,043                   | 1.25                        | 32.6         | 28.7        | 28.7            | 3.9              |             |
| SUBTOTAL   |                         |                          |                             | <b>32.6</b>  | <b>28.7</b> | <b>28.7</b>     | <b>3.9</b>       |             |
| <b>TOTAL</b>   |                         | <b>26,043</b>            |                             |              |             |                 | <b>15.4</b>      |             |

\*Developed acres were used to calculate the acreage deficiency.

**Neighborhood Parks** Planning Areas 3 and 5 meet present neighborhood park acreage needs, while Planning Areas 4, 6, and 7 do not meet acreage needs.

Planning Area 4 is presently deficient by 2.7 acres, Planning Area 6 by 0.7 acres, and Planning Area 7 by 8.1 acres

**Playfields** The present playfield acreage needs are met.

**Community Park** The present community park acreage is partially met- an additional 3.9 acres are needed.

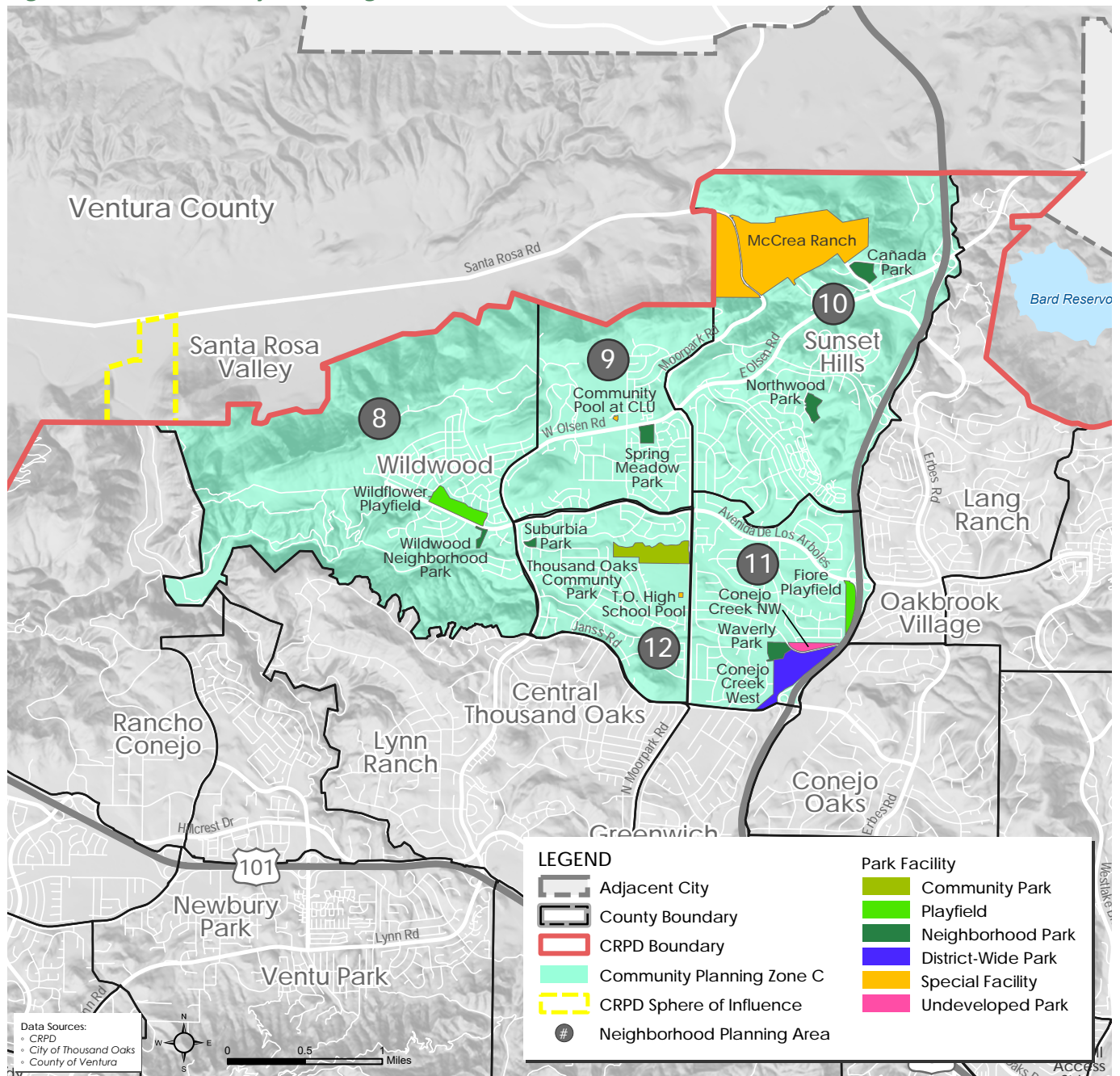
**Table 4-6: Community Planning Zone B Additional Facilities Inventory**

| COMMUNITY PLANNING ZONE B: ADDITIONAL FACILITIES INVENTORY |                               |             |                 |                        |                          |               |                 |
|--|-------------------------------|-------------|-----------------|------------------------|--------------------------|---------------|-----------------|
| Neighborhood Planning Area                                 | Park Facility                 | Total Acres | Developed Acres | NPA*                   | Park Facility            | Total Acres   | Developed Acres |
| <b>SPECIAL FACILITIES (SF)</b>                             |                               |             |                 | <b>OPEN SPACE (OS)</b> |                          |               |                 |
| 5  | Skate Park                    | 0.3         | 0.3             | 5                      | Old Conejo Open Space    | 38.0          | 0.0             |
|  | Newbury Park High School Pool | 0.5         | 0.5             |                        | Knoll Open Space         | 21.0          | 0.0             |
| TOTAL SF   |                               | <b>0.8</b>  | <b>0.8</b>      |                        | Alta Vista Open Space    | 43.0          | 0.0             |
| <b>OPEN SPACE (OS)</b>                                     |                               |             |                 |                        |                          |               |                 |
| 3  | Deer Ridge Open Space         | 188.0       | 0.0             | 6                      | Conejo Canyon Open Space | 1,628.0       | 0.0             |
| 4  | Potrero Ridge Open Space      | 210.0       | 0.0             | 7,13                   | Arroyo Conejo Open Space | 328.0         | 0.0             |
|  | Los Vientos Open Space        | 28.0        | 0.0             | <b>TOTAL OS</b>        |                          | <b>2484.0</b> | <b>0.0</b>      |

\*Neighborhood Planning Area (NPA)

Note: Refer to **Figure 4** for Open Space and Regional Park locations.

**Figure 9-C: Community Planning Zone C**



**Community Planning Zone C**

Community Planning Zone C (Zone C) is located in the central northern portion of the CRPD area. The Zone is traversed by State Route 23, Moorpark Rd, Olsen Rd, Avenida De Los Arboles, and Janss Rd. Zone C includes Neighborhood Planning Areas 8, 9, 10, 11, and 12.

Zone C Park Facilities include:

- Cañada Park
- Northwood Park
- Spring Meadow Park
- Suburbia Park
- Thousand Oaks Community Park
- Fiore Playfield
- Waverly Park
- Wildflower Playfield
- Wildwood Neighborhood Park

**Table 4-7: Community Planning Zone C Existing Facilities Inventory & Deficiency Analysis**

| COMMUNITY PLANNING ZONE C: EXISTING FACILITIES INVENTORY & DEFICIENCY ANALYSIS |                              |                          |                             |              |             |                 |                  |             |
|--|------------------------------|--------------------------|-----------------------------|--------------|-------------|-----------------|------------------|-------------|
| Neighborhood Planning Area   | Park Facility                | Existing 2020 Population | Park Standard (ac/1000 pop) | Need (acres) | Total Acres | Developed Acres | Deficient Acres* |             |
| <b>NEIGHBORHOOD PARKS</b>  |                              |                          |                             |              |             |                 |                  |             |
| 8  | Wildwood Neighborhood Park   | 4,372                    | 2.50                        | 10.9         | 5.8         | 5.8             | 0.0              |             |
|  | Wildflower Playfield         |                          |                             |              | 19.0        | 19.0            |                  |             |
| 9  | Spring Meadow Park           | 5,884                    |                             | 14.7         | 7.2         | 7.2             | 7.5              |             |
| 10   | Northwood Park               | 6,008                    |                             | 15.0         | 8.5         | 8.5             | 2.5              |             |
|  | Canada Park                  |                          |                             |              | 9.2         | 4.0             |                  |             |
| 11   | Conejo Creek Northwest Park  | 6,012                    |                             | 15.0         | 7.5         | 0.0             | 2.4              |             |
|  | Fiore Playfield              |                          |                             |              | 9.6         | 7.1             |                  |             |
|  | Waverly Park                 |                          |                             |              | 5.5         | 5.5             |                  |             |
| 12   | Suburbia Park                | 4,018                    |                             | 10.0         | 2.0         | 2.0             | 0.0              |             |
|  | Thousand Oaks Community Park |                          |                             |              | 35.8        | 35.8            |                  |             |
| SUBTOTAL   |                              | <b>26,294</b>            |                             |              | <b>65.6</b> | <b>110.1</b>    | <b>94.9</b>      | <b>12.4</b> |
| <b>PLAYFIELDS</b>  |                              |                          |                             |              |             |                 |                  |             |
| 8  | Wildflower Playfield         | 26,294                   | 1.25                        | 32.9         | 19.0        | 19.0            | 0.0              |             |
| 11   | Fiore Playfield              |                          |                             |              | 9.6         | 7.1             |                  |             |
| 12   | Thousand Oaks Community Park |                          |                             |              | 35.8        | 35.8            |                  |             |
| SUBTOTAL   |                              |                          |                             | <b>32.9</b>  | <b>64.4</b> | <b>61.9</b>     | <b>0.0</b>       |             |
| <b>COMMUNITY PARKS</b>   |                              |                          |                             |              |             |                 |                  |             |
| 12   | Thousand Oaks Community Park | 26,294                   | 1.25                        | 32.9         | 35.8        | 35.8            | 0.0              |             |
| SUBTOTAL   |                              |                          |                             | <b>32.9</b>  | <b>35.8</b> | <b>35.8</b>     | <b>0.0</b>       |             |
| <b>TOTAL</b>   |                              | <b>26,294</b>            |                             |              |             |                 | <b>12.4</b>      |             |

\*Developed acres were used to calculate the acreage deficiency.

**Neighborhood Parks** Planning Areas 8 and 12 meet present neighborhood park acreage needs, while Planning Areas 9, 10, and 11 do not meet acreage needs. Planning Area 9 is presently deficient by 7.5 acres, Planning Area 10 by 2.5 acres, and Planning Area 11 is by 2.4 acres.

