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# Conejo Creek Park Master Plan

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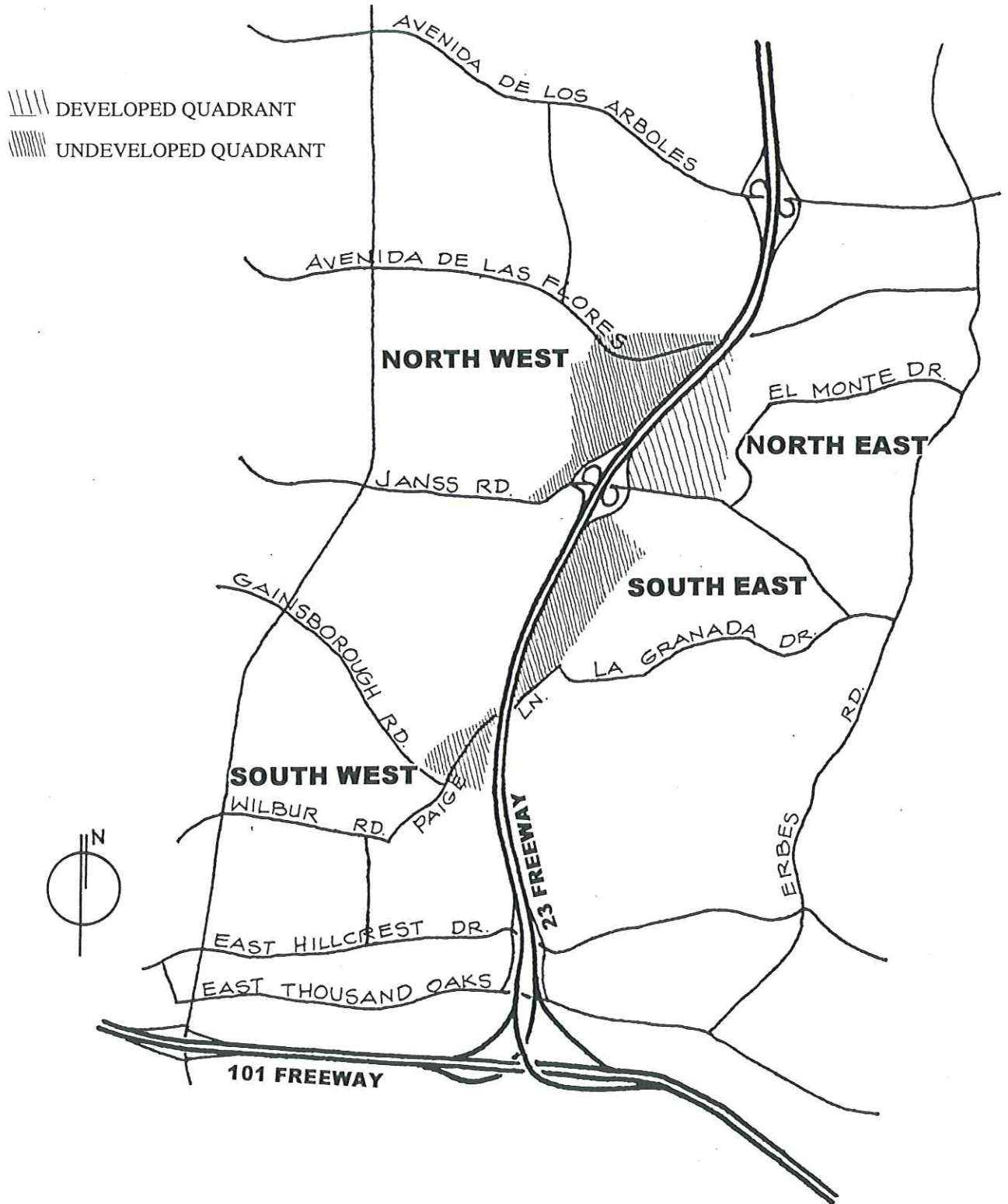
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# Conejo Creek Park

## EXHIBIT 1—LOCATION MAP



## Introduction

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Conejo Creek Park is located at the intersection of Janss Road and the 23 Freeway. The 117-acre park is comprised of a number of public park parcels surrounding the freeway exit. (See Exhibit 1, Location Map) These properties were purchased between 1971 and 1975 by the Conejo Recreation and Park District (CRPD) and are owned in clear with no deed restriction other than normal utility, access, and slope easements. This Master Plan documents the site's existing conditions, issues and opportunities, the Master Plan recommendations, and operations and maintenance costs.

For the purposes of this Master Plan each parcel is identified using compass designations in relation to the freeway intersection. The Southeast Quadrant refers to the parcel currently used for an AYSO soccer park, for Conejo Valley Days (CVD), and other large community festivities. The Southwest Quadrant is located west of the freeway, straddling Paige Lane above Combes Road. The Northwest Quadrant refers to the area adjacent to the Waverly Heights neighborhood, Waverly Park and the Adult School. This quadrant also includes a 7.5-acre parcel on the north side of Avenida de Las Flores. Because of access issues this parcel is discussed separately and is referred to as the North Las Flores Area. The Northeast Quadrant has been developed and includes the Teen Center, Goebel Senior Center, and the Thousand Oaks Library. Since the planning and development of this quadrant is completed, it is not part of this Master Plan discussion.

