



Conejo Recreation & Park District

GENERAL MANAGER
Jim Friedl

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DATE: October 15, 2026

TO: Board of Directors

FROM: Jim Friedl, General Manager

SUBJECT: **Consideration of DRAFT Concept Plan for Conejo Creek West which includes various improvements to the existing park including, but not limited to: covered, lighted equestrian arenas, 12 pickleball courts, parking lot improvements, shaded picnic areas and trail and landscaping improvements.**

RECOMMENDATION

1. Approve, modify or reject the DRAFT Concept Plan for Conejo Creek West (dated 9/29/26).
2. If Draft Concept Plan is approved or modified, authorize staff to proceed with environmental review of proposed changes along with associated update to the Conejo Creek Park Master Plan.

DISCUSSION

Background

Since 2021, the Board has taken various actions regarding the future location of pickleball courts (2022/2023/2025), possible trial courts (2024), and designating future pickleball development (2023/2025) included in the 10-year Capital Improvement Plan, which accompanies the District's budget process.

In May 2024, the Board authorized staff to proceed with public outreach regarding existing and potential future recreational uses of Conejo Creek West.

In March 2026, the Board approved Goals and Objectives, which included a focus on improvements at Conejo Creek West including pickleball courts and asked staff to work with community to create concept plan / design for CCW.

These various CRPD Board items are accessible online via www.crpdp.org/projects.

History of Conejo Creek West Public Outreach

Working with the Conejo Creek Master Plan Ad Hoc Committee, staff circulated a District-wide survey in late 2024 about existing Master Plan-approved activities and amenities, as well as future activities and amenities, and an opportunity for participants to write in other interests. The report showed interest in keeping existing dedicated uses such as equestrian, gardening, dog park, and more casual use of the park such as multi-use paths and shaded areas. Additionally, the results introduced other recreational uses, such as active sports and activities, including softball, baseball, disc golf, volleyball, a splash pad, a

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playground, a bike park/pump track, and pickleball, with pickleball generating the most interest by a large margin.

In September 2025, staff held (4) on-site public outreach meetings, all with the same format and agenda. The meetings drew strong attendance and public participation. Staff provided an overview of the process to date and shared summary survey data and park visitation data from Placer.AI. Staff interacted directly with the public, fielding and documenting comments and feedback on the park's current positive aspects as well as input about which amenities could be improved or added to enhance recreational opportunities. Again, other active sports and activities were shared by the public, with pickleball generating the most interest.

From Fall 2025 through early 2026, staff reviewed the community input received by sorting and categorizing each input and based on the feedback were able to develop (3) guiding principles for Conejo Creek West Park:

- 1) Preserve Existing Recreational Uses
- 2) Improve Park Amenities
- 3) Provide Expanded Recreational Opportunities

With these principles in mind, a DRAFT Concept Plan was developed which included existing use areas (multi-use trails, parking, equestrian, garden, and dog park), already contemplated uses from the 1999 Master Plan (group picnic areas and Janss Road access driveway), and new use areas (storage, pickleball, and remote-controlled car areas).

In April 2026, staff held (2) public outreach meetings at the Hillcrest Center Community Room. Again, the meetings drew strong attendance and public participation. Staff presented the prior community input received, which gave a foundation for the Guiding Principles and ultimately a Concept Plan. (See *Exhibit 1 - CONEJO CREEK WEST CONCEPT PLAN Dated April 2026*) The public received the Concept Plan with mixed interest. During the meetings staff fielded questions and comments from the public. Basically, many existing park users and neighbors shared concerns about potential impacts to equestrian and garden use. These concerns primarily included traffic, noise, and safety, based on the premise that noise from pickleball and radio-controlled cars would be incompatible in close proximity to other uses. Those interested community members who supported new recreational uses felt new recreational uses could be accommodated somewhere on this larger public park.