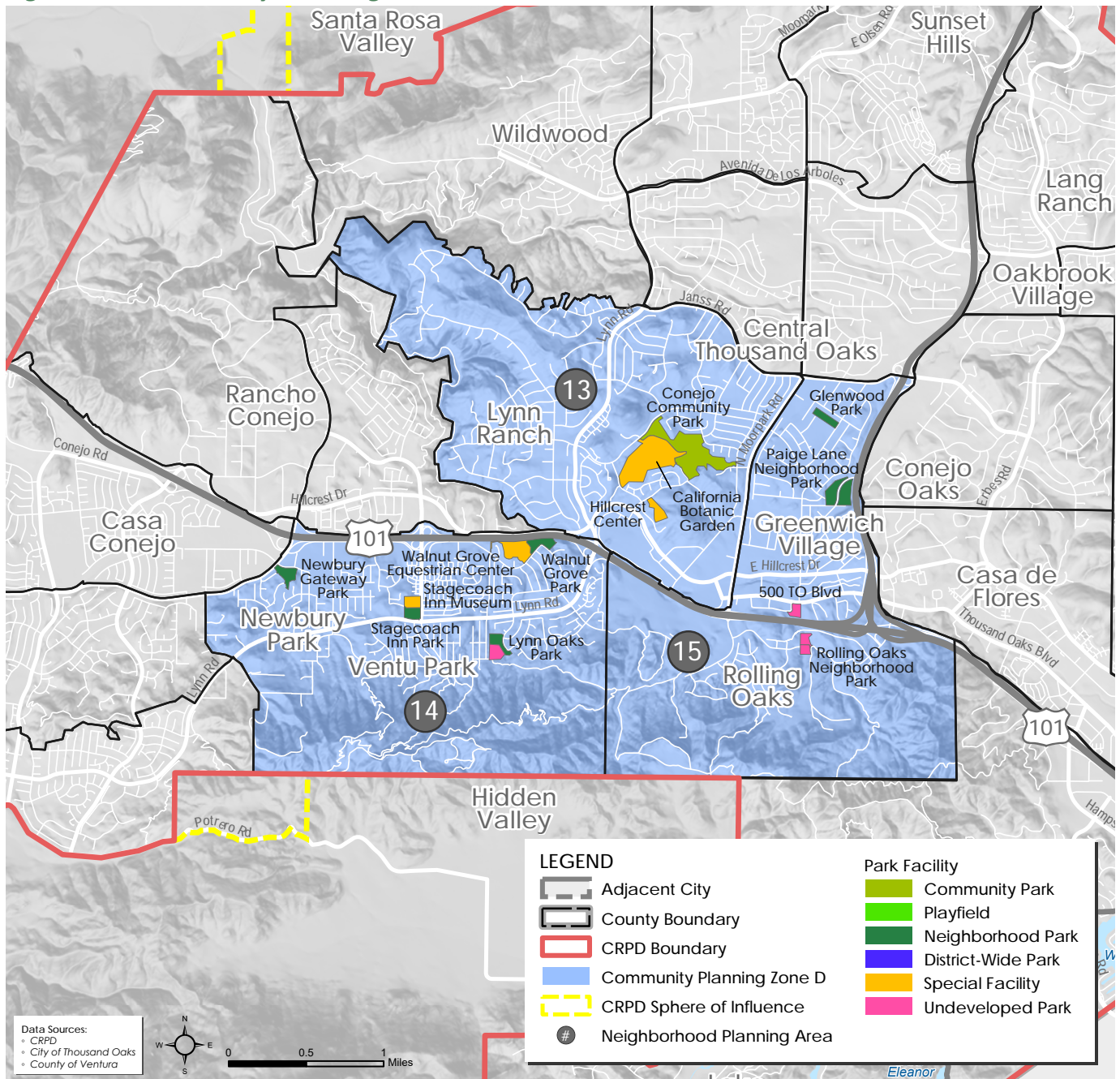
**Playfields** The present playfield acreage needs are met.

**Community Park** The present community park acreage needs are met.

**Table 4-8: Community Planning Zone C Additional Facilities Inventory**

| COMMUNITY PLANNING ZONE C: ADDITIONAL FACILITIES INVENTORY |                                |               |                 |  |                          |              |                 |
|--|--------------------------------|---------------|-----------------|--|--------------------------|--------------|-----------------|
| Neighborhood Planning Area                                 | Park Facility                  | Total Acres   | Developed Acres | NPA*   | Park Facility            | Total Acres  | Developed Acres |
| <b>REGIONAL PARKS (RP)</b>                                 |                                |               |                 | <b>OPEN SPACE (OS)</b>   |                          |              |                 |
| 8  | Wildwood Regional Park         | 1,824.4       | 0.0             | 9  | Mt Clef Ridge Open Space | 212.0        | 0.0             |
| <b>TOTAL RP</b>  |                                | <b>1824.4</b> | <b>0.0</b>      |  | Summit House Open Space  | 34.0         | 0.0             |
| <b>SPECIAL FACILITIES (SF)</b>                             |                                |               |                 | 10   | McCrea Open Space        | 172.8        | 0.0             |
| 9  | CLU Community Pool             | 0.6           | 0.6             | 12   | Labisco Hill Open Space  | 24.0         | 0.0             |
| 10   | McCrea Ranch                   | 287.0         | 0.0             | <b>TOTAL OS</b>  |                          | <b>442.8</b> | <b>0.0</b>      |
| 11   | Conejo Creek Dog Park          | 3.5           | 3.5             | *Neighborhood Planning Area (NPA)  |                          |              |                 |
|  | Las Flores Community Garden    | 1.0           | 1.0             | Note: Refer to <b>Figure 4</b> for Open Space and Regional Park locations. |                          |              |                 |
| 12   | Thousand Oaks High School Pool | 0.5           | 0.5             |  |                          |              |                 |
| <b>TOTAL SF</b>  |                                | <b>292.6</b>  | <b>5.6</b>      |  |                          |              |                 |

**Figure 9-D: Community Planning Zone D**



**Community Planning Zone D**

Community Planning Zone D (Zone D) is located in the central southern portion of the CRPD area and includes the Lynn Ranch, Newbury Park, West Thousand Oaks Boulevard and Rolling Oaks neighborhoods of Thousand Oaks. The Zone is traversed by Highway 101, State Route 23, Lynn Rd, N Moorpark Rd, Hillcrest Rd, and Thousand Oaks Blvd. Zone D includes Neighborhood Planning Areas 13, 14, and 15.

Zone D Park Facilities include:

- Conejo Community Park
- Glenwood Park
- Paige Lane Neighborhood Park
- Rolling Oaks Neighborhood Park
- Lynn Oaks Park
- Newbury Gateway Park
- Stagecoach Inn Park
- Walnut Grove Park

**Table 4-9: Community Planning Zone D Existing Facilities Inventory & Deficiency Analysis**

| COMMUNITY PLANNING ZONE D: EXISTING FACILITIES INVENTORY & DEFICIENCY ANALYSIS |                                |                          |                             |              |             |                 |                  |             |
|--|--------------------------------|--------------------------|-----------------------------|--------------|-------------|-----------------|------------------|-------------|
| Neighborhood Planning Area   | Park Facility                  | Existing 2020 Population | Park Standard (ac/1000 pop) | Need (acres) | Total Acres | Developed Acres | Deficient Acres* |             |
| <b>NEIGHBORHOOD PARKS</b>  |                                |                          |                             |              |             |                 |                  |             |
| 13   | Conejo Community Park          | 10,122                   | 2.50                        | 25.3         | 38.4        | 20.0            | 5.3              |             |
| 14   | Stagecoach Inn Park            | 9,906                    |                             | 24.8         | 4.9         | 4.9             | 5.8              |             |
|  | Walnut Grove Park              |                          |                             |              | 6.5         | 6.5             |                  |             |
|  | Newbury Gateway Park           |                          |                             |              | 6.9         | 2.3             |                  |             |
|  | Lynn Oaks Park                 |                          |                             |              | 10.3        | 5.3             |                  |             |
| 15   | 500 TO Blvd                    | 10,381                   |                             | 26.0         | 0.75        | 0.0             | 6.70             |             |
|  | Glenwood Park                  |                          |                             |              | 5.2         | 5.2             |                  |             |
|  | Paige Lane Neighborhood Park   |                          |                             |              | 14.1        | 14.1            |                  |             |
|  | Rolling Oaks Neighborhood Park |                          |                             |              | 5.5         | 0.0             |                  |             |
| SUBTOTAL   |                                | <b>30,409</b>            |                             |              | <b>76.1</b> | <b>92.55</b>    | <b>58.3</b>      | <b>17.8</b> |
| <b>PLAYFIELDS</b>  |                                |                          |                             |              |             |                 |                  |             |
| 13   | Conejo Community Park          | 30,409                   |                             | 1.25         | 38.0        | 38.4            | 20.0             | 18.0        |
| SUBTOTAL   |                                |                          |                             |              | <b>38.0</b> | <b>38.4</b>     | <b>20.0</b>      | <b>18.0</b> |
| <b>COMMUNITY PARKS</b>   |                                |                          |                             |              |             |                 |                  |             |
| 13   | Conejo Community Park          | 30,409                   | 1.25                        | 38.0         | 38.4        | 20.0            | 18.0             |             |
| SUBTOTAL   |                                |                          |                             | <b>38.0</b>  | <b>38.4</b> | <b>20.0</b>     | <b>18.0</b>      |             |
| <b>TOTAL</b>   |                                | <b>30,409</b>            |                             |              |             |                 | <b>53.8</b>      |             |

\*Developed acres were used to calculate the acreage deficiency.

**Neighborhood Parks** Planning areas 13, 14, and 15 do not meet present acreage needs, and are deficient a total of 17.7 acres of neighborhood park space.

Planning Area 13 is deficient by 5.3 acres, Planning Area 14 is deficient by 5.8 acres, and Planning Area 15 is deficient by 6.7 acres of neighborhood park space.

**Playfields** The present playfield acreage is partially met- an additional 18.0 acres are needed.

**Community Park** The present community park acreage is partially met- an additional 18.0 acres are needed.

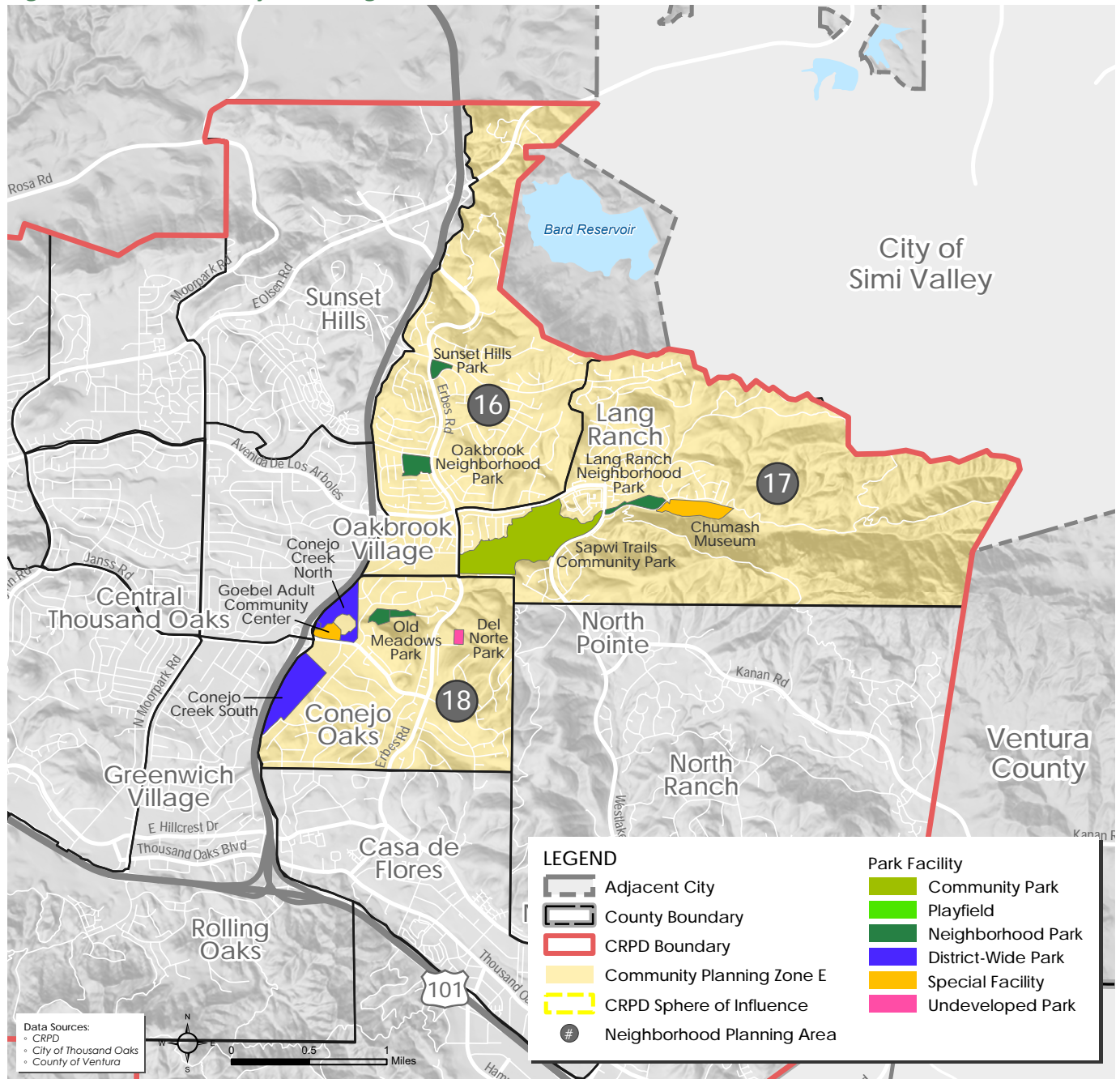
**Table 4-10: Community Planning Zone D Additional Facilities Inventory**