A number of Master Plans have been prepared for these four quadrants as part of the purchasing process and as part of the development process for the Library in the Northeast Quadrant. In 1981 a conceptual plan for all four quadrants was prepared. This plan included the following facilities indicated by quadrant:

- Southeast Quadrant:* water slides, miniature golf, a natatorium, gym, concessions, soccer fields, and parking;
- Southwest Quadrant:* a tennis complex, neighborhood park, and parking;
- Northwest Quadrant:* 23-acre equestrian area with corrals and arenas, a full-size baseball field, two soccer fields, and parking for 880 cars.
- Northeast Quadrant:* a park, library, community center, cultural arts, and parking;

Since the acquisition of the properties for Conejo Creek Park, only the Northeast has been permanently developed. The Southwest Quadrant and the North Las Flores Area have remained unused. The Southeast Quadrant has had "temporary uses" approved through special use permits, including AYSO soccer programs and Conejo Valley Days (CVD). The Northwest Quadrant has and continues to be used primarily by local equestrians and Equestrian Trails, Inc. (ETI) on a temporary use permit basis.

The initiation of a new Master Plan has come due to growing community interest and evolving community needs that differ from the 1981 Master Plan.

## **Community Participation Process**

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In order to expedite the process in an orderly fashion, CRPD sought out community representatives to serve on a focus group that would meet and guide the direction of the Master Plan. Sixteen people were selected who represented the interests of the surrounding neighborhoods, organized groups and the community at large. The neighborhoods represented on the group included: Waverly Heights, North Las Flores, Conejo Oaks, and the Paige-Combes area. Specific community and recreation interests that were represented included AYSO–District 9, Conejo Valley Little League, Thousand Oaks Little League, Equestrian Trails Inc., Community Garden Club, Conejo Valley Unified School District, Conejo Valley Days, and an off-leash dog park group. The Focus Group met roughly every month from May 1998 to January 1999 for a total of nine work sessions.

During the course of the project three Community Workshops were held to apprise the general public. The first workshop was held on April 13, 1998 marking the start of the project. The second workshop was held on Aug 3, 1998 in the middle of the process to receive input on the progress of the Focus Group. And the final workshop was on December 14, 1998 to review the Master Plan before it was presented the Conejo Recreation and Park District Board of Directors.

Presentations were also made to the CRPD Board during the course of the project. The first presentation was held on October 1, 1998 and a joint study session for the Park Board and the Focus Group was held on December 14, 1998. The CRPD Board was presented the final Conejo Creek Master Plan on January 21, 1999 and it was unanimously approved.

## **Conejo Creek Park Master Plan**

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This Master Plan reviews the park's existing conditions, issues and opportunities, and recommends future uses for the Conejo Valley community. In so doing, the Master Plan and its implementation should have positive effects regarding the region's economic development and public safety objectives by providing a desirable place to live and work and by providing recreation for the youth of the community. The goal is to enhance Conejo Valley's quality of life and environment, and provide a guide for the development of facilities and programs.

The Master Plan will provide a framework and a vision for the orderly development and improvement of existing and future recreation facilities and programs in Conejo Creek Park. District staff and the Park District Board of Directors will utilize this document to apply for grants, to plan new facilities, and to identify elements for capital improvements and replacement.

The Master Plan assures the community that the various Conejo Creek Park quadrants have been designated for specific appropriate uses. Organizations and users can now invest and assist in the development of permanent facilities for the long-term.

The Master Plan provides a basis for improved coordination between CRPD, Conejo Valley Unified School District, the City of Thousand Oaks, and other organizations for facilities such as ball fields and trails, and for joint development projects.

The following Master Plan discussion examines the existing conditions, the issues, and the opportunities of each quadrant and then presents the recommendations. The quadrants are discussed in the following order:

1. Southeast Quadrant
2. Southwest Quadrant
3. North Las Flores Area
4. Northwest Quadrant

## **Existing Conditions**

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### **SOUTH EAST QUADRANT**

The Southeast Quadrant is 53 acres, located south of the Conejo Valley Unified School District (CVUSD) parcel on Janss Road. The western half of the School District frontage on Janss Road has recently been developed as a commuter parking lot for Caltrans. Daily access to the quadrant is via a dirt roadway leading from the parking lot along the western edge of the CVUSD property. Regional access to Southeast Quadrant is provided by the exit at Janss Road from the 23 Freeway.

Nine soccer fields with lights have been constructed by AYSO on a temporary use permit in the northern half of the Quadrant. The southern half has remained as undeveloped open space used primarily for such passive activities as walking and for trail connections. It is also used for Conejo Valley Days (CVD) parking, and at this time the parking stall rows are the most prominent feature in the landscape.

The western half of the CVUSD property is approximately 6 acres of parking. Daily users of the Southeast Quadrant, including the AYSO participants, park on CVUSD property and on the 1.7 acres of on-site parking in the northwest corner of the quadrant.

During CVD the southern half and eastern edge of the quadrant are used for temporary parking. The traffic flow for the event circulates down the western edge of the quadrant from the main entrance, and exits north using the utility road to Paige Lane on the eastern side of the quadrant.