Updated DRAFT Conejo Creek West Master Plan

Since the April meetings, staff has discussed the current plan by email, phone, and in person with numerous interested members of the public. Staff has also continued efforts to further refine and update the plan, including several meetings with the Ad Hoc Committee and representatives from our community non-profit groups Equestrian Trails Inc., Corral #37, Las Flores Community Garden, and Ventura County Pickleball Club. These groups have also shared detailed plans and ideas in order to meet the user group needs. Staff's updated Draft proposed Concept Plan includes the vast majority of ideas and input from these (3) three community non-profit groups. Due to space limitations and other factors, the current plan omits the radio-controlled car area. (See *Exhibit 2 - CONEJO CREEK WEST DRAFT CONCEPT PLAN Dated September 29, 2026*)

The revised plan results in no net loss of existing amenities used on the property. Approximately (2) two acres of underutilized space would provide for development of new amenities, (1) one acre for previously approved group picnic area and (1) acre for new pickleball courts, and an additional (1) one acre is

proposed as a joint-use refuse and storage yard for CRPD and non-profit use for a total of (3) acres of a 40.75-acre park site.

The plan includes:

- Enhanced Garden parking lot and entry driveway with native planting and drainage features
- Enhanced perimeter multi-use trail with shade trees and suitable surfacing
- Group picnic area with lawn areas
- (12) Pickleball courts physically separated from other use areas with landscape berms
- Park gateway and signage
- Outdoor wellness area
- Various enhancements at the existing equestrian park (expanded and covered arenas, expanded evacuation stalls, obstacle and trail course, additional shaded bleachers)
- Restroom and visitor amenities
- Refuse and storage yard
- Caretaker Residence

The pickleball courts have been site planned to be over 300' away from the nearest equestrian arena, over 450' from the garden and over 600' from the nearest neighboring home. A key inquiry for study is the distance between pickleball and sensitive noise receptors (such as horses) as distance is mitigator as physical features such as berms and vegetation. These meetings resulted in a plan that preserves and improves existing park amenities while providing expanded opportunities; see the attached DRAFT Conejo Creek West Master Plan.

Environmental and Accessibility Review

Staff recommends further study of the Draft Concept Plan's environmental impacts. There have been expressed concerns about traffic, noise, biological impacts, and safety regarding further development of the park site specifically noting proposed pickleball courts and group picnic area. There have also been comments seeking to ensure any new uses and amenities comply with the Americans with Disabilities Act (ADA). Staff will work with an environmental consultant to consider and study these issues. Staff estimates these services would cost approximately \$30,000 and will be absorbed into the operating budget, so no additional funding is needed to review the proposed Draft Concept Plan. Americans with Disabilities Act (ADA) review is also part of the park design and City permitting process if the project would be approved by the Board after the initial environmental review.

Should the board approve further study of the environmental impacts of the DRAFT Concept Plan, then the environmental document, update to the Conejo Creek Master Plan and staff report would be brought back to the CRPD Board for consideration at future public meetings.

STRATEGIC PLAN COMPLIANCE

Meets 2026 Strategic Plan Element Objective and Strategy 2.0: Facilities – Our objective is to provide and maintain recreational facilities that meet the needs of the community. Our strategy is to effectively plan and allocate resources to implement the District's Master Plan.

Meets 2026 Strategic Plan Goal 2.3: Maintain the 10-Year Capital Improvement Plan. Regularly update the 10-Year Capital Improvement Plan to prioritize projects and effectively plan and allocate future

resources. As capital funding allows, execute, implement, and develop projects each year in accordance with the plan. Update the plan every two years as part of the budget process.

Meets 2026 Strategic Plan Goal 4.5: Build, maintain, and support relationships with local organizations engaged in activities consistent with the District's mission. Look for collaborative opportunities to expand services and fill unmet needs.

Respectfully submitted by,



Andrew J. Mooney, Director
Parks and Planning

Attachments

Exhibit 1 - CONEJO CREEK WEST CONCEPT PLAN Dated April 2026

Exhibit 2 - CONEJO CREEK WEST DRAFT CONCEPT PLAN Dated September 29, 2026

Exhibit 3 - History – The Evolution of Conejo Creek Master Plan

Exhibit 4 - CRPD-Owned Recreational Equestrian Facilities in Thousand Oaks

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