



Conejo Recreation & Park District

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Jim Friedl

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FOR IMMEDIATE RELEASE

Jim Friedl 2/15/22

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The Conejo Recreation and Park District recently purchased land for a future neighborhood park site.

The property is located south of the 101 Freeway between Rancho Road and Moorpark Road. The 2 residential lots, totaling 5.4 acres, are located in an unincorporated island within the City of Thousand Oaks between Rimrock Road and Rolling Oaks Drive.

The purchase price was \$975,000.

Raymi Schwartz of Pinnacle Estate Properties, Inc. represented the seller and buyer. Michelle Singerman of Ridgeway Escrow handled the escrow. Escrow closed on February 15, 2022.

The seller was the Goldfield Family Trust / Matt Goldfield. The sellers had owned the property since the early 1960's.

"The property has been in my family a long time. My parents were going to build their dream home on those lots, but remained happily living in the family home in the Meadows Tract in Thousand Oaks. When my parents passed away, we knew it was time to sell. We were looking for a bit more money for the properties - - - but when I found out the Conejo Recreation and Park District wanted the property for a future park site, we made it work for them. We're a huge baseball family and we know how important parks are to a community. I think my parents would be really happy knowing their dream home became a public park."

- Matt Goldfield

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"We know the State of California is really pushing cities to add more housing and we expect the population of Thousand Oaks to grow. With that anticipated growth, CRPD is trying hard to maintain its parks/population ratio and a park system which allows everyone access to a park within a 10-minute walk from their home. There is currently no park south of the 101 freeway between Rancho Road and Moorpark, so all the folks living there now must travel under the 101 every time they go to a public park. In the future, this park will give them a public park within walking distance."

- Nellie Cusworth, Chair CRPD Board of Directors.

Board Members George Lange and Susan Holt sit on the District's ad hoc property acquisition committee and have been looking for land acquisition opportunities - - - focusing on locations that are (or may become) park deficient. This vacant land was listed for sale and the committee recommended the Board consider acquiring this property.

"Working with Matt and Raymi has been great.

The Board of Directors authorized staff to try to acquire this property on January 20, 2022, and we were able to clear all contingencies and close escrow in less than one month. We're so lucky to have longtime residents like Coach Matt Goldfield and the Goldfield Family offer flexibility on the price so we could afford to add a new park site to our system."

- Jim Friedl

The vast majority of CRPD park property acquisitions have come through the development approval process --- Tract Maps and Development Agreements - - - which required the property owner/developer to dedicate land for public park purposes as part of the approval of residential development.

This is CRPD's first cash-based property acquisition in decades. For the past 30 years, CRPD has invested funds into capital improvement projects - - - creating public access and park improvements on all those vacant properties which had been dedicated for park purposes years earlier. According to CRPD records, the last time CRPD purchased park property with cash was El Parque de las Paz in 1986.

There are currently no plans for the property other than the notion that it is a really great location for a neighborhood park site. The property is next to a multi-family residential neighborhood, on the boundary between the City of Thousand Oaks and County of Ventura and will have some challenges around access. This is something CRPD must work on with the City and County -- as well as our immediate neighbors -- the Rolling Oaks Homeowners Association and the Thousand Oaks Surgical Hospital, affiliated with the Los Robles Health System.

In the coming months, CPRD plans to host an open house, meet the neighbors, and get a sense of what they would like to see in their park. After we go through a robust public input and planning process, CRPD will then try to find the money necessary to complete those improvements.

The Conejo Recreation and Park District was established in November 1962 when Conejo Valley voters decided to create an Independent Special District focusing on parks and recreation (the focus on open space came a bit later). The CRPD park system now has over 60 parks and recreational facilities spread throughout the Conejo Valley. CRPD will be celebrating its 60th anniversary in November 2022.

(Attachment: "Chronology of Park and Facility Acquisition and Development")