At the present time there is a multi-use trail along the western edge of the quadrant that connects to an equestrian/hiking trail on the edge of the Caltrans commuter parking lot. Trail access through the lower section of the quadrant is ad hoc, with most riders and hikers using the dirt roadway formed by the CVD traffic pattern.

Drainage enters an open swale in the north east corner of the quadrant. The drainage swale follows the west side of the utility road south. Two crossings have been constructed to allow for exiting CVD traffic. Along the southern tip of the quadrant, run-off from La Granada Dr. and Paige Lane have damaged the drainage channel leading toward the freeway underpass. Bank stabilization is currently being constructed.

Transmission lines and the associated utility road parallel the eastern edge of the site. The utility road is used daily as an equestrian trail, and as the means of egress for vehicles during CVD. A sewer line parallels the utility road. A small spur of the utility road provides access to the top of the knoll in the middle of the property line.



At one time the City of Thousand Oaks Circulation Plan indicated Paige Lane as a continuous right-of-way through the quadrant. This right-of-way has not been developed due to strong neighborhood objection, and has been deleted from the Circulation Plan.

An 8" water line connects to the Janss Road 8" water main extending south along the paved section of Wilbur next to the CVUSD offices. On-site water service is provided for the sports field irrigation system and several drinking fountains.

## **SOUTHWEST QUADRANT**

Since the purchase of the parcel, the Southwest quadrant has remained undeveloped with the exception of trails. The 13-acre site consists primarily of open space with remnants of willow /riparian woodland along Lang Creek. At the southern end of the site the Creek enters a box culvert before it passes under Combes Avenue. Flood control access is on the west side of the Creek from Combes Ave. and Spalding St.

Although the quadrant is adjacent to the 23 Freeway, there is only local access to the quadrant. Access is from La Granada Drive to the north and from Paige Lane and Combes Ave. to the south. Both of the latter are narrow two-lane streets. The Circulation Plan for the City of Thousand Oaks originally intended for Gainsborough Road to bridge Conejo Creek and connect to Paige Lane through the Southwest Quadrant. This planned arterial roadway has not been realized due to strong neighborhood objections, and the final segment of Gainsborough Road has been removed from the plan as a public thoroughfare.

Equestrians approaching from the south along Paige Lane currently use the shoulder of the road as a trail. A trail from the Combes Ave. box culvert connects to the Paige Lane freeway underpass across the western section of the Southeast Quadrant. From the freeway underpass a trail follows Lang Creek north along the west side of the freeway. This trail, rendered inaccessible after the heavy winter rains of 1998, is scheduled to be reconstructed as part of a FEMA project. Residents have reported transients along the Creek to the north of the quadrant.

The freeway embankment continues to rise south of the Paige Lane underpass. Runoff from the steep grade collects along the eastern edge of the quadrant. An existing drainage swale directs the water southward into a culvert under Paige Lane, just north of the Paige-Combes intersection. The swale continues parallel to Combes Ave. to a drainage basin connected to the Creek. If facilities are developed in the eastern side of the quadrant, they will need to be slightly elevated to insure proper drainage.

A sewer line and a 10" water main are located along Paige Lane. A 6" water main follows Combes Road. Electrical serve is available at Gainsborough and on Whitecliff Road, but direct assess may be able to be provided at the intersection of Combes Road and Paige Lane. At the present time no utilities exist on site.

## **NORTH LAS FLORES AREA**

This 7.5-acre parcel of land is on the north side of Avenida de Las Flores. The roadway is a busy east-west arterial. The City of Thousand Oaks has plans to widen the road and construct an additional bridge over the freeway. The planned right-of-way would be 84'. The only safe on-grade access to the site is at the east end, closest the freeway.

Runoff collects on the west side in the bowl formed by the embankment of the roadway. There is no drainage in this area and the bowl tends to become a mud bog. If any facilities are built here the site will need to be re-graded to direct the runoff toward the nearest storm drain.

Transmission lines and associated utility road run parallel to the northern property line of the site. Adjacent homeowners have made use of the utility road as a path of egress from their backyards.

At the present time no utilities exist on-site. Sewer main and an 8" water main follow Avenida de Las Flores, and electrical connections could be made on Avenida de Las Flores and at the intersection of Calle Duranzo and Calle Camellia just north of the site.

## **NORTHWEST QUADRANT**

The 44-acre quadrant is comprised primarily of open fields used by equestrians for daily exercise and for occasional shows. The few existing facilities are all equestrian related. Two large rings have been constructed in the center of the field, a small turnout ring is located just south of Princeton Road, and a dressage ring is located in the southern "boot" of the quadrant. A number of temporary jumps are located near the foundations of the old orchard packing plant. Near the main ring a few picnic tables and the newly planted trees are the only site amenities.

Sewer main and an 8" water main follow Avenida de Las Flores. There is also a 6" main along Waverly Heights Drive and an 8" main at the intersection of Windsor Drive and Janss Road. Electrical connections can be made at the latter intersection as well as at Princeton and Waverly Heights, and along Avenida de Las Flores. Water and electricity are provided near the main riding ring, but the closest restroom is located at Waverly Park adjacent to the northwest corner of the quadrant.

A number of horse trails cross the center of the quadrant, most leading from the various points of entry to the large rings in the center of the quadrant. A perimeter trail follows the property line, allowing for the maximum riding loop.