| COMMUNITY PLANNING ZONE D: ADDITIONAL FACILITIES INVENTORY |                                |             |                       |                        |                           |             |                 |
|--|--------------------------------|-------------|-----------------------|------------------------|---------------------------|-------------|-----------------|
| Neighborhood Planning Area                                 | Park Facility                  | Total Acres | Developed Acres       | NPA*                   | Park Facility             | Total Acres | Developed Acres |
| <b>SPECIAL FACILITIES (SF)</b>                             |                                |             |                       | <b>OPEN SPACE (OS)</b> |                           |             |                 |
| 13   | Conejo Valley Botanic Garden   | 39.6        | 39.6                  | 13                     | Fireworks Hill Open Space | 33.0        | 0.0             |
|  | Hillcrest Center for the Arts  | 8.8         | 4.0                   |                        | Lynnmere Open Space       | 107.0       | 0.0             |
| 14   | Stagecoach Inn Museum          | 5.0         | 5.0                   |                        | Tarantula Hill Open Space | 47.0        | 0.0             |
|  | Walnut Grove Equestrian Center | 13.0        | 4.5                   | 14                     | Hope Nature Preserve      | 348.0       | 0.0             |
| <b>TOTAL SF</b>  | <b>66.4</b>                    | <b>53.1</b> | Ventu Park Open Space |                        | 141.0                     | 0.0         |                 |
|  |                                |             |                       |                        | Walnut Open Space         | 9.0         | 0.0             |
|  |                                |             |                       | 15                     | Los Padres Open Space     | 187.0       | 0.0             |
|  |                                |             |                       |                        | Los Robles Open Space     | 357.0       | 0.0             |
|  |                                |             |                       | <b>TOTAL OS</b>        | <b>1229.0</b>             | <b>0.0</b>  |                 |

\*Neighborhood Planning Area (NPA)

Note: Refer to **Figure 4** for Open Space and Regional Park locations.

**Figure 9-E: Community Planning Zone E**



**Community Planning Zone E**

Community Planning Zone E (Zone E) is located in the northeastern portion of the CRPD area and includes the Lang Ranch, Sunset Hills, Oakbrook, and Conejo Oaks neighborhoods of Thousand Oaks. The Zone is traversed by State Route 23, Erbes Rd, Janss Rd, and Avenida De Los Arboles. Zone E includes Neighborhood Planning Areas 16, 17, and 18.

Zone E Park Facilities include:

- Sunset Hills Park
- Oakbrook Neighborhood Park
- Lang Ranch Neighborhood Park
- Sapwi Trails Community Park
- Old Meadows Park
- Del Norte Park
- Conejo Creek North
- Conejo Creek South

**Table 4-11: Community Planning Zone E Existing Facilities Inventory & Deficiency Analysis**

| COMMUNITY PLANNING ZONE E: EXISTING FACILITIES INVENTORY & DEFICIENCY ANALYSIS |                              |                          |                             |              |              |                 |                  |            |
|--|------------------------------|--------------------------|-----------------------------|--------------|--------------|-----------------|------------------|------------|
| Neighborhood Planning Area   | Park Facility                | Existing 2020 Population | Park Standard (ac/1000 pop) | Need (acres) | Total Acres  | Developed Acres | Deficient Acres* |            |
| <b>NEIGHBORHOOD PARKS</b>  |                              |                          |                             |              |              |                 |                  |            |
| 16   | Sunset Hills Park            | 7,953                    | 2.50                        | 19.9         | 5.8          | 5.8             | 0.6              |            |
|  | Oakbrook Neighborhood Park   |                          |                             |              | 13.5         | 13.5            |                  |            |
| 17   | Lang Ranch Neighborhood Park | 6,369                    |                             | 15.9         | 10.4         | 7.0             | 0.0              |            |
|  | Sapwi Trails Community Park  |                          |                             |              | 122.7        | 17.0            |                  |            |
| 18   | Del Norte Park               | 3,250                    |                             | 8.1          | 3.7          | 0.0             | 0.0              |            |
|  | Old Meadows Park             |                          |                             |              | 8.6          | 6.2             |                  |            |
|  | Conejo Creek North Park      |                          |                             |              | 28.7         | 28.7            |                  |            |
| SUBTOTAL   |                              | <b>17,572</b>            |                             |              | <b>43.9</b>  | <b>193.4</b>    | <b>78.2</b>      | <b>0.6</b> |
| <b>PLAYFIELDS</b>  |                              |                          |                             |              |              |                 |                  |            |
| 17   | Sapwi Trails Community Park  | 17,572                   | 1.25                        | 22.0         | 122.7        | 17.0            | 0.0              |            |
| 18   | Conejo Creek South Park      |                          |                             |              | 51.6         | 51.6            |                  |            |
| SUBTOTAL   |                              |                          |                             | <b>22.0</b>  | <b>174.3</b> | <b>68.6</b>     | <b>0.0</b>       |            |
| <b>COMMUNITY PARKS</b>   |                              |                          |                             |              |              |                 |                  |            |
| 17   | Sapwi Trails Community Park  | 17,572                   | 1.25                        | 22.0         | 122.7        | 17.0            | 5.0              |            |
| SUBTOTAL   |                              |                          |                             | <b>22.0</b>  | <b>122.7</b> | <b>17.0</b>     | <b>5.0</b>       |            |
| <b>TOTAL</b>   |                              | <b>17,572</b>            |                             |              |              |                 | <b>5.6</b>       |            |

\*Developed acres were used to calculate the acreage deficiency.

- Neighborhood Parks** Planning Areas 17 and 18 meet present acreage needs, while Planning Area 16 is partially met- an additional 0.6 acres are needed.
- Playfields** The present playfield acreage needs are met.
- Community Park** The present community park acreage is partially met- an additional 5.0 acres are needed.

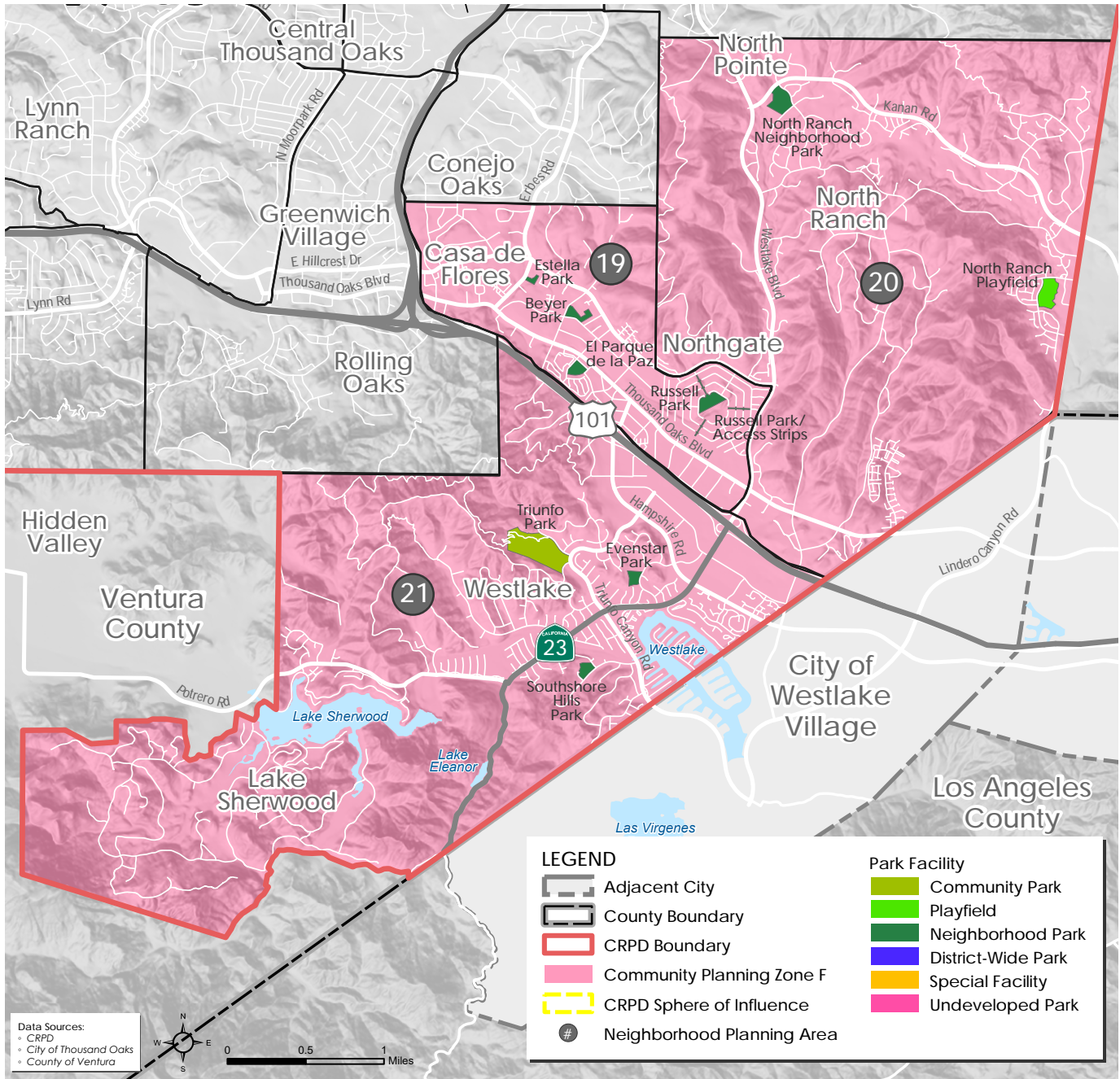
**Table 4-12: Community Planning Zone E Additional Facilities Inventory**

| COMMUNITY PLANNING ZONE E: ADDITIONAL FACILITIES INVENTORY |                                 |              |                 |                        |                         |               |                 |
|--|---------------------------------|--------------|-----------------|------------------------|-------------------------|---------------|-----------------|
| Neighborhood Planning Area                                 | Park Facility                   | Total Acres  | Developed Acres | NPA*                   | Park Facility           | Total Acres   | Developed Acres |
| <b>REGIONAL PARKS (RP)</b>                                 |                                 |              |                 | <b>OPEN SPACE (OS)</b> |                         |               |                 |
| 17   | Oakbrook Regional Park          | 431.4        | 0.0             | 15,16                  | Sunset Hills Open Space | 410.0         | 0.0             |
| TOTAL RP   |                                 | <b>431.4</b> | <b>0.0</b>      | 17                     | Lang Ranch Open Space   | 863.0         | 0.0             |
| <b>SPECIAL FACILITIES (SF)</b>                             |                                 |              |                 | 17                     | Woodridge Open Space    | 622.0         | 0.0             |
| 17   | Chumash Museum                  | 25.0         | 25.0            | 18                     | Old Meadows Open Space  | 48.0          | 0.0             |
| 18   | Goebel Adult Community Center   | 6.5          | 6.5             | <b>TOTAL OS</b>        |                         | <b>1943.0</b> | <b>0.0</b>      |
|  | Old Meadows Center/Therapeutics | 8.6          | 6.2             |                        |                         |               |                 |
|  | Thousand Oaks Teen Center       | 2.7          | 2.7             |                        |                         |               |                 |
| TOTAL SF   |                                 | <b>42.8</b>  | <b>40.4</b>     |                        |                         |               |                 |

\*Neighborhood Planning Area (NPA)

Note: Refer to **Figure 4** for Open Space and Regional Park locations.

