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: 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.crpd.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

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

Conejo Creek West Park Concept Plan

EXHIBIT 1

- Multi-Use Trail
- Vehicular Circulation
- Community Garden
- Dog Park
- Equestrian Areas
- Parking
- Drainage Swale
- Group Picnic Area
- CRPD Storage Area
- Pickleball
- RC Area

Conejo Creek Northwest

E Avenida De Las Flores

Conejo Creek West

Conejo Creek North

Option B

Proposed Entrance on Janss Rd*

E Janss Rd

Waverly Heights Dr

Thousand Oaks Grant R. Brimhall Library

Goebel Adult Community Center

Alex Fiore Thousand Oaks Teen Center

Extent of Map

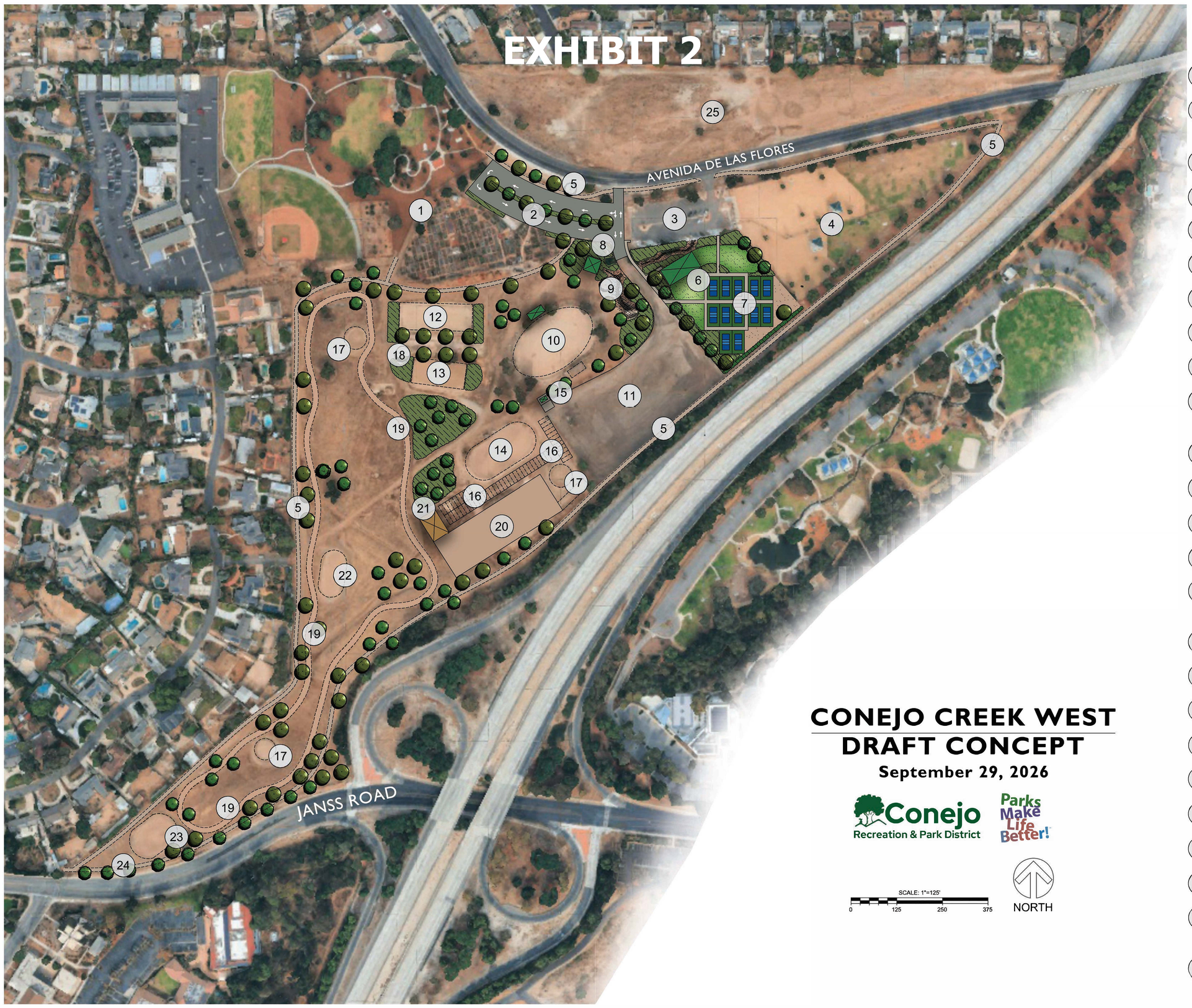
THOUSAND OAKS

CRPD

0 275 550 825 1100 Feet

0 0.07 0.13 0.2 Miles

EXHIBIT 2



LEGEND

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

CONEJO CREEK WEST
DRAFT CONCEPT

September 29, 2026

Conejo Recreation & Park District

Parks Make Life Better!