A gravel parking lot on the south side of Avenida de Las Flores accommodates daily use for horse rigs. During shows the rigs are temporarily parked in the fields near the rings. Delivery trucks bring hay and feed to the adjacent homeowners via a dirt road leading from the parking lot.

The City of Thousand Oaks General Plan has a 50' easement that straddles the eastern property line—25' of the easement is on CRPD property and the other half is on the private property of the adjacent homeowners. A dirt road currently follows this easement allowing the adjacent homeowners access to the quadrant and deliveries to be made to their backyards.

Run-off from the curve of Avenida de Las Flores drains south along the existing equestrian rings. In the middle of the quadrant the run-off pools in a flat area before it drains southeast toward a culvert near the freeway exit ramp.

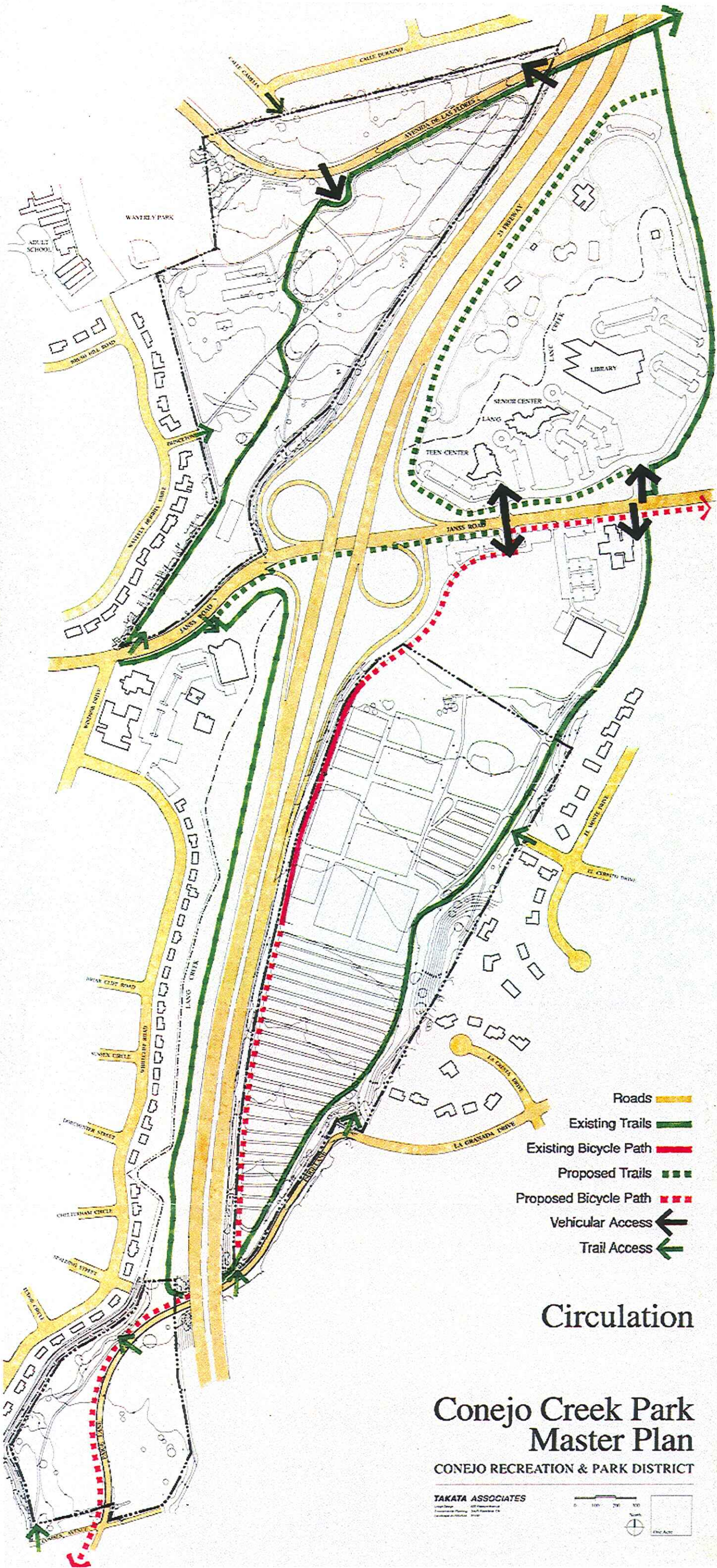
Conejo Creek Park



EXHIBIT 2—EXISTING CONDITIONS

Conejo Creek Park

EXHIBIT 3—EXISTING CIRCULATION



## **Issues & Opportunities**

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### **CONEJO RECREATION AND PARK DISTRICT MASTER PLAN**

Conejo Creek Park is situated in the geographic center of the valley and in the center of the City of Thousand Oaks. Based on the zone designations outlined in the 1992 CRPD Master Plan (see Exhibit 4, Master Site Location Plan), Conejo Creek Park serves community areas II, III and IV, and neighborhood areas 4 (in II), 11 (in III), and 12 (in IV). The acreage needs for community parks are currently satisfied by the existing parks. Only neighborhood area 12 does not meet the recommended acreage. The future development of the Southwest Quadrant will satisfy the project goals of the CRPD Master Plan

### **CIRCULATION ISSUES**

#### **Janss Road**

Janss Road is a major east-west arterial connecting the residential neighborhoods to the east with the commercial corridor on Moorpark Road to the west. The swift moving traffic presents an obstacle to pedestrians, bicyclists, and equestrians.