**Figure 9-F: Community Planning Zone F**



**Community Planning Zone F**

Community Planning Zone F (Zone F) is located in the eastern and southeastern portion of the CRPD area and includes the North Ranch, Westlake, and Lake Sherwood neighborhoods of Thousand Oaks. The Zone is traversed by Highway 101, Westlake Blvd, Thousand Oaks Blvd, Hampshire Road, Triunfo Canyon Rd, and Portero Rd. Zone F includes Neighborhood Planning Areas 19, 20, and 21.

Zone F Park Facilities include:

- North Ranch Neighborhood Park
- North Ranch Playfield
- Estella Park
- Beyer Park
- El Parque de la Paz
- Russell Park
- Triunfo Park
- Evenstar Park
- Southshore Hills Park

**Table 4-13: Community Planning Zone F Existing Facilities Inventory & Deficiency Analysis**

| COMMUNITY PLANNING ZONE F: EXISTING FACILITIES INVENTORY & DEFICIENCY ANALYSIS |                               |                          |                             |              |             |                 |                  |
|--|-------------------------------|--------------------------|-----------------------------|--------------|-------------|-----------------|------------------|
| Neighborhood Planning Area   | Park Facility                 | Existing 2020 Population | Park Standard (ac/1000 pop) | Need (acres) | Total Acres | Developed Acres | Deficient Acres* |
| <b>NEIGHBORHOOD PARKS</b>  |                               |                          |                             |              |             |                 |                  |
| 19   | Estella Park                  | 10,043                   | 2.50                        | 25.1         | 1.9         | 1.9             | 7.4              |
|  | Beyer Park                    |                          |                             |              | 4.0         | 4.0             |                  |
|  | El Parque de la Paz           |                          |                             |              | 4.8         | 4.8             |                  |
|  | Russell Park                  |                          |                             |              | 7.0         | 7.0             |                  |
| 20   | North Ranch Neighborhood Park | 7,082                    | 2.50                        | 17.7         | 12.0        | 12.0            | 0.0              |
|  | North Ranch Playfield         |                          |                             |              | 12.0        | 12.0            |                  |
| 21   | Evenstar Park                 | 9,231                    | 2.50                        | 23.1         | 4.0         | 4.0             | 0.0              |
|  | Southshore Hills Park         |                          |                             |              | 4.5         | 4.5             |                  |
|  | Triunfo Park                  |                          |                             |              | 23.4        | 23.4            |                  |
| SUBTOTAL   |                               | <b>26,356</b>            |                             | <b>65.9</b>  | <b>73.6</b> | <b>73.6</b>     | <b>7.4</b>       |
| <b>PLAYFIELDS</b>  |                               |                          |                             |              |             |                 |                  |
| 20   | North Ranch Playfield         | 26,356                   | 1.25                        | 32.9         | 12.0        | 12.0            | 0.0              |
| 21   | Triunfo Park                  |                          |                             |              | 23.4        | 23.4            |                  |
| SUBTOTAL   |                               |                          |                             | <b>32.9</b>  | <b>35.4</b> | <b>35.4</b>     | <b>0.0</b>       |
| <b>COMMUNITY PARKS</b>   |                               |                          |                             |              |             |                 |                  |
| 21   | Triunfo Park                  | 26,356                   | 1.25                        | 32.9         | 23.4        | 23.4            | 9.5              |
| SUBTOTAL   |                               |                          |                             | <b>32.9</b>  | <b>23.4</b> | <b>23.4</b>     | <b>9.5</b>       |
| <b>TOTAL</b>   |                               | <b>26,356</b>            |                             |              |             |                 | <b>16.9</b>      |

\*Developed acres were used to calculate the acreage deficiency.

- Neighborhood Parks** Planning Areas 20 and 21 presently meet acreage needs, while Planning Area 19 are partially met- an additional 7.4 acres are needed.
- Playfields** The present playfield acreage needs are met.
- Community Park** The present community park acreage is partially met- an additional 9.5 acres are needed.

**Table 4-14: Community Planning Zone F Additional Facilities Inventory**

| COMMUNITY PLANNING ZONE F: ADDITIONAL FACILITIES INVENTORY |                             |               |                 |  |
|--|-----------------------------|---------------|-----------------|--|
| Neighborhood Planning Area                                 | Park Facility               | Total Acres   | Developed Acres |  |
| <b>OPEN SPACE (OS)</b>                                     |                             |               |                 |  |
| 19,20,21   | North Ranch Open Space      | 2,595.0       | 0.0             |  |
| 19   | La Jolla Open Space         | 15.0          | 0.0             |  |
|  | Zuniga Ridge Open Space     | 1.0           | 0.0             |  |
| 21   | Lake Eleanor Open Space     | 516.0         | 0.0             |  |
|  | South Ranch Open Space      | 662.0         | 0.0             |  |
|  | Southshore Hills Open Space | 13.0          | 0.0             |  |
|  | Skyline Open Space          | 59.0          | 0.0             |  |
| <b>TOTAL OS</b>  |                             | <b>3861.0</b> | <b>0.0</b>      |  |

Note: Refer to **Figure 4** for Open Space and Regional Park locations.

## J. District-Wide Park Area

### District-Wide Population and Park Standards



**135,180**

2020 CRPD Population



**152,245**

Projected 2045 CRPD  
Population<sup>61</sup>



**5/1,000**

District-wide Park Standard  
(acres/population)



**761.2**

District-Wide Park Area  
Need

<sup>61</sup> Build-out population 2045 is based on October 2023 City of Thousand Oaks Housing Element. See Table 2-1 in Chapter 2 of this Master Plan.

**Table 4-15: District-Wide Park Deficiency Analysis**

| Park/Facility Type   |  | Build-out Population | Park Standard (Acres/1000) | Need (Acres) | Total (Acres) | Developed (Acres) | Deficient* (Acres) |
|----------------------|--|----------------------|----------------------------|--------------|---------------|-------------------|--------------------|
| <b>District-Wide</b> |  | <b>152,245</b>       | <b>5.00</b>                | <b>761.2</b> | <b>141.00</b> | <b>141.00</b>     | <b>620.2</b>       |
| Zone E, PA 18        | Conejo Creek North Park                    |                      |                            |              | 28.71         | 28.71             |                    |
| Zone E, PA 18        | Conejo Creek South Park                    |                      |                            |              | 51.64         | 51.64             |                    |
| Zone C, PA 11        | Conejo Creek West                          |                      |                            |              | 40.75         | 40.75             |                    |
| Zone A, PA 2         | Rancho Potrero Community Equestrian Center |                      |                            |              | 19.9          | 19.9              |                    |

\* Developed acres used to calculate District-wide park deficiency.

A district-wide park has a diversity of amenities available to users throughout the CRPD area. By definition, district-wide parks contain more developed amenities than those found in a regional park, including special facilities such as a dog-park, playfield, historical compound, working ranch, museum, equestrian facility, community garden, man-made lake, or stream.

In keeping with the 5 acres/1,000 population standard, Conejo Creek Park falls short of total and developed acres needed for district-wide park demand. As shown in the **Table 4-3** above, CRPD is deficient 620.2 developed acres of district-wide park area for projected build-out population of the CRPD. The deficiency, however, is offset if we consider the vast amount of open space, regional parks, and special facilities within the District’s Planning Area contributing to the acreage requirement.





## A. District Strategic Plan

On September 7, 2023, CRPD adopted its updated Strategic Plan to identify actions, activities, and planning efforts necessary for continued success in the operation and management of the District. A Strategic Plan is a top level planning document for an organization to set clear direction over all operational aspects of its mission. It serves as a framework for decision-making over a given time period. It is a disciplined effort to produce fundamental decisions that shape what a District plans to accomplish by selecting a rational course of action. This plan has incorporated an assessment of the present state of District operations, gathering and analyzing information, setting goals, and making decisions for the future.

**The plan seeks to strengthen and build upon opportunities, while addressing areas of concern. This plan also identifies actions, activities, and planning efforts that are currently active and needed for continued success in the operations and management of the District, and provides for periodic reviews and updates.**

The goals identified within the Five-Year Strategic Plan 2024-2028 have been incorporated into this Master Plan in **Table 5-1** as follows.

**Table 5-1: CRPD 2024-2028 Strategic Plan Goals**

| Strategic Element  | Strategic Goals  |
|--|--|
|  <p><b>1.0<br/>Programs</b></p>       | <p>1.1 Offer diversified programs</p> <p>1.2 Promote District facilities to schools</p> <p>1.3 Promote volunteerism</p> <p>1.4 Utilize internships and job boards</p> <p>1.5 Monitor patron opinions</p> <p>1.6 Evaluate grant opportunities, fees, and rental charges</p> <p>1.7 Perform program and service needs assessment</p> <p>1.8 Continue to develop and enhance “service collaboratives” for special populations</p> <p>1.9 Contact local universities regarding recreation and park professional programs</p>                               |
|  <p><b>2.0<br/>Facilities</b></p>     | <p>2.1 Conduct facilities needs assessment</p> <p>2.2 Update District Master Plan</p> <p>2.3 Maintain 10-Year Capital Improvement Plan</p> <p>2.4 Maintain 30-Year Maintenance Plan</p> <p>2.5 Maintain a Capital Improvement matching fund</p> <p>2.6 Evaluate and incorporate improved accessibility</p> <p>2.7 Enhance facilities for recreational opportunities for adults</p> <p>2.8 Seek venues and programming opportunities for adults and teens in Newbury Park area</p> <p>2.9 Secure long-term location for CRPD Administrative offices</p> |
|  <p><b>3.0<br/>Finances</b></p>     | <p>3.1 Create a financial plan</p> <p>3.2 Evaluate existing and seek new revenue sources</p> <p>3.3 Evaluate existing expenditures seeking opportunities to preserve financial resources and improve efficiencies</p> <p>3.4 Maintain an annual equipment replacement plan</p> <p>3.5 Maintain procedures manuals for Finance programs</p> <p>3.6 Assist Play Conejo in its effort to support CRPD</p>   |
|  <p><b>4.0<br/>Partnerships</b></p> | <p>4.1 Enhance relationships with the City and School District</p> <p>4.2 Develop &amp; maintain relationship with government agencies serving Conejo Valley</p> <p>4.3 Foster relationships with Pleasant Valley and Rancho Simi Recreation and Park Districts</p> <p>4.4 Provide ranger and field support to COSCA</p> <p>4.5 Build relationships with local non-profits</p> <p>4.6 Investigate partnership opportunities with private and non-profit senior adult facilities</p>  |

