



Conejo Recreation & Park District

GENERAL MANAGER
Jim Friedl

BOARD OF DIRECTORS
Nellie Cusworth, Chair
Marissa Buss, Vice Chair
Chuck Huffer, Director
Doug Nickles, Director
Ashley Orozco, Director

DATE: November 5, 2026

TO: Board of Directors

FROM: Jim Friedl, General Manager 

SUBJECT: Annual Master Plan Update and Capital Improvement Program Projects Status Report for Fiscal Year 2025-26

RECOMMENDATION

Approve the annual update to the October 2025 Master Plan.

DISCUSSION

Capital Improvement Program Projects

In Fiscal Year 2025-2026, the Board approved 43 projects; as of July 1, 2026:

- Thirty (30) are completed.
- Twelve (12) are in progress and will be carried over to Fiscal Year 2026-2027.
- One (1) will not be done.
- A total of \$3,913,379 was expended for capital projects.

An Annual Master Plan Update (Exhibit A) with a spreadsheet titled "*FINAL - 2025/2026 CAPITAL PROJECTS*" will be kept with the Master Plan. The Master Plan will be comprehensively reviewed and updated, as needed, to better reflect the community as it changes and matures. The current 2025 Master Plan is located at:

www.crpdp.org/MasterPlan

The attached spreadsheet details each project, including information regarding the project manager, location, description, budget, year-to-date expenditures, balance, percent expended (financial information as of 7/1/26), and comments (as of 7/1/26). Staff utilizes this spreadsheet to discuss and track capital projects on a monthly basis.

ADMINISTRATIVE OFFICES

📍 403 West Hillcrest Drive, Thousand Oaks, CA 91360-4223
☎ 805-495-6471 | 📠 805-497-3199 | ✉ parks@crpd.org | 🌐 www.crpdp.org

Projects on the FINAL - 2025/2026 CAPITAL PROJECTS spreadsheet are highlighted:

-  = blue projects are complete
-  = green projects are in progress and will be carried over to Fiscal Year 2025-2026
-  = white projects will not be done

Park Facilities

District staff worked closely with user groups, other agencies, and the community on all projects. Several notable projects were completed in this fiscal year:

- Annual CIP Grant Funds Program (Matching):
 - Amateur Baseball Development Group
 - Fencing and Netting at Conejo Creek South
 - Conejo Disc Golf Club
 - Signs and Tree Improvements at Thousand Oaks Community Park
 - Concerned Off-Road Bicycle Association
 - Bike Park Drainage Improvements at Sapwi Trails Community Park
 - Conejo Valley Historical Society
 - Carriage House Improvements at Stagecoach Inn Museum
 - Conejo Valley Botanic Garden
 - Walkway improvements at Conejo Valley Botanic Garden
 - McCrea Ranch Foundation
 - Various Repairs and Improvements at McCrea Ranch
 - Conejo Valley Little League
 - Drinking Fountain and Shade Improvements at Various Parks

Additional notable projects that will be carried over to Fiscal Year 2025-2026:

- Rancho Potrero Community Equestrian Center Miscellaneous Improvements
- Building/Community Center Needs Assessment at Conejo Community Park
- Conejo Community Park – Phase 1 Improvements
- Creek Non-Native Vegetation and Deadwood Clearance and Drainage Improvement Districtwide

- Skatepark Replacement at Borchard Community Park
- Hillcrest Center – Various Property Improvements

Conclusion

The Master Plan is a dynamic document; it represents a snapshot in time, and staff intends to continue to update and amend the Master Plan on an annual basis. Additionally, staff will comprehensively review and update the document, as needed, to better reflect the community as it changes and matures.

STRATEGIC PLAN COMPLIANCE

Meets 2026 Strategic Plan Goal 2.2: Continue improvement of the park system consistent with the District Master Plan. Update the District Master Plan to identify current District facilities and reflect community needs. The District Master Plan should correlate closely with the City's General Plan. Provide District standards for park areas and facilities to provide a guideline in the location, acquisition, and development of those facilities. Provide District Master Plan update with Capital Improvement Budget.

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. This Plan should include funds for accessibility improvements associated with park improvements. Update the plan every two years as part of the Capital Budget process.

Meets 2026 Strategic Plan Goal 2.5: Maintain a capital improvement fund. Provide incentives for groups to improve District facilities through a grant funding application program for District-approved projects.

Meets 2026 Strategic Plan Goal 4.1: Develop, maintain, and enhance relationships with colleagues at the City of Thousand Oaks and the Conejo Valley Unified School District. Hold periodic meetings with City and School District staff.