Existing traffic lights and pedestrian crosswalks are provided at exit ramps, but the freeway entry ramps are designed with a continuous right turn. These entrances are an issue to local non-motorized traffic. The present configuration of Janss Road limits the accessibility between quadrants. Pedestrian and equestrian activated traffic signals are not available, but are presently recommended and planned for development by the City of Thousand Oak's traffic section.

#### **Trails**

The CRPD Master Plan also includes a Trails System (see Exhibit 5, Trails System). Segments of this trail plan are included in Conejo Creek Park. These trails will connect the park with the valley ridges and the preserved open space that provide the residents with unique wilderness recreation experiences. At the same time the existing and proposed bike trail system will connect the various neighborhoods of the City to the important cultural / civic institutions and to the recreation facilities located in the various quadrants of the park.

Specific proposed trail connections that link the quadrants together include the bicycle trail that will connect the southern parts of the City via Hodencamp Road to Combes Ave. to the Library, Teen Center, and the Goebel Center. This trail needs to be continuous through the Southwest and Southeast Quadrants with a safe crossing on Janss Road located at the entry intersection for the Library and CVUSD at Paige Lane.

The existing equestrian trail that follows Lang Creek, south of Janss Road, connects the Northwest Quadrant to the Southwest Quadrant. This segment of trail is part of a loop that connects all the quadrants. At the present time sections of the trail have been washed out and blocked by debris and willows. An approved FEMA project will restore this connection in the future. The present lack of activity has created an environment that attracts vagrancy.

## **ACTIVE RECREATION ISSUES**

With the exception of those on School District properties, there are currently no existing adult baseball fields in the Conejo Valley. The need for additional soccer fields is high. Local AYSO regions have an approximate total of 4,000 youth playing on the fields in the Southeast Quadrant. 2,900 of these players are from AYSO Region 9, which serves the Conejo Valley. The Director of Region 9 reports that they cannot accommodate all youth that apply, and have turned children away from their programs.

## **SOUTH EAST QUADRANT**

Soccer is increasing in popularity. AYSO has had to restrict the number of children registered to participate in its programs.

There is a lack of adult baseball facilities in the valley and ball fields on School District properties are heavily used for school programs and less and less available for public use. The Southeast Quadrant has enough land and is accessible to consider adult baseball facilities.

## **Conejo Valley Days Issues**

Conejo Valley Days (CVD) is a popular regional event held once a year on this quadrant. CVD provides the financial base for numerous non-profit charities and organizations in the community. The Southeast Quadrant is uniquely suited to stage such large-scale productions as CVD. Some of the special logistical requirements necessary include unobstructed acreage, freeway access, plentiful parking, and a compatible relationship with other users of the site and adjacent neighborhoods. The Master Plan recognizes the value of CVD to the community as a whole and works to ensure continued compatibility.

## **Access Issues**

During CVD the presence of the vehicle traffic on the quadrant has produced objectionable amounts of dust and noise. The Conejo Oaks neighborhood also reports some attendees of the festivities attempting to park in the neighborhood.

Although the quadrant has easy access from Janss Road, an agreement between the School District and CRPD has never been formalized in regard to access to the quadrant across School property.

Consideration was given to a number of access issues including permanent on-site parking, temporary parking for CVD, the location of CVD facilities, public points of entry, internal vehicular circulation, and trail locations and connections.

Use considerations included soccer-only, baseball, skateboarding, and “park & bark” facility. Options for the inclusion and exclusion of CVD were reviewed.

## **SOUTH WEST QUADRANT**

The CRPD Master Plan indicates a need for neighborhood parks in the planning area of this quadrant. The older Paige-Combes neighborhood to the south does not have any parks and the newer development along Hodencamp Ave. and Wilbur Road consists primarily of apartment complexes. And a number of housing developments for senior citizens are located nearby.

### **Access Issues**

The City of Thousand Oaks originally proposed that Gainsborough Road bridge Lang Creek and connect to Paige Lane and La Granada Drive through the Southwest Quadrant. This planned arterial roadway has not been realized due to strong neighborhood objections. The short segment of Paige Lane that crosses the Southwest Quadrant has been constructed to wider dimensions than either Combes Ave. or the older section of Paige Lane south of the park. Speed bumps have been recently constructed to slow traffic as it enters the Paige-Combes neighborhood.

Currently, there is no pedestrian access to the site from the Whitecliff Road neighborhood.

There was considerable discussion regarding the balance between providing recreation facilities and the parking to support them. Parking options considered included on-street parking, pull-in parking, small lots, and including a lot (30 cars) on the western side with vehicle access from Gainsborough Road via a bridge over Lang Creek.

Uses considered for the quadrant ranged from active (soccer, T-ball fields, tennis, and volleyball) to passive (community garden). The “Park & Bark” was also considered as an optional use.