**Table 5-1: CRPD 2024-2028 Strategic Plan Goals**

| Strategic Element  | Strategic Goals  |
|--|--|
|  <p><b>5.0<br/>Organizations</b></p>                      | <p>5.1 Maintain new employee orientation program</p> <p>5.2 Review and formalize recruiting, hiring, interviewing, and selection procedures</p> <p>5.3 Perform periodic compensation and benefits reviews</p> <p>5.4 Craft clear and transparent agreements to foster public transparency and understanding</p> <p>5.5 Hire quality part-time staff and volunteers</p> <p>5.6 Utilize CSVP for volunteers</p> <p>5.7 Consider workforce succession for critical positions within the District</p> <p>5.8 Enhance the overall workplace health</p> <p>5.9 Disaster preparedness</p> <p>5.10 Establish and support a staff-level safety committee</p>      |
|  <p><b>6.0<br/>Administration</b></p>                     | <p>6.1 Perform regular maintenance on District job descriptions</p> <p>6.2 Maintain existing Personnel Policy Manual</p> <p>6.3 Maintain a records management system</p> <p>6.4 Update and maintain organization-wide and Divisional Administrative Policy Manuals.</p> <p>6.5 Legislative participation</p> <p>6.6 Annually update Strategic Plan</p> <p>6.7 Maintain CRPD Ordinance Manual</p> <p>6.8 Implement and update District’s Information Technology Plan</p>  |
|  <p><b>7.0<br/>Public Relations &amp; Marketing</b></p> | <p>7.1 Establish and maintain professional relationship with local media</p> <p>7.2 Maintain District website, develop Intranet, and expand use of social media</p> <p>7.3 Engage community in a variety of communication platforms</p> <p>7.4 Communicate, educate, and promote District’s programs</p> <p>7.5 Encourage District personnel to volunteer on local committees and Boards</p> <p>7.6 Participate in appropriate professional, educational, and advocacy organizations</p> <p>7.7 Recognize and encourage CRPD contributors, supporters, and volunteers</p>  |
|  <p><b>8.0<br/>Sustainability &amp; Resiliency</b></p>  | <p>8.1 Continued progress environmental stewardship and sustainable operations</p> <p>8.2 Incorporate environmentally sensitive and energy-efficient designs in parks and facilities</p> <p>8.3 Continue enhancing the use of sustainable or alternate energy options</p> <p>8.4 Enhance water-conservation efforts with emphasis on using drought-tolerant landscaping</p> <p>8.5 Incorporate water-saving practices</p> <p>8.6 Evaluate and enhance recycling and energy conservation practices</p> <p>8.7 Evaluate CRPD's environmental practices</p> <p>8.8 Develop improved wildfire protection and planning in coordination with area agencies</p> |

## B. Target Recommendation and Strategies

In addition to the elements in CRPD's Five-Year Strategic Plan outlined in **Table 5-1**, the District continues to strive to meet the acreage needs of each Community Planning Zone discussed in Chapters 3 and 4 of this document. With the recently adopted Thousand Oaks 2045 General Plan, this Master Plan is uniquely positioned to highlight the recommendation and strategies to improve park access within the next 10 to 20 years. Due to approved changes in land use throughout the city and reduced opportunities in land acquisition, an overarching recommendation in this Master Plan is to develop neighborhood park spaces throughout the District. As noted in Chapter 4 and shown in **Table 5-2** below, Neighborhood Park space is deficient in five of the six Community Planning Zones, approximately 58 acres. Prioritizing the development of Neighborhood Parks serves as a dual purpose in that there is a higher likelihood of acquiring smaller parcels in mixed-use areas, which also promotes increased access and walkability.

**Table 5-2: Neighborhood Park Acreage Shortage Impacts from Changes in Land Use**

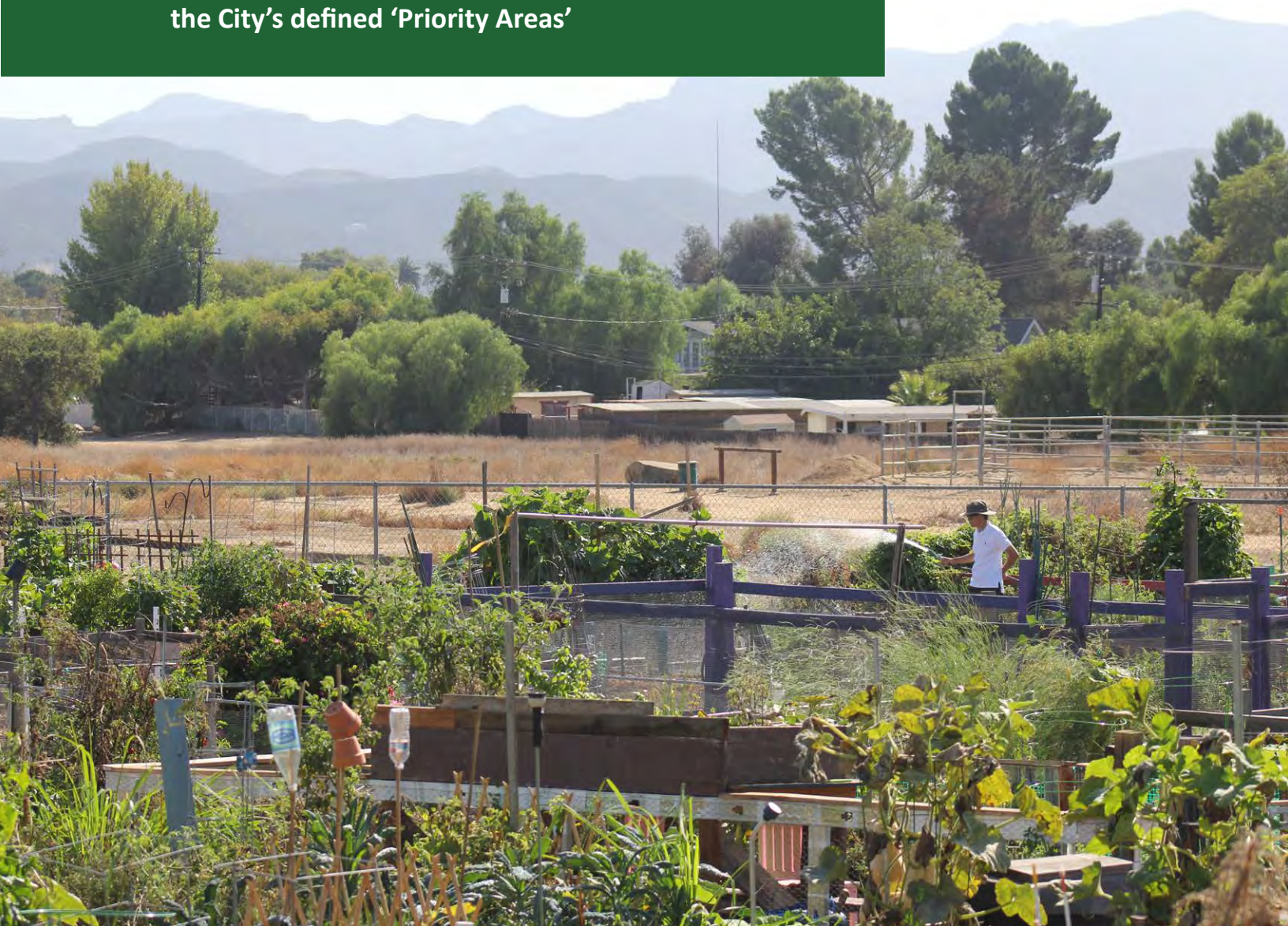
| Planning Zone | Park Acreage Shortage | Change in Land Use / Residential Density    |
|---------------|-----------------------|---|
| A             | 0                     | N/A   |
| B             | 11.5                  | Mixed Use / High                            |
| C             | 12.5                  | Mixed Use / High                            |
| D             | 17.7                  | Mixed Use & Neighborhood Medium-High / High |
| E             | 9.1                   | Mixed Use / High                            |
| F             | 7.4                   | Mixed Use & Neighborhood Medium-High / High |
| <b>Total</b>  | <b>58</b>             |   |

## Recommendation:

Promote development of Neighborhood Parks including Pocket or Plaza Parks.

## Strategies:

- Seek opportunities to initiate or expand Joint-Use Agreements with other public agencies
- Direct collaboration with private-sector development to advocate for public-private park amenity areas and recreational opportunities
- Acquire and develop new Neighborhood Parks within the City's defined 'Priority Areas'







## A. The Ongoing Master Plan Process

Implementation of the Master Plan is an ongoing process for CRPD. CRPD oversees the acquisition and development of park facilities based on community needs, implements District policies, priorities, and programs, including those listed in the recently updated Strategic Plan and the ten-year capital improvement plan, and facilitates community participation and stewardship of park resources.

A primary factor in implementation is the availability of financial resources. CRPD has many foreseeable capital improvement project needs that must be met to fulfill the Master Plan and ten-year capital improvement plan. Unfortunately, the ten-year capital improvement plan, which was reviewed by the Board at its June 2025 meeting, contemplates more projects than there are foreseeable resources available to fund them.

## B. Acquisition and Development Needs

**CRPD's philosophy is to provide and operate facilities beyond the reach of the individual or private organization effort.** The review of facilities and community needs in Chapter 4 of this Master Plan was based on adopted minimum park acreage standards for the district. Other factors such as demographics were considered as variables to differentiate specific interests, activities, and needed facility design.

Economic and population factors have changed considerably since the inception of CRPD. The implementation of a tax initiative in June of 1978 (Proposition 13) reduced the capability of CRPD to maintain extensive new facilities. This, in conjunction with a decrease in the buying power of development dollars, has provided fewer and less extensive facilities than originally considered in the early years of growth of CRPD and the community.

Affecting the District's ability to offer the best recreation programs and park facilities possible is the on-going property tax transfers of the State. Since 1992/1993 the State, through the Educational Revenue Augmentation Fund or "ERAF", has shifted approximately \$53,900,000 in local property tax revenue from CRPD to pay for State obligations.

Park Dedication Fees (aka "Quimby Fees"), which are assessed on new residential construction, were a tremendous source of revenue for new park land acquisition and park development as the community was growing. However, since the Conejo Valley is approaching build-out, those once reliable revenues continue to dwindle and are no longer a sufficient source of income for capital projects as well as for necessary infrastructure improvement and replacement projects.

A few alternative sources are available for funding development of recreational and park facilities. These sources are reviewed in the following subsections.

## **C. Implementation Strategies**

The existing and potential funding resources outlined in Subsections D through G below provide the means for executing the policies and recommendations within the Strategic Plan and the Capital Improvement Plan. Securing funding is imperative to implementation of the Master Plan.

## **D. Existing Funding Sources**

CRPD faces two distinct funding challenges. The first is the high cost of funding new facilities, which is paid with the Capital Fund. The second is funding ongoing maintenance and operation of existing and new facilities, which is paid with the General Fund. This Master Plan analyzes the need for new facilities and programs to provide a healthy, balanced community now and in the years to come. However, providing new facilities and programs without addressing their ongoing maintenance costs would be shortsighted unless CRPD has the financial ability to sustain them.

Capital funds have historically come from Park Dedication Fees (Quimby), which are imposed on new residential development. **Capital funds are used for acquisition, improvement, and development of public parks and open space.** The Quimby revenues are declining as the area is approaching build out. Capital grant funding has also disappeared. Additionally, since 1992 when the last district Master Plan was prepared, the State has shifted approximately \$53,900,000 in local property tax revenue from CRPD to pay for State obligations.

**The General Fund is the primary operating fund for CRPD.** Costs associated with the day-to-day operation of the District are budgeted in this fund, as are repair projects under \$5,000 and the purchase of capital items.

The majority of revenue in the General Fund is from property taxes. Prior to the passage of the Proposition 13 tax initiative in June of 1978, a tax rate based upon the assessed valuation of properties within the District had been the source of tax revenues for maintenance and operation and also formed the basis for short-term loans and bonding capability. The District was capable of short-term loan indebtedness in an amount equal to the anticipated tax income for a two-year period. The District was further capable of incurring a bonded indebtedness up to 10 percent of the assessed value of all taxable property in the District.

The District taxing limit was set at under 6 cents per \$1 of assessed valuation taxing limit.

Due to a combination of decreased revenues and increased costs, in fiscal year 2001-02, the Park District established a district-wide improvement assessment to provide revenues for improved park maintenance as well as for expanding and improving park facilities. Two other area assessments in addition to the district-wide benefit assessment, Rancho Conejo and Dos Vientos, were later formed that enable property owners within these specific areas to receive an even higher level of service. (Localized improvement districts are potential funding sources for the future as discussed in the next section). Each of the described assessments is critically important in meeting the growing demand placed on parks.