SCALE: 1"=125'
0 125 250 375

NORTH

Exhibit 3 - Summary of the Evolution of Conejo Creek Master Plan

The District continuously reviews opportunities to provide additional recreational uses at its properties. The Conejo Creek Complex is a prime example of this process over time and how park uses and amenities have changed with community interests and input. Now and in the future, the District will continue to work with the community at large and its community groups to provide access to existing and new amenities for District residents.

In August of 1973, Conejo Creek West Plan included the following amenities:

- Several open play fields for organized sports and pick-up games
- Dedicated large polo field
- Various parking areas (including permanent access from Janss Road)
- Youth playground/play areas
- Picnic Area
- Multi-use trails throughout
- Equestrian riding rings
- Zoo
- Lake / alternate water feature

In 1981, Conejo Creek West Plan included the following amenities:

- 23-acre equestrian area with corrals and arenas
- Full-size baseball field
- (2) soccer fields
- Parking for 880 cars

In 1999, Conejo Creek West Plan included the following amenities:

- 33.4-acre equestrian Meadow Area / Temporary Parking
- Group picnic area
- Pond with recirculating stream
- Community Garden
- Dog Park
- Multi-use trails throughout
- Parking for 200 cars (dog park, community garden, equestrian, group picnic)
- Gated driveway off Janss Road (event only)

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

In addition to the equestrian facility at Conejo Creek West, the District owns and is assisted by another non-profit community group as operator: Ride-On Therapeutic Horsemanship at Walnut Grove and Rancho Potrero Community Equestrian Centers. All (3) District-owned equestrian focused facilities have various uses and programs; specific details for the facilities are listed in the following table.

Conejo Recreation & Park District Equestrian Facilities			
Name	**Conejo Creek West Equestrian Park**	**Walnut Grove Equestrian Center**	**Rancho Potrero Community Equestrian Center**
Facility Statistics	24.0 acres / 4 arenas – 1 lighted Various turnouts and pens Shaded bleachers / Announcer podium Multi-use trail 2+ miles looped	13.0 acres / 1 lighted arena 2 horse barns / Ride-On offices Various turnouts and pens Equestrian trail 0.5 mile looped	19.9 acres / 4 arenas – 1 lighted Boarding stables Rental string corral and office Trailer Parking Various turnouts and pens Multi-use trail 0.65 mile looped 5+ miles in open space and beyond
Uses	General public use / neighbor adjacent use / ETI events / Livestock evacuation abilities / Training venue	No general public use / strictly Ride-On Therapeutic use	Fee boarding / fee rental string / fee camps/classes / fee Ride-On Events/Therapeutic Use / public arenas and pen use as available w/ fee / Livestock evacuation abilities / Training venue
Location	Central location within District – easy freeway access via neighborhood streets	Central location within District – easy freeway access via neighborhood streets	Far west location of District
Key/Unique Use	Public drop in use / equestrian zoned neighborhood adjacent / neighborhood welcomes expanded equestrian use	Therapeutic use in secluded setting / smaller scale facility / limited expansion opportunities due to terrain	Open Space adjacent for camps/rental string / Boarding 100+ horses on edge of town / Neighborhood does not welcome expanded use with more shows and events

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

Pickleball continues to have strong local interest, along with immense national growth to 24.3 million players, a +479% increase over the past (5) five years, per 2026 Sports and Fitness Industry Association Participation Data. Since the installation of (2) two dedicated pickleball courts at Del Prado Playfield in 2012, there has been an increasing interest in pickleball that is continuing to current day. Pickleball is a multi-generational, inexpensive, and relatively easy to learn sport, making pickleball as a recreational activity, easily accessible and available to the community when courts are available. Due to this interest since 2012, CRPD has added an additional (16) sixteen courts (dedicated and multi-use).

- Estella Park – (2) multi-use
- Del Prado Playfield – (2) multi-use
- Rancho Conejo Playfield – (6) dedicated / (4) multi-use
- Alex Fiore Thousand Oaks Teen Center – (2) multi-use

Given this growing interest from the local pickleball community, the Board created an Ad Hoc Committee to help staff explore suitable solutions, locations, and partners to add pickleball courts in the District. Ongoing efforts have been made since the installation of the first courts, CRPD staff continues to see in programmed and informal play

- The number of players is increasing
- The number of first-time participants is increasing
- The number of registrants on wait lists is continuing and still increasing for certain programs