Respectfully Submitted By,



Andrew J. Mooney, Director
Parks and Planning

2025/2026 CAPITAL PROJECTS

										FINANCIALS AS OF JULY 1, 2026				COMMENTS AS OF JULY 1, 2026	
ITEM	PM	ZONE	ACCOUNT NUMBER				LOCATION	DESCRIPTION	BUDGET	YTD EXPEND		BALANCE	% EXPENDED	COMMENTS	
ANNUALS															
A.01	EB	DWS	62	62	662	4899	000	Districtwide	Annual Enhance Play Area Equipment and Surfacing	\$	100,000	\$ 100,742	\$ (742)	100.74%	DONE
A.02	JH	DWS	62	888	811	88019	000	Districtwide	Annual Fencing Installation	\$	13,000	\$ 12,825	\$ 175	98.65%	DONE
A.03	AM	DWS	62	62	662	2801	000	Districtwide	Annual Grant CIP Funds						
A.03a	RN	2	62	62	662	2801	000	Conejo Creek South Park	Fencing and Netting / Bullpen Improvements	\$	10,437	\$ 10,437	\$ -	100.00%	DONE
A.03b	RN	2	62	62	662	2801	000	Thousand Oaks Community Park	Signs and Tree Planting at Disc Golf	\$	5,000	\$ 4,960	\$ 40	99.20%	DONE
A.03c	JH	2	62	62	662	2801	000	Sapwi Trails Community Park	Bike Park Improvements - Drainage	\$	5,000	\$ 5,000	\$ -	100.00%	DONE
A.03d	PB	4	62	62	662	2801	000	Stagecoach Museum	Misc Improvements - Carriage House / Storage	\$	25,000	\$ 5,518	\$ 19,482	22.07%	DONE
A.03e	MB	4	62	62	662	2801	000	Conejo Valley Botanic Garden	DG Walkway Improvements	\$	5,000	\$ 5,000	\$ -	100.00%	DONE
A.03f	RN	3	62	62	662	2801	000	Conejo Creek West	Arena Footing and Gate Improvements	\$	11,566	\$ 11,566	\$ -	100.00%	DONE
A.03g	LJ	3	62	62	662	2801	000	Conejo Creek West	Security Improvements at LFCG	\$	5,000	\$ 5,000	\$ -	100.00%	DONE
A.03h	LJ	3	62	62	662	2801	000	McCrea Ranch	Misc Improvements	\$	25,000	\$ 25,000	\$ -	100.00%	DONE
A.03i	MB	6	62	62	662	2801	000	Walnut Grove / RPCEC	Truck and Cart Purchase	\$	25,000	\$ 25,000	\$ -	100.00%	DONE
A.03j	EB	2	62	62	662	2801	000	Oakbrook Regional Park	Bottle Filler and UV Protection (Lobby/Gallery)	\$	5,000	\$ -	\$ 5,000	0.00%	WILL NOT COMPLETE
A.03k	RN	2	62	62	662	2801	000	Fiore Playfield / Waverly / Conejo Community	Drinking Fountain and Shade Improvements	\$	25,000	\$ 25,000	\$ -	100.00%	DONE
A.04	KP	OPS	62	899	811	89001	000	Open Space	Misc Trail and Fence Construction	\$	145,600	\$ 145,020	\$ 580	99.60%	DONE
A.05	TM	DWS	62	888	811	88028	000	Districtwide	Conduct ADA assessment/improvements of District facilities	\$	32,000	\$ 32,000	\$ -	100.00%	DONE
CIP															
1.01	AM	4	62	804	811	81302	013	Conejo Community Park	Buildings/Community Centers Needs Assessment	\$	275,655	\$ 12,620	\$ 263,035	CARRYOVER FROM FY 21/22; CONSTRUCTION DOCUMENTS; PLANNING COMMISSION APPROVAL; GOAL IS A 4.58% SHELF READY PROJECT; WORKING ON PHASE 2 STAGE DRAWINGS / ELECTRICAL SCOPE	
1.02	TM	DWS	62	888	811	88030	000	Districtwide	Creek Non-Native Vegetation and Deadwood Clearance and Drainage Improvements	\$	535,000	\$ 333,355	\$ 201,645	62.31%	CARRYOVER FROM FY 21/22; ONGOING
1.03	TM	1	13	801	851	80303	007	Crowley House	Structural Improvements	\$	124,834	\$ 41,557	\$ 83,277	33.29%	CARRYOVER FROM FY 22/23; WORK TO BE COMPLETED IN SUMMER
1.04	PB	DWS	62	888	811	88030	003	Borchard Shop & Oakbrook Service Yard	Electric Vehicle Improvements	\$	50,000	\$ 37,239	\$ 12,761	63.31%	DONE
1.05	AM	6	62	806	811	82006	001	Rancho Potrero	Misc Improvements as per Agreement with City of Thousand Oaks/COSCA/Ride On	\$	711,000	\$ 581,755	\$ 129,245	81.82%	CARRYOVER FROM FY 23/24; ONGOING
1.06	AM	DWS	62	888	811	88030	002	Districtwide	CRPD Master Plan Update	\$	52,000	\$ 31,654	\$ 20,346	60.87%	DONE
1.07	TM	4	62	804	811	81303	013	Conejo Community Park	Park and Center Improvements Phase 1	\$	630,000	\$ 4,315	\$ 625,685	CARRYOVER FROM FY 23/24; PENDING BID; Replace restroom building west parking lot w/ grounds storage, west trash enclosure, resurface west parking lot, concrete walkways, FINALIZING PERMITS	
1.08	EB	3	62	803	852	80802	007	Community Pool at CLU	Pool Deck Repairs	\$	81,000	\$ 6,500	\$ 74,500	8.02%	REPAIRS AS NEEDED; WILL CARRYOVER; PREPARE DECK DRAWINGS
1.09	AM/TM	5	13	805	811	81702	027	Borchard Community Park	Skate Park Replacement and Renovation	\$	4,478,374	\$ 1,716,257	\$ 2,762,117	38.32%	IN PROGRESS; EARLY 2027 COMPLETION
1.10	PB	DWS	62	888	811	88030	005	Districtwide	Fuel Modification SMMC GRANT	\$	169,451	\$ 169,451	\$ -	100.00%	DONE
1.11	AM	4	Hillcrest Center for the Arts /CRPD Adminstration Offices					Land Acquisition / Tenant Improvements	TBD		TO DO				
1.12	EB	3	13	803	851	81002	004	Thousand Oaks Community Park	Center Upper Roof Replacement	\$	150,000	\$ 149,028	\$ 972	99.35%	DONE
1.13	EB	3	62	803	851	81002	016	Thousand Oaks Community Park	Gym Acoustic Panels	\$	45,000	\$ 44,030	\$ 970	97.84%	DONE
1.14	EB	3	62	803	851	81002	022	Thousand Oaks Community Park	Lobby Doors	\$	40,000	\$ 31,590	\$ 8,410	78.97%	DONE
1.15	EB	5	62	805	851	81701	015	Borchard Community Park	Lobby Doors	\$	40,000	\$ 32,703	\$ 7,297	81.76%	DONE
1.16	RN	3	62	803	811	80703	005	Northwood Park	Seat Wall	\$	13,000	\$ 12,250	\$ 750	94.23%	DONE
1.17	PB	3	62	803	811	80904	001	Wildwood Neighborhood Park	Renovate South Area	\$	15,000	\$ -	\$ 15,000	0.00%	WILL CARRYOVER; WORK SCHEDULED FOR AUG
1.18	EB	4	62	62	662	3445	000	Hillcrest Center for the Arts	Misc Improvements	\$	17,200	\$ 15,758	\$ 1,442	91.62%	DONE
1.19	RN	2	62	802	851	80206	003	Oakbrook Service Yard	Heaters in Shop Area	\$	30,000	\$ 33,946	\$ (3,946)	113.15%	DONE
1.20	MB	5	62	805	811	81801	004	Cypress Park	Irrigation Improvements	\$	25,000	\$ -	\$ 25,000	0.00%	WILL CARRYOVER; WORK SCHEDULED FOR SEPT
1.21	TM/MB	3	62	803	811	80902	008	Wildflower Playfield	Landscaping Improvements at Courts	\$	32,000	\$ 36,928	\$ (4,928)	115.40%	DONE
1.22	TM/RN	2	62	802	811	80402	014	Conejo Creek South	Renovate Irrigation System - North Area	\$	210,000	\$ 19,501	\$ 190,499	9.29%	WILL CARRYOVER; REBID LATE 2026 / EARLY 2027
1.23	TM	3	62	803	852	80802	008	Community Pool at CLU	Shade Structure	\$	250,000	\$ 1,975	\$ 248,025	0.79%	CLU APPROVED / PLAQUE RECEIVED / USA SHADE LAYOUT REVISION / PENDING ELECTRICAL DESIGN
1.24	EB	DWS	62	888	811	88030	006	Districtwide	Interior Flourescent to LED luminaire retrofit	\$	50,000	\$ 50,070	\$ (70)	100.14%	DONE
1.25	EB	1	62	805	811	80203	007	North Ranch Playfield	Walkway Lighting Improvements	\$	9,000	\$ 9,000	\$ -	100.00%	DONE
1.26	EB	DWS	62	888	811	88029	000	Districtwide	Camera System Upgrades	\$	19,000	\$ 21,255	\$ (2,255)	111.87%	DONE
1.27	JH	6	60	806	811	82004	029	Dos Vientos Community Park	Parking Lot Resurface	\$	50,000	\$ 49,290	\$ 710	98.58%	DONE
1.28	JH	2	62	802	811	80204	006	Chumash Museum	Parking Lot Resurface	\$	50,000	\$ 58,285	\$ (8,285)	116.57%	DONE
										\$	8,728,617	\$ 3,913,379	\$ 4,815,238	44.83%	

ANNUAL UPDATE NOVEMBER 5, 2026
CONEJO RECREATION & PARK DISTRICT
MASTER PLAN
October 2025

See attached Capital Improvement Program Projects completed Fiscal Year 2025-2026.