**Additional sources of revenue to the CRPD General Fund include recreation revenue from programs and use of facilities (approximately 20% of General Fund), and other revenue (approximately 14% of General Fund) for licenses and permits, rent and concessions, COSCA, other agencies, and interest earnings.<sup>56</sup>**

The District has also saved tax dollars through the use of volunteers.

<sup>56</sup> CRPD adopted budget, General Fund Revenue Summary, June 15, 2023

## E. The Bedroom Tax and its Application to Acquisition and Development

In December of 1972, the City of Thousand Oaks incorporated a construction tax (bedroom tax) into the municipal code providing for the payment of fees in connection with the construction of dwelling units. The code reads as follows:

*Every person constructing any new building unit in the City of Thousand Oaks shall pay to the City the following fees, to wit: the sum of One Hundred Dollars (\$100) for each dwelling unit containing not more than one bedroom (including convertible dens) and the sum of Fifty Dollars (\$50) for each additional bedroom (including convertible dens) contained therein; provided, however, that in no event shall the total fees in this Chapter for any new dwelling unit exceed the sum of Two Hundred Dollars (\$200).<sup>57</sup>*

Mobile homes are assessed at a fee of \$100 per unit<sup>58</sup> with exceptions of housing units dedicated for the elderly, handicapped, and persons with low or moderate income.<sup>59</sup>

The purpose of the funds obtained from these sources is capital funds for the acquisition, improvement, and development of open space, public parks, parkways, and median islands.<sup>60</sup>

The City of Thousand Oaks Finance Department holds these particular monies in a special fund. Action is required by the City Council for budgeting and expenditure of these funds. The funds may be made available for various recreational and park projects by the Thousand Oaks City Council.



<sup>57</sup> City of Thousand Oaks Municipal Code, Section 3-16.01, Fees in connection with the construction of new dwelling units.

<sup>58</sup> City of Thousand Oaks Municipal Code, Section 3-16.03

<sup>59</sup> City of Thousand Oaks Municipal Code, Section 3-16.04

<sup>60</sup> City of Thousand Oaks Municipal Code, Section 3-16.05

## F. The Quimby Act and its Application to Acquisition and Development

A vital tool for California public agencies, including the District, to acquire public parkland has been the "Quimby Act." This state law (named after Assembly Member John P. Quimby) is codified in California Government Code section 66477 *et. seq.* This law provides that developers of new residential units to donate land (or pay a fee in-lieu of donating land) to help provide parkland and park improvements necessary to serve residents of the new development. This Quimby fee may only be imposed on residential development, not commercial or industrial development. Parkland is typically donated through approval of large housing subdivisions, where land intended for a park is recorded as part of the subdivision map. Fees in-lieu of public park land dedications are paid by developers of projects with fewer than 50 units. Fees in-lieu of land dedication may also be appropriate for projects greater than 50 units if the necessary acreage for parkland has already been identified or funds will be used to improve existing parkland near the proposed development.

**The local ordinances which implement this state law are codified in the Thousand Oaks Municipal Code sections 9-3.1601 *et. seq.* and 9-4.2601 *et. seq.*, which include the formulas for calculating the acreage necessary to be set aside for public parkland or the fee to be paid in lieu of the land dedication. With virtually all of the large residential tract development already completed in Thousand Oaks, nearly all remaining development is likely to pay a fee, rather than set aside the acreage necessary for a brand-new park.**

The City of Thousand Oaks adopted ordinances that comply with State of California legislation that generally provide for cities and counties to require either the dedication of land, payment of fees, or a combination of both for park or recreational purposes, as a condition of approval of a subdivision. These ordinances were implemented as follows:

1. The Subdivision Map Act mandates that every subdivision that requires approval of a parcel map or subdivision map must comply with appropriate park dedication conditions for final approval.
2. A density formula dictates what percentage of gross area within the zones of Residential Planned Development (R-P-D), Hillside Planned Development (H-P-D), or Trailer Park Development (T-P-D), is necessary for parkland dedication or in lieu of fee requirements. When a fee is required in lieu of land dedication, the amount of the fee shall be based on the fair market value, including street improvements, of the amount of land which would otherwise be required to be dedicated.

Under the City of Thousand Oaks Quimby Ordinance, CRPD was designated as the agency to acquire all lands and fees for the purposes of recreational areas and facilities. CRPD has, therefore, acquired park dedication land, or park dedication fees in lieu of land ("Quimby Fees"), for recreational and park areas and facilities. As the community continued to develop, acquisition needs were met under the acres-per-population ratio standard. Park dedication fees, as mentioned earlier, were once a reliable source of income but with build-out approaching and a decline in new home construction, revenues are no longer sufficient for capital projects and necessary infrastructure improvement and replacement projects.

## G. Potential Funding Sources

Potential capital project funding sources include the General Fund and the District-wide Assessment Fund (pay as you go), fundraising, sponsorships, debt issuance, privatization, and the creation of new and reliable revenues. Additional funding sources are included below.

### 1. Cash on Hand/Grants/Fundraising/Sponsorships

The District could finance projects on a pay as you go basis, with grants, and/or fund raising activities in whole or in part.

#### Advantages

- No additional debt service
- No tax restriction on the private use of parks or improvements
- Grants or fund raising reduce General Fund costs

#### Disadvantages

- Funds may not be available
- Construction costs may increase under pay as you go approach
- Depletes liquidity
- Reduces interest earnings
- Other stake holders may have special project requirements
- Cost borne by current users not future users

### 2. General Obligation Bond

The District could place a measure before the voters at a general or special election requesting authorization to issue General Obligation Bonds to finance capital improvements. The Bonds would be paid off by an ad valorem tax on property. This requires a 2/3 vote. General Obligation Bonds do not require a bond reserve fund and would have the highest rating, and, therefore, lowest interest cost.

#### Advantages

- No impact on existing general fund revenues – debt service paid by property owners
- Lowest cost of borrowing
- No special bond reserve funds

#### Disadvantages

- Requires 2/3 vote and added costs if a special election is used
- Requires active campaign and fund raising for campaign
- Raises property taxes

### 3. Mello Roos Community Facilities District or Special Parcel Tax

The District could form a Community Facilities District or CFD to levy a special parcel tax. Alternatively, a special parcel tax could be voted on and levied district-wide. The special parcel tax could be bonded to finance the projects. This requires a 2/3 vote by registered voters and may be conducted by mail.

#### Advantages

- No impact on existing general fund revenues – debt service paid by property owners
- CFD can be voted on and levied in sub area of the District
- Strong bond rating

#### Disadvantages

- Tax must be levied annually based on land use
- Requires 2/3 Vote
- Raises taxes
- Require campaign and campaign fund raising
- May be subject to litigation or controversy over tax formula

### 4. Special Benefit Assessment

The District could also form a Special Benefit Assessment to provide funding over and above a special parcel tax. A benefit assessment can be used to fund capital improvements, land acquisition, and related long-term debt service, as well as the cost of ongoing maintenance. This requires a majority vote of the property owners.

#### Advantages

- No impact on existing general fund revenues – debt service paid by property owners
- Places an annual levy on property that has received the designation of “special benefit” from the assessment

#### Disadvantages

- Tax must be levied annually based on land use
- Requires 50% + 1 vote
- Raises taxes

## 5. Lease Revenue Bonds or Certificates of Participation

The District can issue Lease Revenue Bonds or Certificates of Participation to finance the Project. Such bonds would be an obligation of the District General Fund. No election is required. Special parcel taxes or 1972 Act Assessments, if approved by voters, could also be pledged to support the bonds. This approach will require the District to borrow interest through the construction period unless existing District property is pledged to transaction.

### Advantages

- May not impact other funds
- Most common financing structure for public buildings and facilities
- Benefits from strong bond ratings due to general fund pledge
- Does not require voter approval and may not require new taxes or assessments

### Disadvantages

- District must budget and appropriate debt service payment annually
- Two years of capitalized interest may be required

## 6. Private Placement of Lease with Bank

The District can structure a lease financing obligation for purchase or private placement with a bank or leasing company. This would not require that public securities be issued so issuance costs would be lower. Interest rates, when compared to the sale of Lease Revenue Bonds or other Bond options may, however, be higher. Banks generally will not provide fixed-rate financing for the term of the loan and may require a shorter amortization when compared to bond options.

### Advantages

- Good option if repayment term is under 15 years
- No securities are issued
- Lower costs of issuance
- No continuing disclosure
- Does not require voter approval and may not require new taxes or assessments

### Disadvantages

- Repayment terms greater than 15 years increase total costs
- District must budget and appropriate debt service payment annually
- Two years of capitalized interest may be required

## 7. Assessment District Bonds

The District can form an assessment district-wide or within a smaller area – i.e. within the proximity of a park – and levy Municipal Improvement Act of 1913 assessments on benefiting property owners. These assessments, if approved under Prop 218 majority vote, can be bonded under the Improvement Bond Act of 1915.

### Advantages

- No impact on existing District revenues
- Strong bond rating due to low assessment and large number of properties
- Localized benefit analysis
- Requires majority vote

### Disadvantages

- Fixed lien assessment against property
- District has ongoing foreclosure responsibilities in event of delinquencies
- Cumbersome administratively if thousands of parcels are involved
- Foreclosure covenant and active management by District may be required

## 8. Privatization of Project

The District could obtain proposal from private managers and vendors under long-term lease agreement for park if park activities create sufficient revenue.

### Advantages

- District capital and maintenance costs could be limited
- Possible benefit of private management of programs and improvements

### Disadvantages

- Loss of control over programs and improvements
- Possible future conflicts over program management
- Public purpose and benefits may be limited to profitable activities

## 9. Combinations of the Above

To raise funds for a specific capital project, the District could kick-off a formal fundraising campaign to solicit private donations for some or all of a project's cost. The District could consider evaluating property owner and voter support levels for land secured bonds. If sufficient support exists for a modest assessment or tax, net of fundraising activities, the District could then consider lease revenue bonds for the unfunded balance.

## Alternative Funding

The District also has alternate funding options based on tax revenue and the various controlling government codes summarized as follows:

### Short-Term Loans

1. Loans - District is capable of borrowing funds for purposes of developing recreation and park facilities.
  - a. Must be repaid in approximately equal annual installments not to exceed ten years.
  - b. Requires a 4/5 vote of the Board of Directors.

### Non-Profit Corporation

1. Corporation - Form quasi-public body for specific facilities.
  - a. Corporation sells low-interest bonds to major institutions or individuals in the amount of the project.
  - b. Requires an appointed Board of Directors and knowledgeable financial advice.
  - c. Requires a 66 2/3 percent majority vote of the electorate.

### Joint Powers Agreement

1. Agreement - May be entered into by two or more public entities.
  - a. Each jurisdiction has adequate resources either financial or physical in a predetermined amount set in the agreement.
  - b. Requires a Joint Powers Board of Directors made up of involved entity representation.
  - c. Each agency must independently possess the statutory power to undertake the project contemplated.

### Minor Revenue Sources

1. Fees and Charges -The District may assess fees and charges for programs and facilities.
  - a. Building and facility rentals may be charged for special use.
  - b. Activity and program fees may be charged for special programs.
  - c. Fees may be assessed to concessionaires working under agreements with the District.

## H. Other Methods for Acquisition and Development

CRPD has utilized a variety of methods to acquire parkland and develop facilities throughout the community. In general, prior to the passage of Proposition 13, the philosophy of CRPD was to fund large capital improvement programs through the agency's bonding capabilities. This method provided for direct public support through the voting process, allowing capital expenditure programs to be paid for over a long term, and offered the provision that incoming residents would pay their fair share of development costs through the bond property tax. This method of funding is listed above in Subsection G (2) as a potential funding source.

The District has also used short-term loans supported by general fund tax revenues for acquisition and development. This method has been utilized when rising property and construction costs or danger of land loss to impending development precipitated immediate action.