## **NORTH LAS FLORES AREA**

The 7.5-acre parcel is appropriate for the development of a neighborhood park. Because Waverly Park is situated across Avenida de Las Flores, consideration should be given to providing recreation facilities that complement, rather than duplicate those so nearby. Youth-oriented and neighborhood recreation was determined to be most appropriate for the site.

### **Access Issues**

The proposed widening of Avenida de Las Flores will increase the difficulty for a pedestrian or equestrian crossing. New safety features should be considered as a component of the capital improvements.

Safe entry to the site from near the freeway brings vehicular traffic close to the adjacent residents. Locating the parking lot close to the roadway was viewed as more desirable by the adjacent homeowners. However these homeowners expressed the desire to maintain access to the utility road that parallels the shared property line. Continued access for the adjacent homeowners will need to be examined to relieve CRPD of liability.

The access from Avenida de Las Flores was determined by grading and safety issues, but a number of options were considered for parking. Because of the existing roadway, parking was considered along the northern edge. Providing access from Calle Camellia and parking in the western end of the site were also considered.

### **Youth-Orientation**

Because of the adjacency of Waverly Park, youth-oriented activities were considered for this area. These included BMX track, skateboard and in-line skating, basketball, and roller hockey. Passive uses that were considered included the community garden and tot lots. The "Park & Bark" was also considered here. The intensity of use and light and glare from facilities were concerns expressed by the neighborhood.

## **NORTHWEST QUADRANT**

Historically the Northwest Quadrant has been used by the equestrian community of Conejo Valley. As the City of Thousand Oaks developed over the past decade a number of private equestrian facilities have closed. The community collectively expressed a desire to keep this recreation option available for riders and non-riders alike. Issues that pertained to maintaining an equestrian-orientation in the quadrant included:

- compatible recreation uses with the presence of horses,
- the disposal of manure,
- improvement of equestrian facilities and amenities, and
- access to the backyards of adjacent property owners.

### **Access Issues**

Due to increased traffic on Montgomery Ave., an alternative route through the Northwest Quadrant to the Adult School adjacent to Waverly Park was considered by the City at one time. This alternative was rejected by the neighborhood due to the negative impact on the properties on the eastern side of Waverly Height Road and to the park itself. During the master plan process concerns were expressed by the Waverly Heights neighborhood regarding any further increase in traffic due to development of any facilities in the park and use of the park for overflow CVD parking.

The Focus Group was asked to review and comment on a Conejo Valley Unified School District proposal for a entry road extending from the parking lot entrance on Avenida De Las Flores to the Adult School through the north west corner of the quadrant. The Focus Group unanimously rejected this proposal.

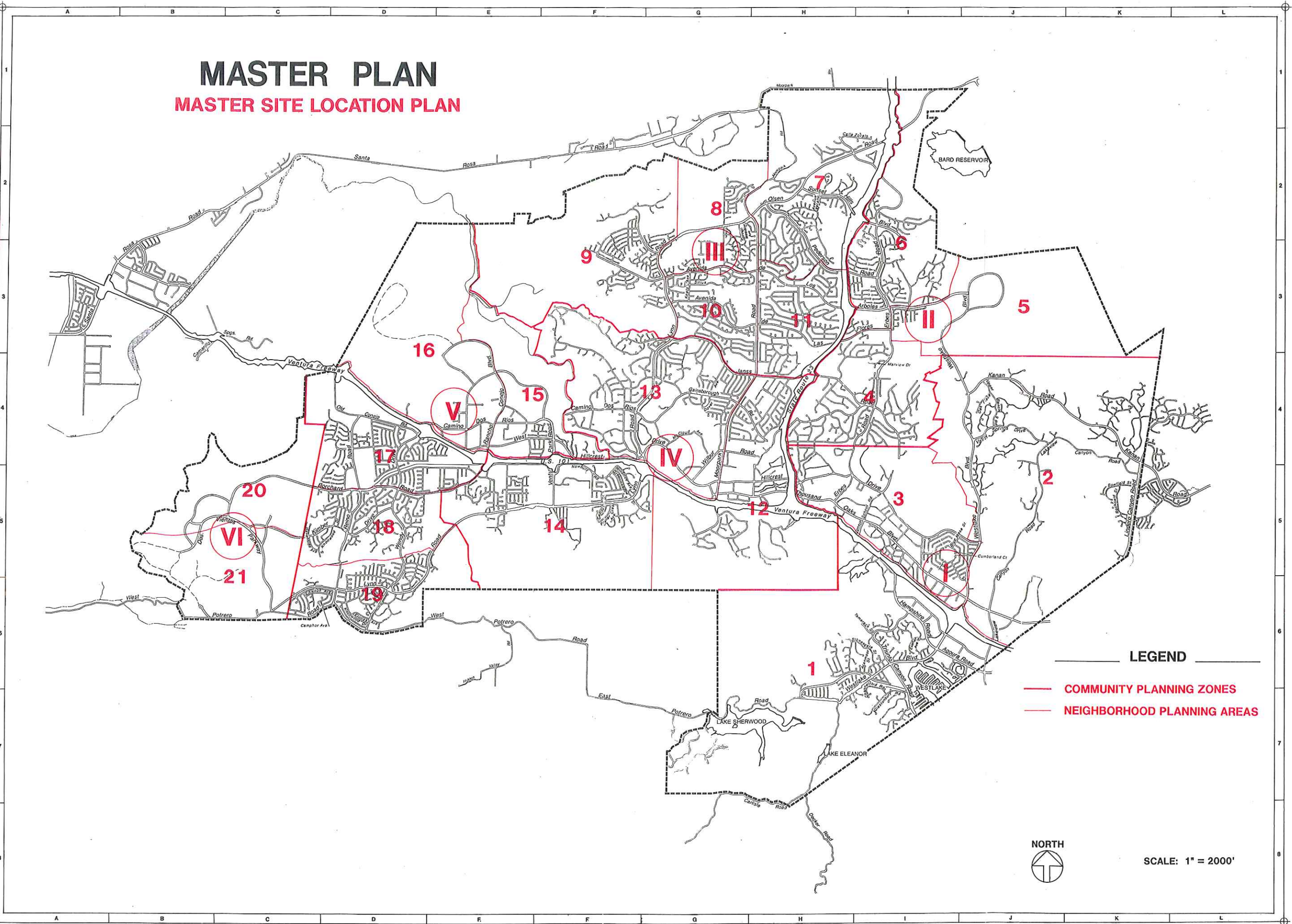
CRPD has reviewed a number of options to accommodate overflow parking during CVD. Shuttle buses were considered, but are an added expense. The closest appropriate site is the southern end of the Northwest Quadrant, requiring access from Janss Road. A variety of options were examined, including a small entry with a slip lane. There was strong public objection to a public entrance from Janss Road.