The attached includes revised pages I, III, 2, 44, 45, 47, 55, 59, 77, 80, 83, 92, 93, and 99.

The Master Plan was comprehensively reviewed, updated, and adopted by the CRPD Board of Directors on October 2, 2025. The current 2025 Master Plan is available online at www.crpdpd.org/MasterPlan.

Each year after the close of the Fiscal Year, the Capital Improvement Program Projects completed in the prior year and any recommended revisions will be used to note the updated information for the Master Plan.



Current 2025 Master Plan

Conejo Recreation & Park District Master Plan

2025



Conejo
Recreation & Park District



Conejo Recreation & Park District Master Plan

2025



Revised November 2026

Current 2025 Master Plan

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

First Publication June 1975

Republished March 1986

Republished June 1992

Republished June 2011

October 2025

Conejo Recreation & Park District (CRPD)

403 West Hillcrest Drive

Thousand Oaks, CA 91360

Telephone: (805) 495-6471

Conejo Recreation & Park District Master Plan

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Current 2025 Master 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.¹

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.²

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

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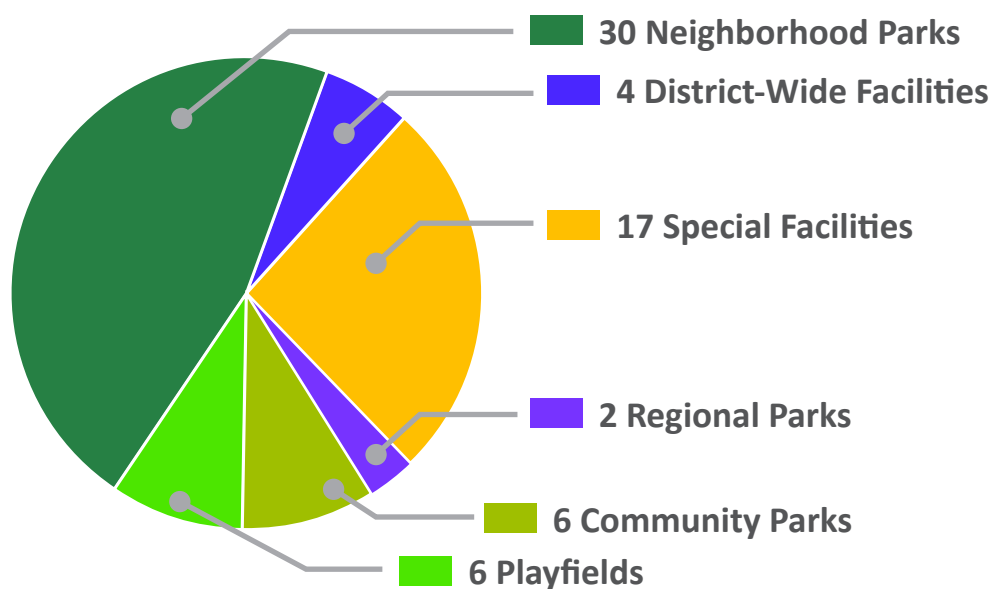
¹ Conejo Recreation & Park District Parks and Facilities Guide, October 2020

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

Current 2025 Master Plan

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

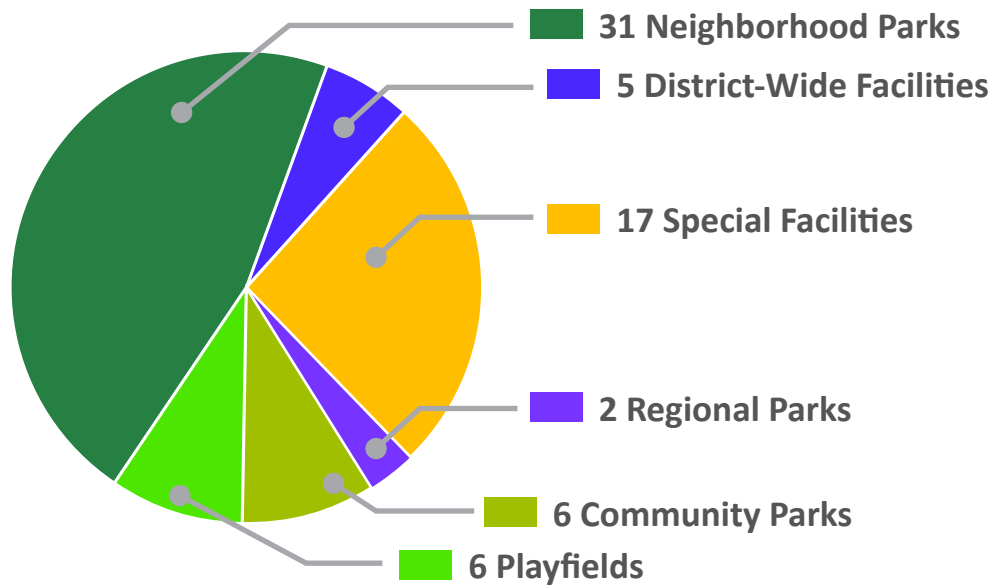


3

Museum / Visitors Center

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



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Equestrian Facilities



170

Miles of Open Space Trails



4

1 Dog Park / 3 Off-Leash Areas



11

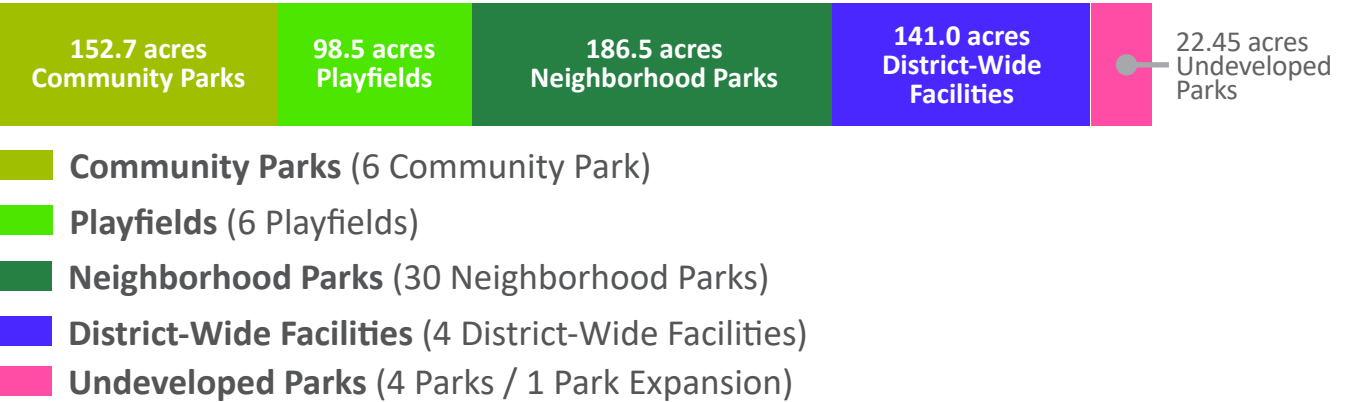
Miles of Fitness Trails



3

Museum / Visitors Center

Acreages of CRPD Parks, Playfields, and Facilities



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



Acreages of CRPD Parks, Playfields, and Facilities



- **Community Parks** (6 Community Park)
- **Playfields** (6 Playfields)
- **Neighborhood Parks** (31 Neighborhood Parks)
- **District-Wide Facilities** (5 District-Wide Facilities)
- **Undeveloped Parks** (4 Parks / 1 Park Expansion)