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CONEJO REC. & PARK DISTRICT

CHRONOLOGY OF PARK & FACILITY ACQUISITION AND DEVELOPMENT

PARK/FACILITY	ASSESSOR PARCEL NUMBER	YEAR ACQUIRED	YEAR DEVELOPED	# PARKS	TOTAL ACRES	CUMULATIVE TOTAL ACRES	DEVELOPED ACRES	CUMULATIVE DEVELOPED ACRES
Estella Park	670-0-250-150*	1963	1962	1	1.9	1.9	1.9	1.9
Banyan Park	661-0-050-015*	1964	1967	2	7.4	9.3	7.4	9.3
Morrow Circle	679-0-201-015	1964	Undeveloped	3	4.0	13.3	0.0	9.3
Del Norte	679-0-010-275	1965	Undeveloped	4	3.7	17.0	0.0	9.3
Old Meadows Park	678-0-070-265*	1967	1968	5	31.0	48.0	6.2	15.5
Stagecoach Inn Museum	660-0-030-190	1968	1976	6	5.0	53.0	5.0	20.5
Hickory Park	665-0-171-195	1969	1974	7	4.6	57.6	4.6	25.1
Cypress Park	665-0-141-105	1969	1973	8	5.0	62.6	5.0	30.1
Borchard Community Park	668-0-020-825	1969	1972	9	28.7	91.3	28.7	58.8
Suburbia Park	521-0-281-015	1969	1978	10	2.0	93.3	2.0	60.8
Thousand Oaks Community Park	521-0-100-025	1970	1974	11	35.8	129.1	35.8	96.6
Oakbrook Neighborhood Park	570-0-021-015*	1970	1975	12	13.5	142.6	13.5	110.1
Evenstar Park	696-0-091-015	1971	1975	13	4.0	146.6	4.0	114.1
Lynn Oaks Park	682-0-160-015*	1971	1983	14	8.8	155.4	4.0	118.1
Russell Access Strips	680-0-131-105*	1971	1972	15	1.0	156.4	1.0	119.1
Russell Park	680-0182-015	1971	1972	16	7.3	163.7	7.3	126.4
Triunfo Park	696-0-220-025*	1971	1972	17	23.4	187.1	23.4	149.8
Conejo Creek North	677-0-100-325*	1972	1992	18	27.3	214.4	27.3	177.1
Fiore Playfield	570-0-080-285*	1972	1974	19	10.5	224.9	7.1	184.2
Beyer Park	671-0-100-010	1972	1974	20	4.0	228.9	4.0	188.2
Conejo Creek West	677-0-100-245*	1972	1972	21	49.9	278.8	42.6	230.8
Conejo Creek South	677-0-110-355*	1972	1976	22	54.7	333.5	54.7	285.5
Conejo Community Park	524-0-090-255	1972	1965	23	48.8	382.3	17.1	302.6
Wendy Park	661-0-190-020	1973	1979	24	4.3	386.6	4.3	306.9
Glenwood Park	677-0-310-020	1973	1074	25	5.2	391.8	5.2	312.1
Conejo Valley Botanic Garden	524-0-090-225*	1973	1976	26	41.4	433.2	9.8	321.9
Waverly Park	677-0-100-200*	1973	1974	27	8.8	442.0	8.8	330.7
Thousand Oaks Teen Center	677-0-100-315*	1974	1989	28	0.0	442.0	0.0	330.7
Conejo Creek Southwest	677-0-110-325*	1974	Undeveloped	29	14.1	456.1	0.0	330.7
Goebel Adult Community Center	677-0-100-315	1974	1975	30	0.0	456.1	0.0	330.7
Knoll Park	668-0-330-015	1977	1977	31	21.1	477.2	0.0	330.7
Pepper Tree Playfield	235-0-150-015	1977	1983	32	21.7	498.9	21.7	352.4
Wildwood Neighborhood Park	520-0-070-930*	1977	1974	33	5.8	504.7	5.8	358.2
Cañada Park	592-0-021-015	1977	1978	34	9.2	513.9	4.0	362.2
Sunset Hills Park	570-0-371-015	1978	1983	35	5.8	519.7	5.8	368.0
Spring Meadow Park	521-0-051-305	1978	1987	36	7.2	526.9	7.2	375.2
Wildflower Playfield	551-0-200-035	1978	1986	37	19.0	545.9	19.0	394.2
Stagecoach Inn Park	660-0-030-230	1979	1985	38	4.9	550.8	4.9	399.1
Kimber Park	666-0-191-065	1979	2001	39	8.3	559.1	8.3	407.4
Farland House	670-0-140-360	1979	1962	40	0.0	559.1	0.0	407.4
Walnut Grove Park	682-0-221-015*	1981	1994	41	6.5	565.6	6.5	413.9
Southshore Hills Park	697-0-161-165	1983	1983	42	4.5	570.1	4.5	418.4
Northwood Park	674-0-422-015	1983	2009	43	8.5	578.6	8.5	426.9
Newbury Gateway Park	658-0-150-010	1984	1999	44	6.9	585.5	2.3	429.2
Crowley House	671-0-233-010	1986	1910	45	0.0	585.5	0.0	429.2
El Parque de la Paz	671-0-233-150*	1986	1989	46	4.8	590.3	4.8	434.0
North Ranch Neighborhood Park	690-0-360-055	1987	1990	47	12.0	602.3	12.0	446.0
North Ranch Playfield	689-0-070-165*	1987	1991	48	12.0	614.3	12.0	458.0
Lang Ranch Neighborhood Park	569-0-070-315	1993	1993	49	10.4	624.7	7.0	465.0
Sapwi Trails Community Park	569-0-070-455*	1993	2018	50	122.7	747.4	17.0	482.0
McCrea Ranch	592-0-110-575*	1995	1933	51	260.6	1,008.0	17.1	499.1
Rancho Conejo Playfield	667-0-380-425	1997	1997	52	12.7	1,020.7	12.7	511.8
Dos Vientos Neighborhood Park	236-0-033-105	1998	1998	53	5.2	1,025.9	5.2	517.0
Walnut Grove Equestrian Center	682-0-240-405	2000	2000	54	13.0	1,038.9	4.5	521.5
McCrea Ranch West	592-0-110-545	2002	Undeveloped	55	58.8	1,097.7	0.0	521.5
Hillcrest Center	525-0-060-095	2002	2002	56	8.8	1,106.5	4.0	525.5
Dos Vientos Community Park	236-0-195-015	2002	2002	57	27.8	1,134.3	27.8	553.3
Sycamore Neighborhood Park	237-0-060-025	2006	2006	58	4.5	1,138.8	4.5	557.8
Del Prado Playfield	236-0-090-155	2007	2013	59	26.0	1,164.8	26.0	583.8

(*) denotes multiple parcel numbers; refer to CTO/GIS for additional APNs or contact CRPD Park Operations Analyst for assistance