### **Equestrian Compatibility**

When recreation facilities were discussed for this quadrant, the proximity to the equestrian activities and adjacent residential properties was considered. Active sports were considered too incompatible, e.g. baseball, and inappropriate to the concept of a pastoral setting for equestrian activities. Passive recreation uses such as picnicking, community garden, tot lots, and hiking were considered to be compatible. The "Park & Bark" facility was given consideration because of the appropriate size of the quadrant.

# MASTER PLAN

## MASTER SITE LOCATION PLAN



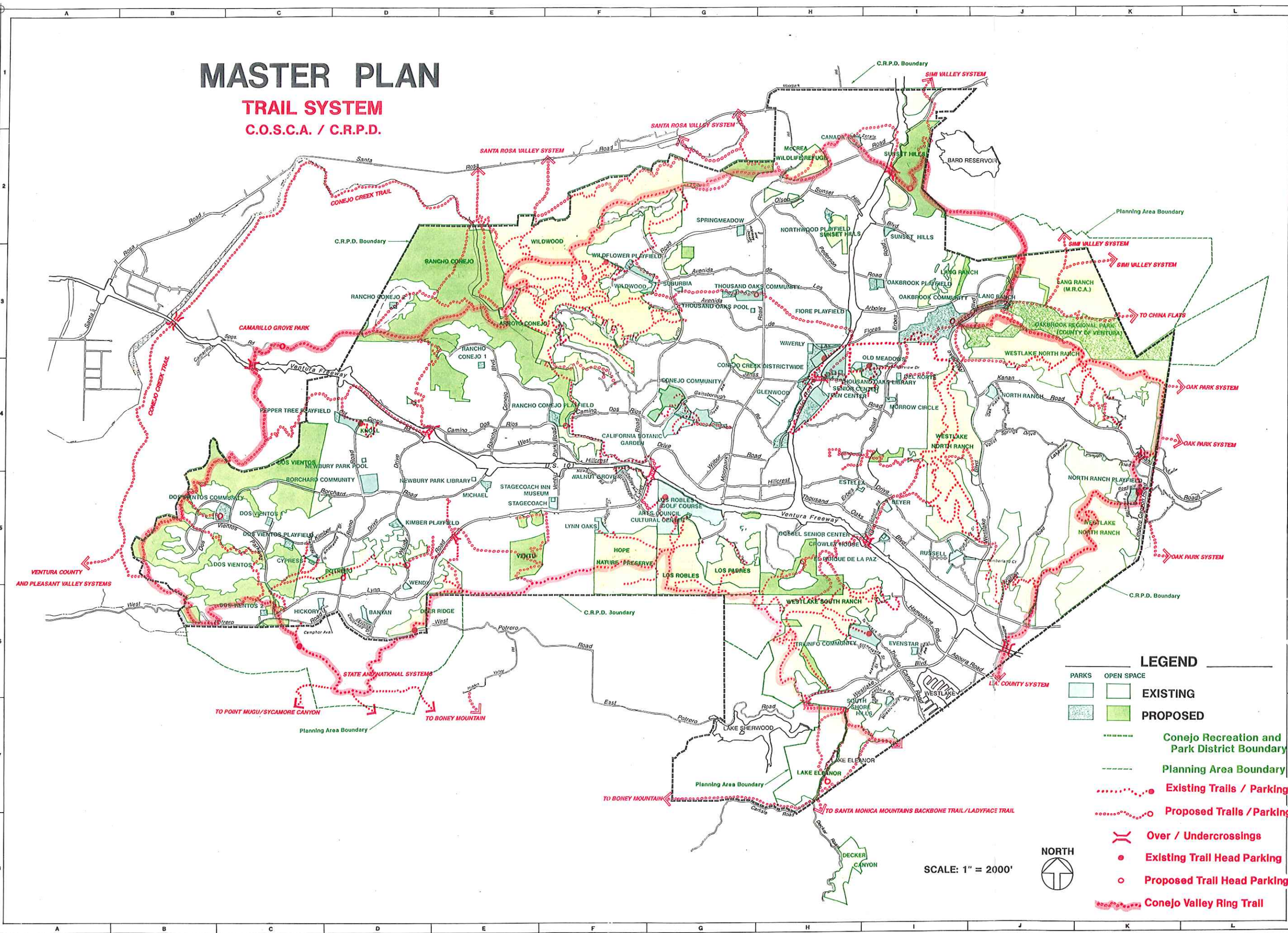
### LEGEND

- COMMUNITY PLANNING ZONES
- NEIGHBORHOOD PLANNING AREAS



SCALE: 1" = 2000'

# MASTER PLAN TRAIL SYSTEM C.O.S.C.A. / C.R.P.D.



**LEGEND**

	PARKS		OPEN SPACE
	EXISTING		PROPOSED
	Conejo Recreation and Park District Boundary		
	Planning Area Boundary		
	Existing Trails / Parking		
	Proposed Trails / Parking		
	Over / Undercrossings		
	Existing Trail Head Parking		
	Proposed Trail Head Parking		
	Conejo Valley Ring Trail		

SCALE: 1" = 2000'



## Recommendations

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The following recommendations are presented by quadrant. Each proposed facility is described and illustrated in the Quadrant Master Plan Exhibits.

### SOUTH EAST QUADRANT

The Southeast Quadrant recommendations are illustrated in Exhibit 5 and include:

#### Sports Field Improvements

The sports fields recommended include an area that would accommodate 12 soccer fields and 1 adult baseball field. The number of soccer fields would be increased from nine to twelve. Modern sports lighting fixtures that decrease the light spill into the adjacent neighborhood are recommended for the soccer fields.

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#### *Proposed Soccer Fields*

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1 field–	@ 210' x 330'	Adult & Youth Tournament s
6 fields–	@ 180' x 315'	Youth
3 fields–	@ 150' x 300'	AYSO
2 fields–	@ 120' x 210'	practice fields

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The baseball field is recommended to accommodate both adult and junior leagues. The layout of the field would be 300' from home plate to outfield. The facility would have a high fence on the western edge of the field that would extend past third base to control foul balls, and the out field areas would be landscaped to provide a buffer to the utility road/equestrian trail on the eastern edge of the quadrant. It is recommended that the baseballfield not be lighted.

#### Recreation Center

An 8,000 square foot multi-use recreation center will provide community meeting rooms, storage, a concession stand, restrooms, and serve the CRPD gymnastics program. The centrally located space is also envisioned for art and music programs. A drop-off area and a tot lot to serve younger children are provided.