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



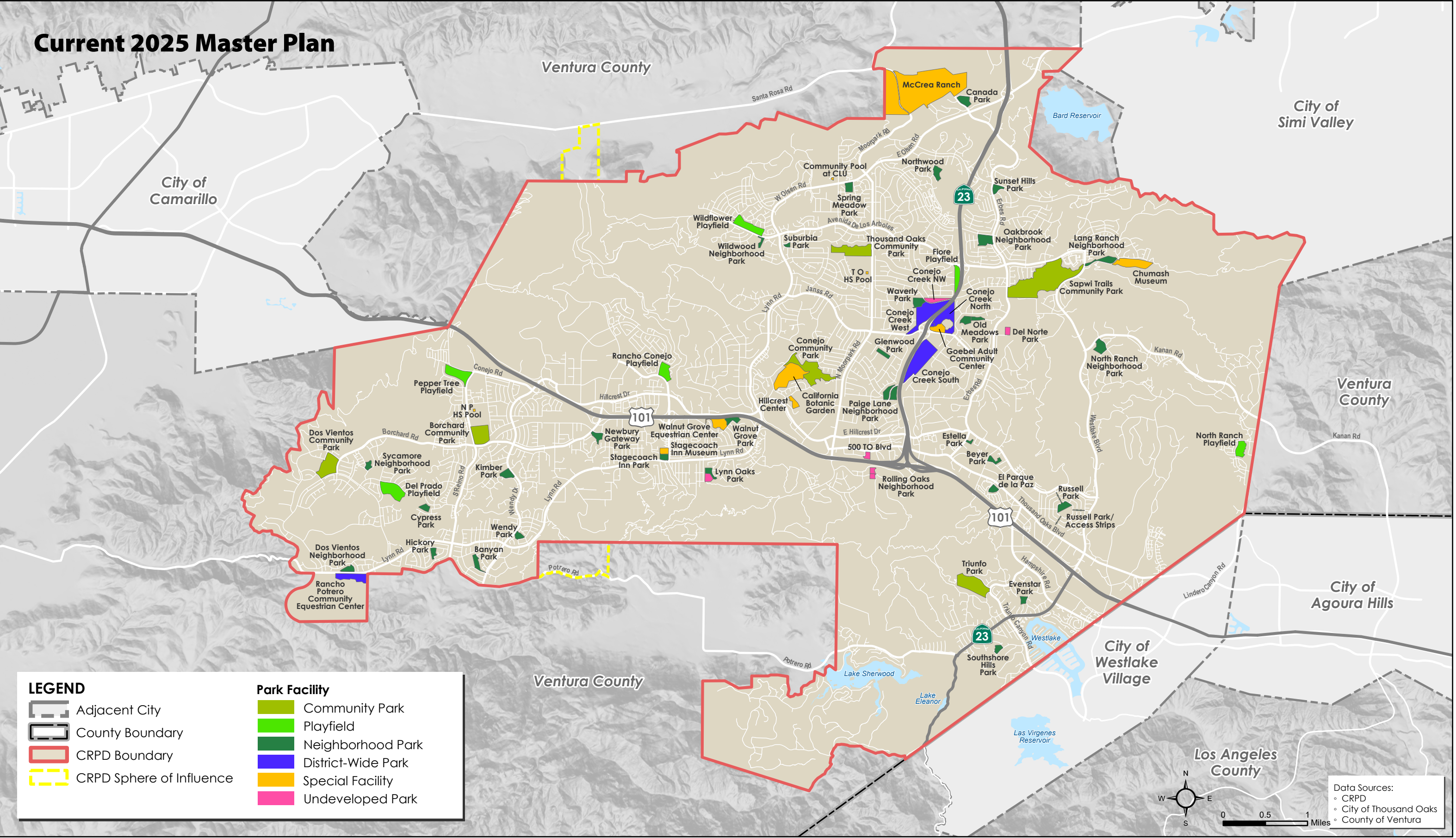


Figure 3: Park Facilities

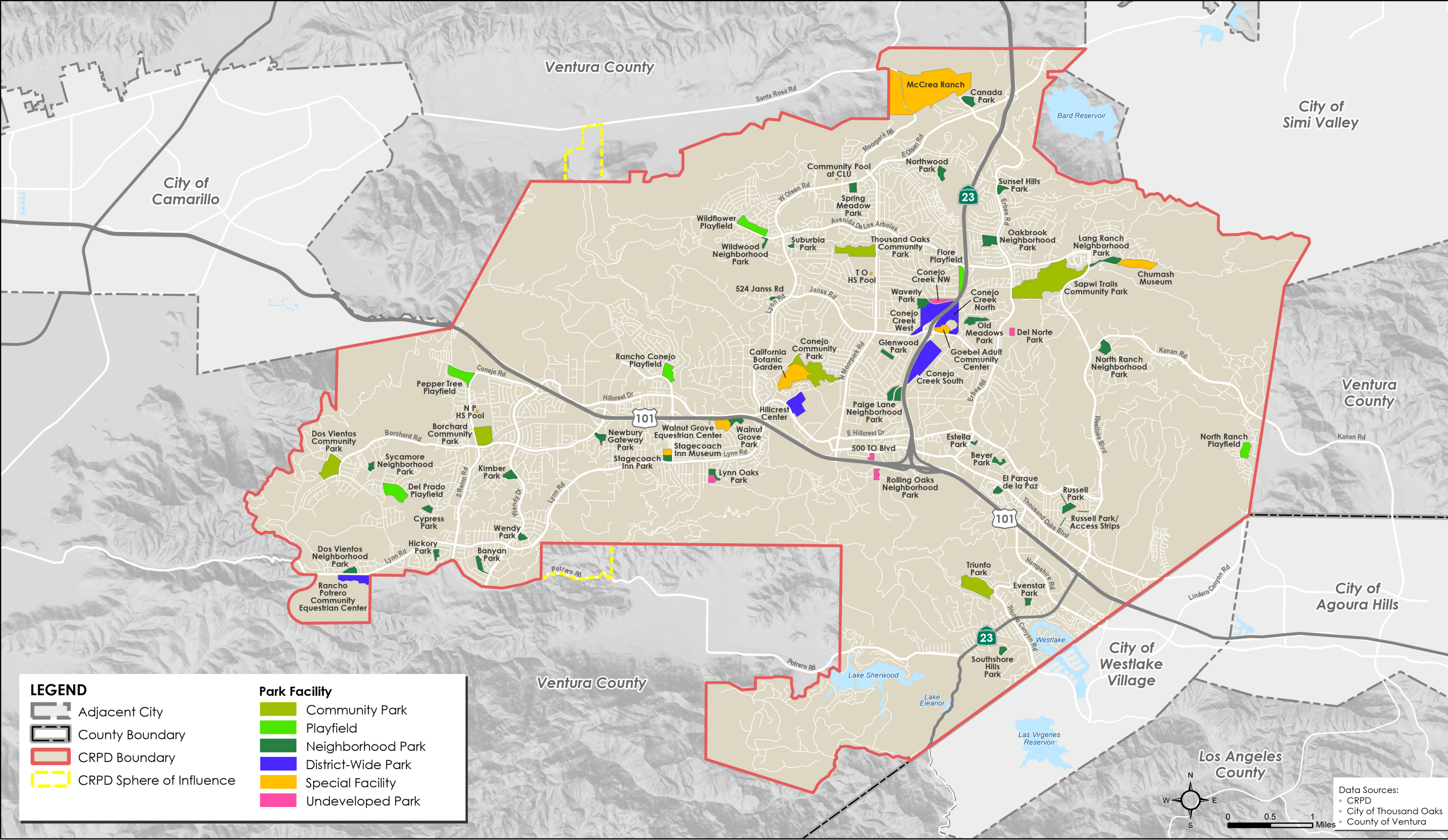


Figure 3: Park Facilities

Current 2025 Master Plan

C. Review of District and Shared Recreational Facilities

3

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

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	Shared With or Owned by Other Public Agency	Total Acres	Developed Acres	Undeveloped Acres	Sq. Ft.
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	Janss Park	524 Janss Road	D	13	x		1.7	1.7		
14	Kimber Park	3295 Bear Creek Drive	B	4	x		8.3	8.3		
15	Lang Ranch Neighborhood Park	3287 Lang Ranch Parkway	E	17	x		10.4	7.9	2.5	102
16	Lynn Oaks Park	359 Capitan Street	D	14	x	CVUSD	10.3	5.3	5	
17	Newbury Gateway Park	2250 Michael Drive	D	14	x		6.9	2.3	4.6	
18	North Ranch Neighborhood Park	1901 Upper Ranch Road	F	20	x		12	12		

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	
Total							2,396.80	141	2,255.8	2,500

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	Hillcrest Center	401/403 W. Hillcrest Drive	D	13	x		30	10	20	55,000
54	Oakbrook Regional Park	Westlake Blvd. & Lang Ranch Park	E	17	x		431.4	0	431.4	
55	Rancho Potrero Community Equestrian Center	4790 Lynn Road	A	2	x	MRCA	19.9	19.9		2,500
56	Wildwood Regional Park	West Avenue De Los Arboles	C	8	x	COSCA	1,824.4	0	1,824.4	
Total							2,426.80	151	2,275.8	57,500