CRPD has also conducted a modest capital improvement program through the general property tax. This development has been performed on a high priority basis, usually within the capabilities of the CRPD staff. Other sources for acquisition and development have been through use of revenues, donations, and federal, state, and private grants. Grant programs have included the Land and Water Conservation Fund through the National Park Service and California Department of State Parks, disaster assistance through the Office of Emergency Preparedness, Legacy of Parks through Housing and Urban Development, and the State Urban Grants Program.

Finally, CRPD and the City of Thousand Oaks have acquired and developed parks and facilities on a cooperative basis utilizing Community Development Block Grants, Redevelopment Funds and lease back arrangements demonstrating a remarkable degree of intergovernmental cooperation to meet common objectives.

## I. Community Participation and Stewardship

Several of CRPD’s goals and policies for enhancement of recreation programs and facilities may be implemented through establishment of a district-wide volunteer program. As recommended in the Strategic Plan, this program could be modeled after the current senior volunteer program already in existence in the District 63 CRPD presently lists on its website volunteer opportunities to assist at community centers, Alex Fiore Thousand Oaks Teen Center, and Goebel Adult Community Center, and to assist in sports programs, therapeutic recreation and outdoor units.<sup>61</sup> As appropriate, individuals and groups could also be encouraged to participate in park rehabilitation, and to supplement CRPD labor in order to improve service levels and expand programming opportunities. The work of volunteers should not result in the displacement of any paid employee; rather, volunteers should augment the quality work already provided by CRPD staff. Schools increasingly require students to complete a number of community service hours prior to graduation, and local agencies have often benefited from Eagle Scout and Boy Scout efforts, and those from Girl Scout troops, Key Clubs, sports teams, 4-H, and Drama Clubs. The skills and service hours of these individuals and groups can be coordinated within a district-wide volunteer program to the benefit of CRPD, district residents, and the volunteers.



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# Appendix A Acronyms



## Acronyms

| Acronym | Full Name  |
|---------|--|
| AC/1000 | Acres per 1,000 population                         |
| AFY     | Acre-feet per year                                 |
| CFD     | Community Facilities District                      |
| CMWD    | Calleguas Municipal Water District                 |
| CLU     | Conejo Lutheran University                         |
| COSCA   | Conejo Open Space Conservation Agency              |
| CRPD    | Conejo Recreation & Park District                  |
| DIF     | Development Impact Fees                            |
| ERAF    | Educational Revenue Augmentation Fund              |
| ESA     | Endangered Species Act                             |
| H-P-D   | Hillside Planned Development                       |
| LWCF    | Land and Water Conservation Fund (SCORP fund)      |
| MWD     | Metropolitan Water District of Southern California |
| MRCA    | Mountains Recreation and Conservation Authority    |
| NPS     | National Parks Service                             |
| NRPA    | National Recreation and Parks Association          |
| OGALS   | Office of Grants and Local Services (State Parks)  |

| Acronym    | Full Name                                       |
|------------|---|
| OS         | Open Space                                      |
| Quimby Act | Parks Impact Fees                               |
| RHNA       | Regional Housing Needs Allocation               |
| RP         | Regional Parks                                  |
| R-P-D      | Residential Planned Development                 |
| RSRPD      | Rancho Simi Recreation and Park District        |
| SCORP      | Statewide Comprehensive Outdoor Recreation Plan |
| SF         | Special Facilities                              |
| SMMC       | Santa Monica Mountains Conservancy              |
| T-P-D      | Trailer Park Development                        |
| WTP        | Water Treatment Plant (Lake Bard)               |

# Effects of a Recreation and Park District on Human Development and Other Benefits



## Effects of a Recreation and Park District on Human Development and Other Benefits

Section H of Chapter 2 includes a summary of the benefits of a recreation and park district on humans and human development. Appendix B takes a deeper dive on these topics by providing additional statistics and commentary regarding the benefits of parks and other recreation facilities on human physical and mental health as well as social wellbeing. Many of the benefits included in Appendix B are described in greater detail within the “The Health and Social Benefits of Recreation, An Element of the California Outdoor Recreation Planning Program”.<sup>62</sup>

### Section 1 – Describes the Health Benefits of Recreation, consisting of:

#### Physical Health Benefits, which include:

- a. Reduces obesity
- b. Diminishes the risk of chronic disease
- c. Boosts the immune system
- d. Increases life expectancy

<sup>62</sup> The Health and Social Benefits of Recreation State of California Resources Agency, An Element of the California Outdoor Recreation Planning Program, 2005, California State Parks Planning Division

**Mental Health Benefits, which include:**

- a. Reduces depression
- b. Relieves stress
- c. Improves quality of life, including self-esteem, personal and spiritual growth, and life satisfaction

**Section 2 – Describes the Social Benefits of Recreation, consisting of:****Strengthens Communities, which include:**

- a. Reduces crime
- b. Encourages volunteerism
- c. Promotes stewardship

**Promotes Social Bonds, which include:**

- a. Unites families
- b. Builds cultural diversity and harmony
- c. Supports individuals with disabilities
- d. Supports seniors

**Supports Youth, which include:**

- a. Develops youth
- b. Deters negative behaviors such as drug and alcohol use, early sexual activity, and crime

According to the Recreation Trends study prepared by the California State Parks Planning Division<sup>63</sup>, health and wellness issues have become hot topics because of the increasing number of unfit Californians and the economic and healthcare drain. The obesity epidemic is costing California over \$2 billion a year in medical care, lost productivity, and workers' compensation. Parks and recreation programs are excellent inducements to physical activity and help to encourage life-long fitness habits.

The following is a list of benefits of a recreation and park district on humans and human development. Many of the benefits listed in this section are described in greater detail within the Health and Social Benefits of Recreation Element of the California Outdoor Recreation Planning Program.<sup>64</sup>

See Appendix A for sources on the effects and benefits of parks and recreation services information listed below.

<sup>63</sup> Recreation Trends Worth Talking About Laura Westrup, Planning Division, CA State Parks, June 2006

<sup>64</sup> The Health and Social Benefits of Recreation State of California Resources Agency, An Element of the California Outdoor Recreation Planning Program, 2005, California State Parks Planning Division

## 1. Health Benefits of Recreation

### Physical Health Benefits

#### a. Reduces Obesity

- In California, over 26 percent of children are overweight, and in some school districts, the percentage climbs to 40 to 50 percent.<sup>65</sup> The Surgeon General's Call to Action to Prevent and Decrease Overweight and Obesity 2001 (Health and Human Services, 2001) report connects obesity to the need for communities to provide adequate parks and recreation opportunities and recognizes the benefits of increased physical activity.

#### b. Diminishes Risk of Chronic Disease such as Heart Disease, Diabetes, Cancer, and Osteoporosis

- People who engage in regular physical activity benefit from reduced risk of premature death, reduced risk of coronary heart disease, hypertension, colon cancer, non-insulin-dependent diabetes, improved maintenance of muscle strength, joint structure, and joint function; weight loss and favorable redistribution of body fat; improved physical functioning in persons suffering from poor health, and healthier cardiovascular, respiratory, and endocrine systems. (Sherer, 2003)
- Because of the lifetime external costs proven by economists that are associated with a sedentary lifestyle, prevention of a sedentary lifestyle is an important individual and societal issue and provides an economic rationale for health-promotion programs and active leisure lifestyles. (Iso-Ahola, et al., 2001)
- Exercise significantly reduces the chance of heart problems, according to 43 separate studies conducted by the Centers for Disease Control. Those who do not exercise are twice as likely to have coronary heart disease. (AHS, n.d.)



<sup>65</sup> *ibid*



- The risk of Type II diabetes decreased progressively with increasing levels of physical activity, as found in a long-term study of 5,159 men. (Wannamethee et al., 2000)
- A study of 121,701 nurses (aged 30-55) from 1976-1992 found that those who were more physically active in adulthood had a lower risk of breast cancer than those who were less physically active. The study also found that consistency of activity was more important than intensity. (Rockhill et al., 1999)
- Women who exercised regularly in their 20's and had a healthy intake of calcium decreased by 30% their risk of developing osteoporosis in their 70's. (Gorman, 2002, Jan. 21)

#### c. Boosts Immune System

- People who exercised for 20 minutes once a week were significantly less likely to call in sick than non-exercisers. Those who exercised twice a week missed even less work, according to an Oklahoma State University study that tracked 79,000 people for a year. (Mooney et al., 2002)
- There was a 23% reduced risk of upper respiratory tract infections for people who were regularly active compared to those who were not, according to a study of 547 adults. (Nieman, 2001)

#### d. Increases Life Expectancy

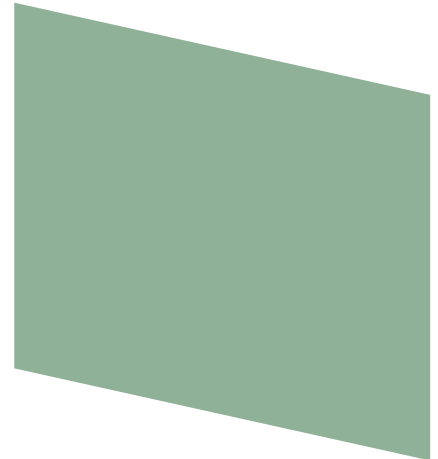
- Proximity to public parks and tree-lined streets appeared to have the greatest impact on the length of the lives of study participants, even when taking into account factors known to affect longevity, such as gender, marital status, income, and age. (American Planning Association, 2003)

- Children at high risk of obesity who live near parks and recreation areas are apt to participate in walking activities more often, researchers reported at the American Heart Association’s Conference on Nutrition, Physical Activity, and Metabolism. “... areas for physical activity can play an important role in combating the rise of obesity rates by making it easier to get daily exercise.” “In future urban improvements, consideration must be given to parks, outdoor recreational areas, and walking or cycling infrastructure in order to increase active living.” (ScienceDaily, Mar. 18, 2009)
- On average, every hour you spend exercising increases your life expectancy by two hours. People in a regular exercise program at age 75 have a lower death rate over the next few years than do similar groups of sedentary people. (ARC, 2000)

## **Mental Health Benefits**

### **a. Reduces Depression**

- Exercise leads to enhanced tranquility and more relief of anxiety and depression, when it occurs in natural settings like parks, rather than along urban streets. (American Planning Association, 2003)
- Participating in recreational activities provides Californians with experiences they look forward to and enjoy. Recreation activities also reduce alienation, loneliness, and isolation, all of which contribute to depression. Recreation provides a social atmosphere that draws people out of their houses and into community life. Depressed patients who were not medicated were less likely to relapse if they started exercising compared to those who only took antidepressants. (Gorman, 2002, Jan. 21)
- Mentally recalling outdoor recreation activities increases positive moods, which are linked to improved self-esteem, lowered depression, and reduced suicide rates. (Tarrant et al., 1994)



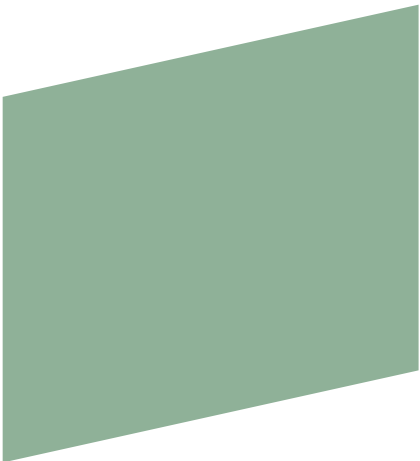


### b. Relieves Stress

- Participation in leisure activities provides resources that assist people either to resist the onset of stress reactions or cope with stress before stress has an impact on health. (Coleman and Iso-Ahola, 2001)
- Window views of nature have been shown to increase positive feelings, lower stress levels, and improve the physical condition of both hospital patients and office employees. (Tarrant, 1996)