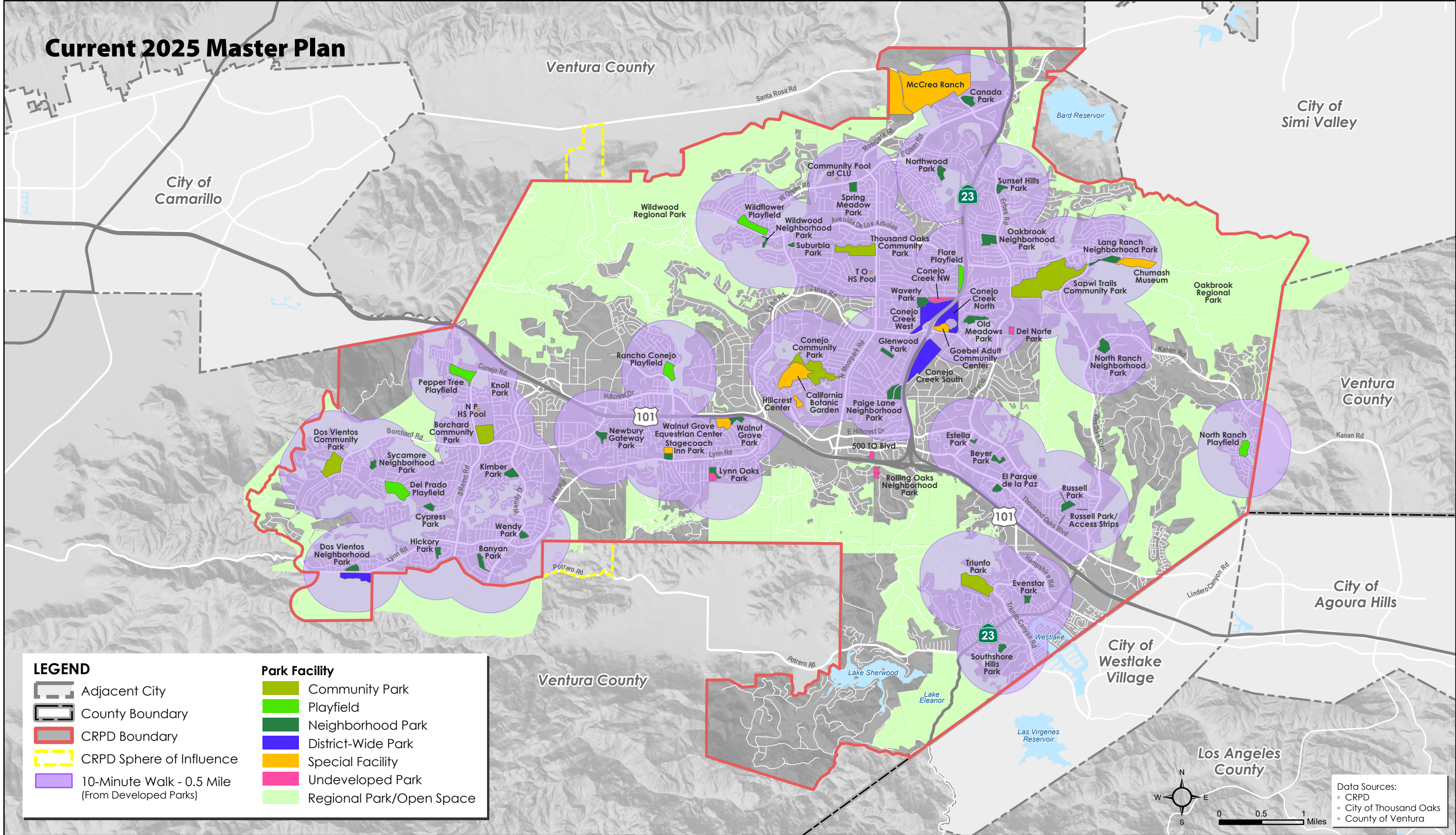


Figure 7: 10-Minute Walk to Developed Parks

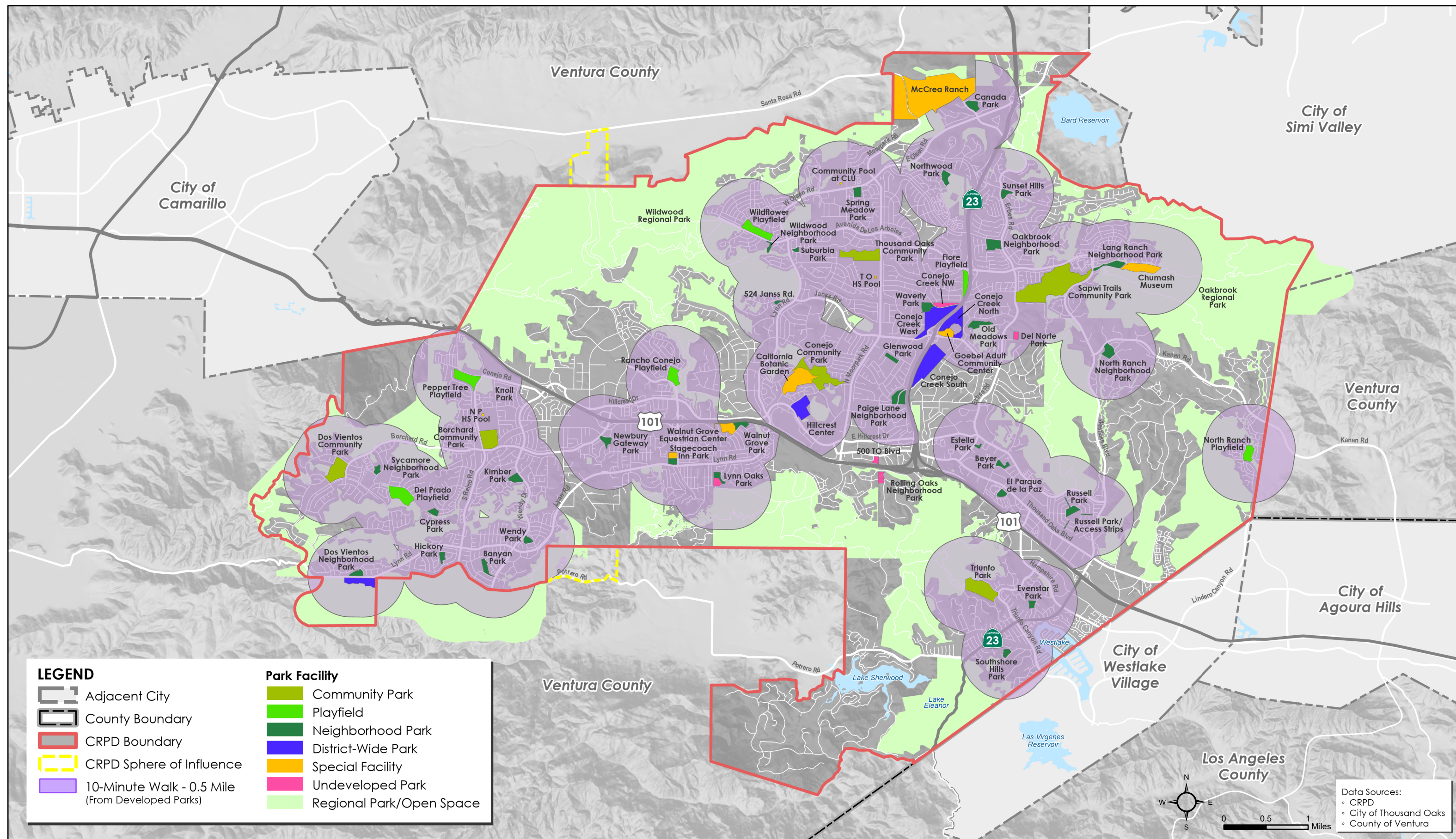


Figure 7: 10-Minute Walk to Developed Parks

Current 2025 Master Plan

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.

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.

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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, 2026	\$13,195
February 5, 2027	\$13,591
February 5, 2028	\$13,999
February 5, 2029	\$14,419
February 5, 2030	\$14,852
February 5, 2031	\$15,298
February 5, 2032	\$15,757
February 5, 2033	\$16,230
February 5, 2034	\$16,717
February 5, 2035	\$17,219

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.

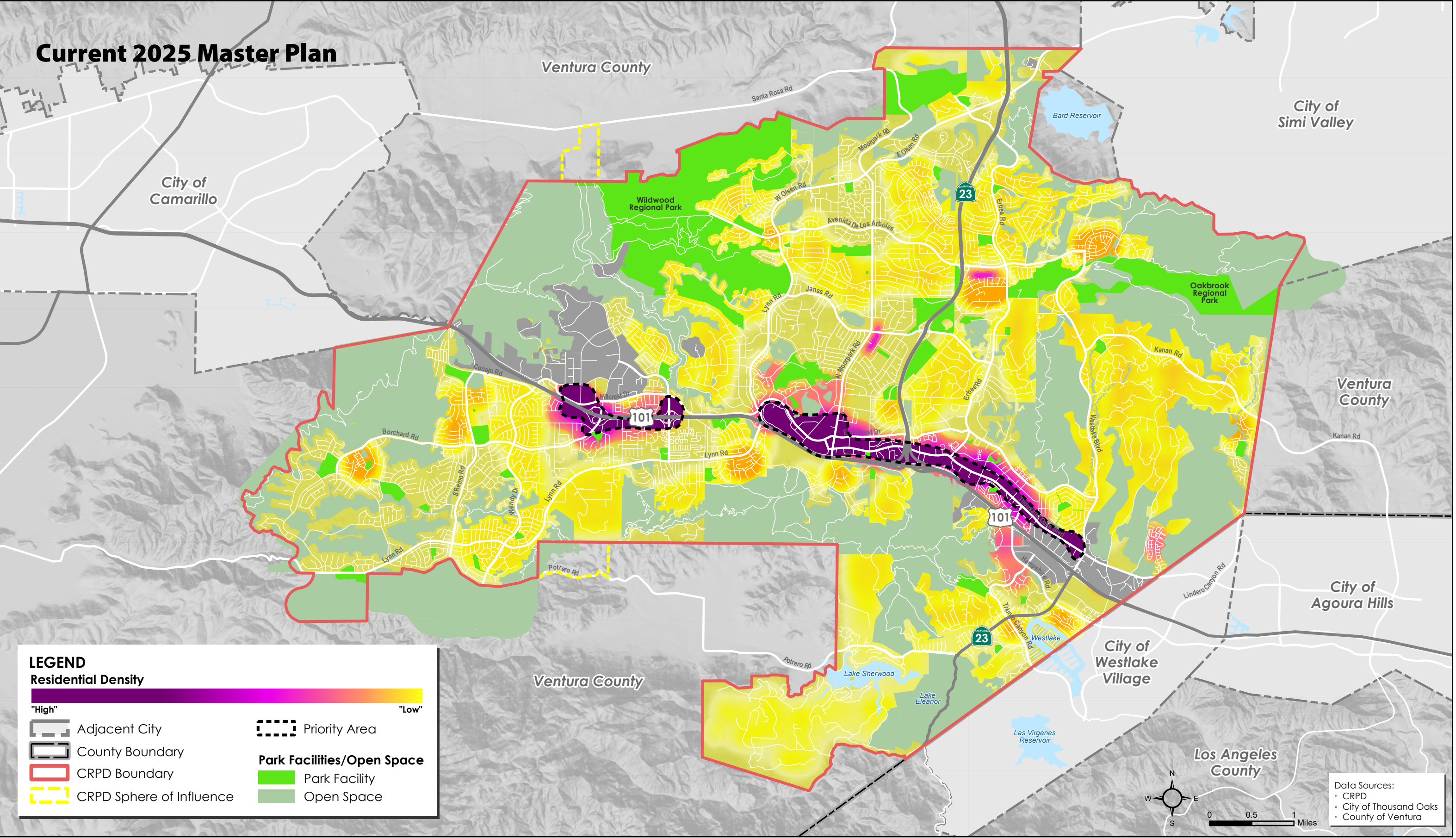


Figure 8: Development Intensity and Park Facilities