### c. Improves Quality of Life, Including Self-Esteem, Personal and Spiritual Growth, and Life Satisfaction

- Leisure activity participation emerged as the strongest contributor to the life satisfaction of older females. (Riddick and Stewart, 2001)
- When researching the link between green space and health, in a greener environment people report fewer health complaints, more often rate themselves as being in good health, and have better mental health. (Sherer, 2003)
- Increased importance on leisure goals enhanced the positive psychological well-being for women who had become homemakers after having been employed, men who had experienced recent or long-term illnesses, and men who had married. Leisure can be both a cause and an effect of psychological well-being. (Iwasaki and Smale, 1998)
- The experience of leisure enhances and reflects the quality of life or well-being of both the individual and the society of which she or he is a part. (Freysinger, 2001)
- Improved mental engagement, increased self-awareness, and clarification of values- all gained through introspection, creative engagement, and expression of spiritual renewal- are some of the scientifically documented outdoor recreation benefits that develop and enhance social systems. (Driver et al., 1991)



- Nine out of ten outdoor recreation participants express satisfaction with their personal health and fitness while the six out of ten who don't participate are unsatisfied with their personal health and fitness. (ARC, 2000)
- Close to half of those who participate in recreation several times a week say they are “completely satisfied with the quality of their lives,” compared to just one-quarter of non-participants. (ARC, 2000)

## 2. The Social Benefits of Recreation

### Strengthens Communities

#### a. Reduces Crime

- Park-like surroundings increases neighborhood safety by relieving mental fatigue and feelings of violence and aggression that can occur as an outcome of fatigue. (American Planning Association, 2003)
- Residents who live near outdoor greenery are more familiar with their nearby neighbors, socialize more with them, and express greater feelings of community and safety than did residents lacking nearby green spaces. (American Planning Association, 2003)
- Well-maintained parks and recreation facilities help reduce crime in a community.<sup>66</sup>

#### b. Encourages Volunteerism

- Companionships and friendships developed and fostered through leisure participation and perceived availability of social support generated by leisure engagement help people cope with excessive life stress and thereby help maintain or improve health. (Coleman and Iso-Ahola, 2001)



<sup>66</sup> ibid

- Adults who use parks, recreation, and cultural facilities and participate in recreation programs are more willing to volunteer than those who do not use these services, according to a case study of 640 adults. (Busser & Norwalk, 2001)

### c. Promotes Stewardship

- Participants' feelings of care and connectedness for the environment were higher while they were in the park and after they exited the wilderness than when they initially came to the wilderness, according to a study of 62 groups in the Okefenokee Wilderness. (Borrie & Roggenbuck, 2001)
- A clear linkage between environmentalists and avid participation in outdoor recreation is demonstrated by the Roper Starch Report. One out of every ten active Americans is also personally involved in and supportive of outdoor recreation. (ARC, 1999)



### Promotes Social Bonds

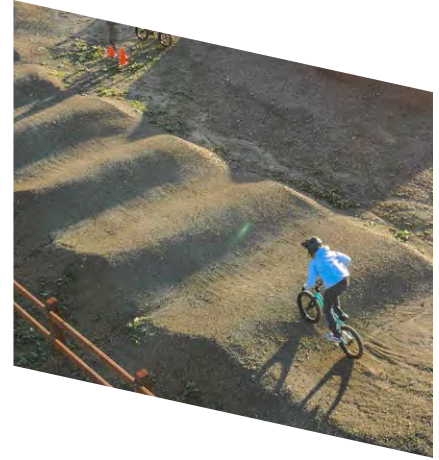
#### a. Unites Families

- Families that recreate together tend to be closer and more cohesive and have a greater chance of staying together. This is true for both parent-child relationships and married couples. By participating in activities together, family members elicit feelings of loyalty, trust, harmony, teamwork, and goodwill.<sup>67</sup>
- Family togetherness received a high rating as a reason to participate in outdoor recreation. Nearly three in four Americans consider this an important reason to get active. (ARC, 1999)

<sup>67</sup> ibid

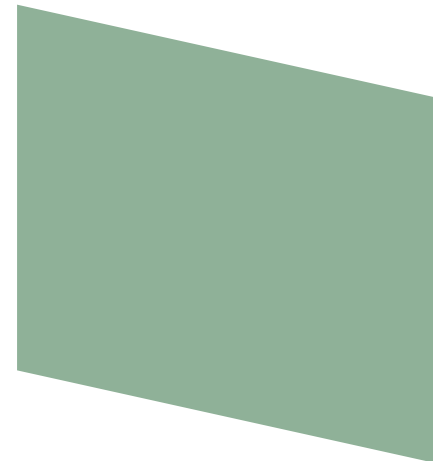
## b. Builds Cultural Diversity and Harmony

- Recreation promotes positive contact between different ethnic groups and opens communication in a non-threatening atmosphere. Recreation opportunities provide a means for social interaction that can help to break down the barriers of unfamiliarity, fear, and isolation. During recreation and leisure time, people are less concerned with differences and more concerned with having fun.<sup>68</sup>



## c. Supports Individuals with Disabilities

- Positive attitudes towards the disabled, increased tolerance, and sensitivity were some of the confirmed benefits of participating in integrated outdoor experiences. (McAvoy, 2001)
- By participating in re-socialization activities, individuals with disabilities enhance their interpersonal skills, experience a revitalized interest in life events and activities, and an increased concern for the quality of life for others. (Heintzman, 1997)
- Aerobic exercise training can significantly improve the mental capacity of individuals with spinal cord injuries while lowering their depression, increasing their self-satisfaction/image and independence, and reducing their suicidal tendencies. (PRFO, 1992)



## d. Supports Seniors

- Recreation can enhance active living, helping limit the onset of disease and impairment normally associated with the aging process. Recreation activities that include physical activity help the aging population lead independent and satisfied lives helping them remain mobile, flexible and maintaining their cognitive abilities.<sup>69</sup>



<sup>68</sup> ibid

<sup>69</sup> ibid



- Benefits such as having fun, feeling less lonely, reduced depression, fewer doctor visits, fewer medications, decreased pain, having more energy, generally feeling better, sleeping better at night, reduced medical costs, making friends, and having something to look forward to, were identified through participant’s personal testimonies of “Active Options,” a fitness and recreation program for persons over 62 years of age. (Katzenmeyer, 1997)
- Recreation activities provide socialization opportunities and help keep seniors active in the community. Seniors who live alone are often cut off from the community mainstream, losing their purpose for being and retreating into their homes, thus increasing their health risks. It is generally accepted that the risk of depression increases with age. (Chodzko-Zajko, 1998) Seniors involved in recreation programs have reduced feelings of alienation and loneliness and increased intergenerational understanding.<sup>70</sup>

**Supports Youth**

**a. Develops Youth**

- Play is the foundation for children’s healthy development. The benefits of outdoor play are maximized when developmentally appropriate equipment and materials are provided. (Sawyers, 1994)
- Preschool students exposed to a structured intervention program of a physical education curriculum that included hopping, galloping, jumping, ball bouncing, striking, kicking, catching, and throwing demonstrated significantly higher improvement in fundamental locomotion and object control skills than preschool students who were only allowed to have unstructured physical play with limited equipment. (Ishee, 2003)

<sup>70</sup> ibid

- Level of participation in sports and physical activities is positively associated with psychological maturity and identity development for young women. Young men tend to feel they must "prove" themselves through sports, so it is important to structure recreation activities to allow them to feel the freedom to use sports and physical activity as an exploration of alternative leisure activities and identities. (Shaw, et al., 2001)
- Because high levels of television watching by adolescents are related to low levels of development (psychological maturity and identity development), that suggests that recreation programs in general are beneficial. (Shaw, et al., 2001)
- Programs and services that allow youth to have input, involvement, and ownership lead to positive human growth. Environments that are nurturing, where youth can have a sense of achievement and recognition, as well as opportunities for creative expression, physical activity, and social interaction, provides the best settings for them to achieve the five development competencies needed to be successful as adults. The five competencies are: 1. Health/physical, 2. Personal/social, 3. Cognitive/creative, 4. Vocational, 5. Citizenship. (Hudson,1997)
- A significant relationship between high levels of physical activity and a higher ability to integrate into peer groups, easier contact with parents and friends, and a higher degree of life satisfaction were found in a year of 1,671 children aged 11, 13, and 15. (PRFO, 1992)





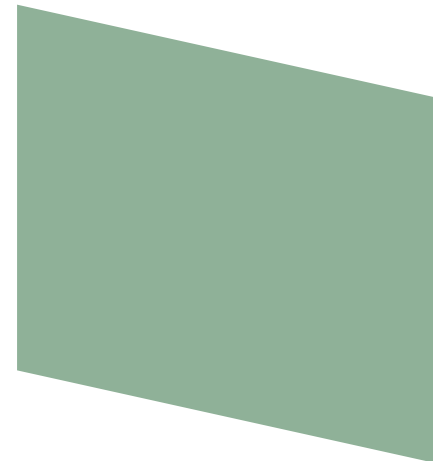
### **b. Enhances Education**

- Involvement in constructive, non-academic activities both at school and in the community facilitates continued school engagement and academic achievement as well as other aspects of positive development during adolescence and into the early adult years. (Eccles et al., 2003)
- Brain research confirms that physical activity enhances the learning process in children. Recreational activities are powerful ways to refine children’s social, decision-making, and problem-solving skills. (Isenberg and Quisenberry, 2002)
- Nearly 8 out of 10 teens who engage in after-school activities are “A” or “B” students, but only half of teens not participating in after-school activities earn these high marks. Teens who do not engage in after school activities are five times more likely to be “D” students than those who do participate. (Ericson, 2001)

### **c. Deters Negative Behaviors, such as Drug and Alcohol Use, Early Sexual Activity and Crime**

- Contact with nature resulted in significant improvement for children with attention disorders and teens with behavioral disorders. (American Planning Association, 2003)
- According to the YMCA commissioned After School for America’s Teens Survey in January 2001, teens who are unsupervised during the after-school hours of 3 to 6 pm are more likely to engage in risky behaviors such as drug and alcohol abuse, sexual activity, cigarette smoking, and carrying and using weapons, than are youth who are supervised or involved in structured activities during those hours.

- Students who participate in one to four hours per week of extracurricular activities are 49% less likely to use drugs and 37% less likely to become teen parents than students who do not participate, according to a U.S. Department of Health and Human Services study. (HHS, 2002)
- Adolescents and young adults who watched television for more than 7 hours a week had an increased likelihood (up to 200 percent) of committing an aggressive act in later years, according to a continuing study that began in 1975 and followed 707 families for 17 years. (Kolata, 2002)
- Fifty-seven percent of all violent crimes by juveniles occur on school days and 19 percent in the 4 hours between 3 p.m. and 7 p.m., based on the FBI's National Incident-Based Reporting System data. (Snyder & Sickmund, 1999)
- After-school recreational programs are a logical and inexpensive way to address crime. Communities with active recreation programs have seen local reductions in crime. One California district was able to keep 231,405 youths busy on evenings and weekends by using a court grant of only \$13,000 (CPRS, 1996). No method has been established to measure how much crime is caused by a lack of supervision and recreation opportunities, but there is evidence that crime frequently drops when supervision and recreation opportunities are improved.<sup>71</sup>



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71 ibid



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# Vision Map (Figure 3.1 from City of Thousand Oaks 2045 General Plan)



## Effects of a Recreation and Park District on Human Development and Other Benefits

Section H entitled “Future Residential Outlook” of Chapter 4 references the importance of future residential growth on the need for new public parkland in areas where increased populations concentrations are anticipated. The future shift of residential growth is spatially shown in the ‘Priority Areas’ of the Vision Map (Figure 3.1) included in the City of Thousand Oak’s 2045 General Plan. These ‘Priority Areas’ are consistent geographically with the projected area of growth along Thousand Oaks Boulevard that spans west of Westlake Boulevard to Lynn Road. The areas of change will require the dedication of additional parkland to meet the goals and policies of the General Plan.