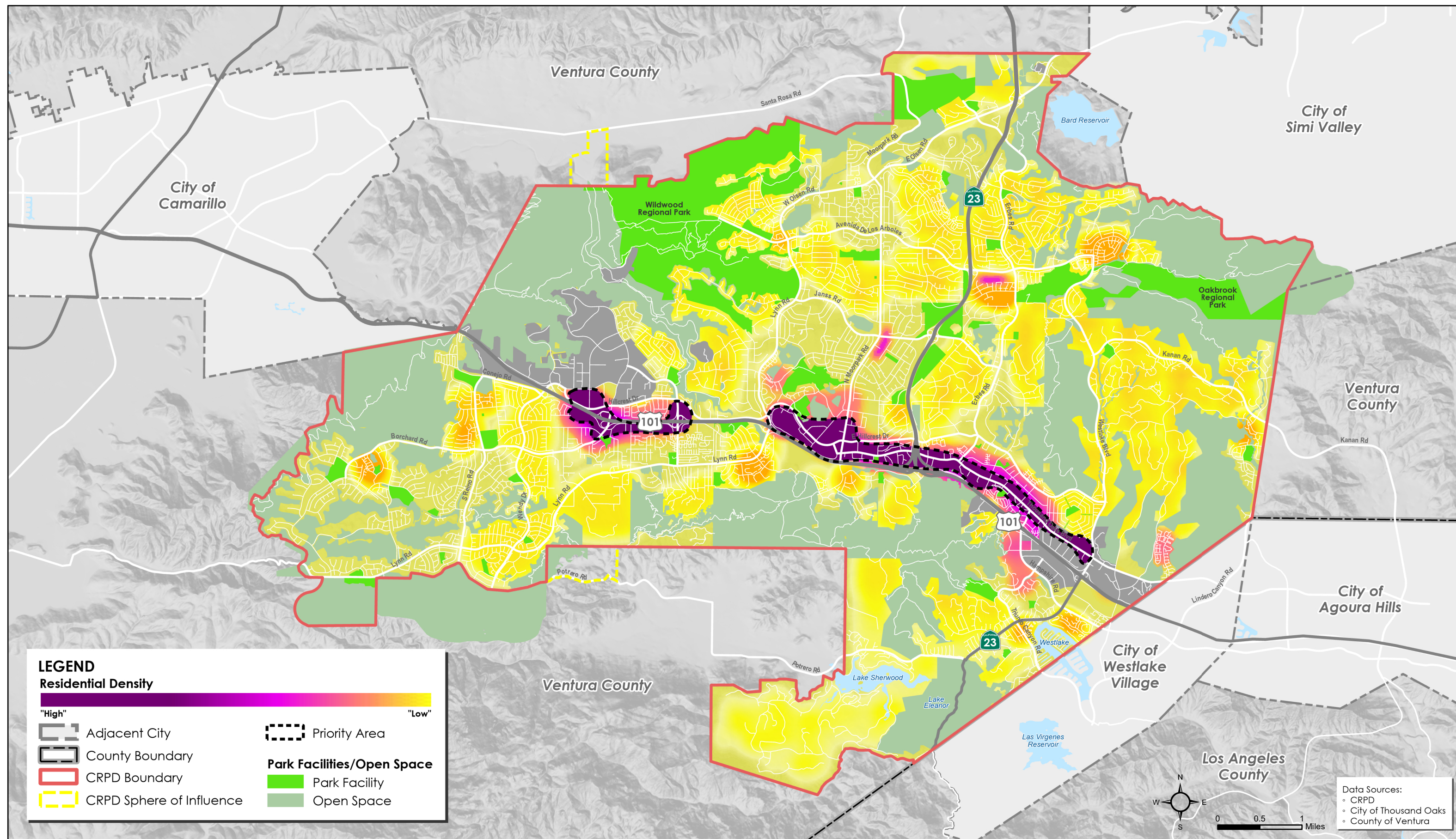
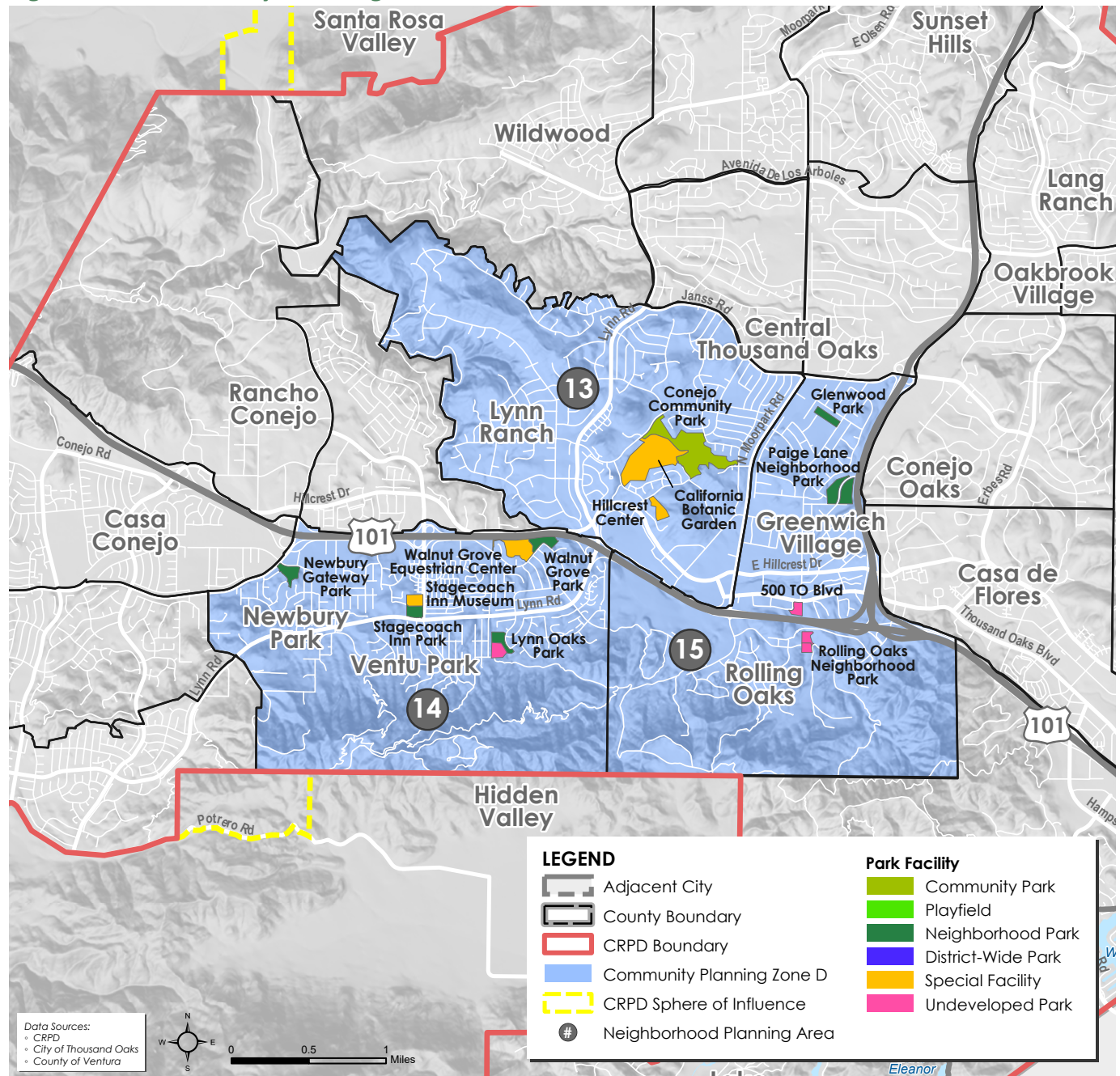


Figure 8: Development Intensity and Park Facilities

Current 2025 Master Plan

Figure 9-D: Community Planning Zone D



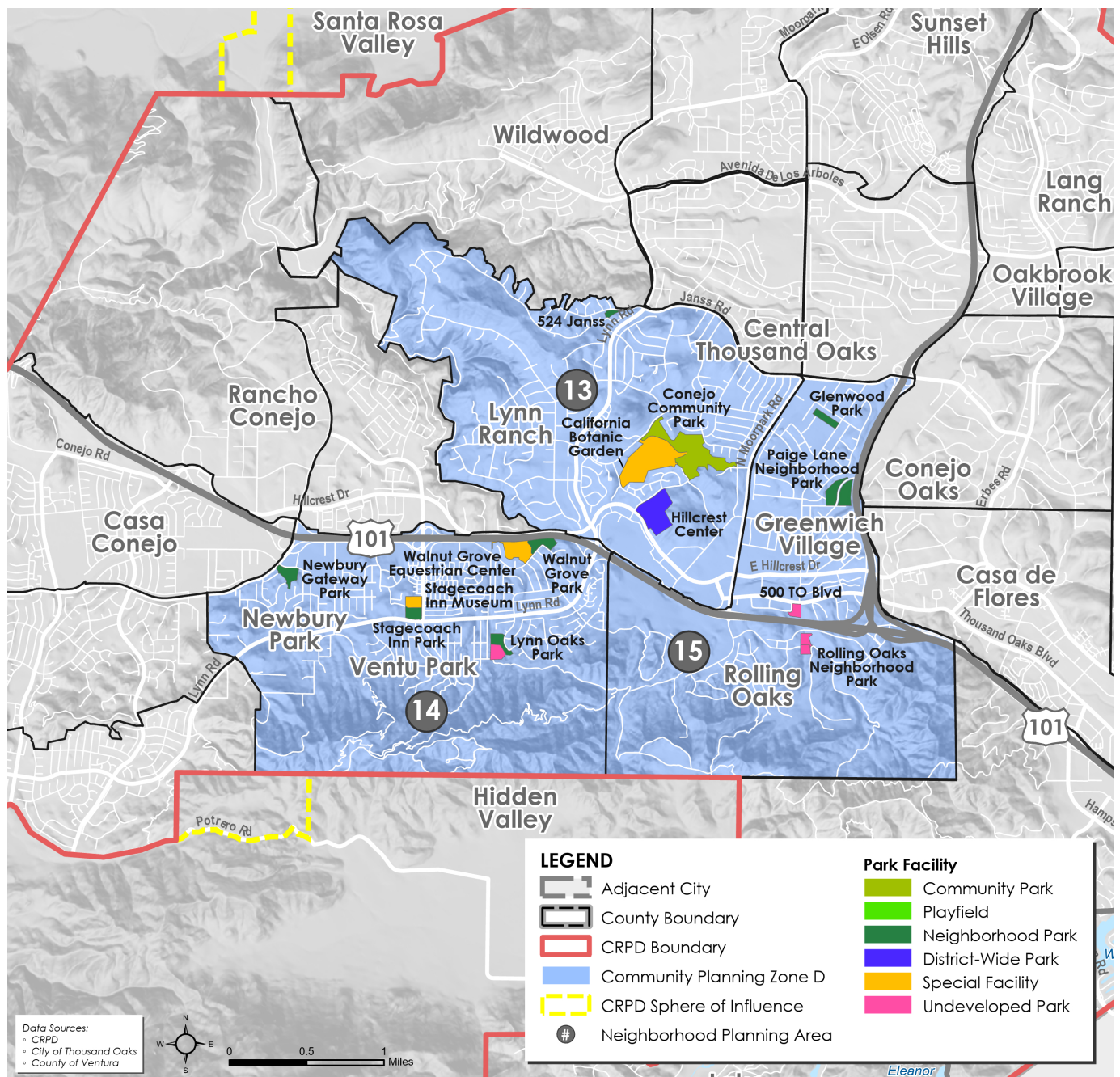
Community Planning Zone D

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

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

Current 2025 Master Plan

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*
NEIGHBORHOOD PARKS							
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		30,409		76.1	92.55	58.3	17.8
PLAYFIELDS							
13	Conejo Community Park	30,409	1.25	38.0	38.4	20.0	18.0
SUBTOTAL				38.0	38.4	20.0	18.0
COMMUNITY PARKS							
13	Conejo Community Park	30,409	1.25	38.0	38.4	20.0	18.0
SUBTOTAL				38.0	38.4	20.0	18.0
TOTAL		30,409					53.8

*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
SPECIAL FACILITIES (SF)				OPEN SPACE (OS)			
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
TOTAL SF		66.4	53.1		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
				TOTAL OS		1229.0	0.0

*Neighborhood Planning Area (NPA)

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

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*
NEIGHBORHOOD PARKS							
13	Conejo Community Park	10,122	2.50	25.3	38.4	20.0	5.3
	524 Janss Road				1.7	0.0	
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		30,409		76.1	94.25	58.3	17.8
PLAYFIELDS							
13	Conejo Community Park	30,409	1.25	38.0	38.4	20.0	18.0
SUBTOTAL				38.0	38.4	20.0	18.0
COMMUNITY PARKS							
13	Conejo Community Park	30,409	1.25	38.0	38.4	20.0	8.0
	Hillcrest Center				30.0	10.0	
SUBTOTAL				38.0	68.4	30.0	8.0
TOTAL		30,409					43.8

*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

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SPECIAL FACILITIES (SF)				OPEN SPACE (OS)			
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	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
TOTAL SF		66.4	53.1		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
				TOTAL OS		1229.0	0.0

*Neighborhood Planning Area (NPA)

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

Current 2025 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)
District-Wide		152,245	5.00	761.2	141.00	141.00	620.2
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.

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)
District-Wide		152,245	5.00	761.2	171.00	151.00	610.2
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 D, PA 13	Hillcrest Center				30.00	10.00	
Zone A, PA 2	Rancho Potrero Community Equestrian Center				19.90	19.90	

* 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.

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