**Trails**

The equestrian trail is relocated to the east side of the quadrant and will follow the improved drainage swale and the utility road. This edge of the quadrant will be landscaped with native oaks to provide a buffer for the Conejo Oaks neighborhood, and to create a scenic and protected trail for the riders. The trail will connect to the northeast quadrant at the intersection of Janss Road and Paige Lane. A pedestrian/ equestrian crossing with an actuated light is recommended in conjunction with the City of Thousand Oak’s recommended traffic lighted intersection.

Hiking and bicycle trails will be improved along the western edge of the quadrant, connecting to the Teen Center, Goebels Senior Center and the Library via the existing trail along the edge of the Caltrans parking lot.

**Parking**

The adjacent Conejo Valley Unified School District property currently provides parking for the Quadrant. In the eventuality of the School District developing their site, provision for parking will be accommodated on CRPD property. Currently there is approximately 7.7 acres of parking available between the School District and CRPD properties. With the increase in facilities the Master Plan recommends a total of 8.9 acres be provided.

*Parking Analysis*

	<i>Current</i>		<i>Master Plan</i>	
On-Site	1.7 Acres	170 spaces	8.9 Acres	890 spaces
School District	6.0 Acres	600 spaces	0.0 Acres	0 spaces
	<b>7.7 Acres</b>	<b>770 spaces</b>	<b>8.9 Acres</b>	<b>890 spaces</b>

The location of the parking along the freeway minimizes noise and visual intrusion to the Conejo Oaks neighborhood and provides a safety buffer for the children using the fields. The eastern edge of the parking lot would have a low fence to stop balls, protect children from traffic, and visually buffer the Conejo Oaks neighborhood from the parking. Tree plantings along the edge will provide shade for spectators and players.

Opportunities exist for shared parking with CVUSD in their future facilities, reducing the need for park parking. Shared parking with Caltrans should also be explored.

### Passive Green Space

The southern tip of the Quadrant will provide the Conejo Oaks neighborhood with a passive green space for walking and picnicking. This section is furthest from the active recreation areas and protected by the sound wall along the freeway. Included in this area is a small parking lot for 10 cars, a picnic area and tot lot. Shade trees will provide a pleasant setting for neighborhood uses, and will be positioned to accommodate the temporary parking needs of CVD.

### Conejo Valley Days

The construction of the parking lot will provide a more practical location for CVD's heavier carnival rides and reduce the field rehabilitation time and costs. The distance between the rows of the parking lot trees is wide enough to allow for this option. The sports fields will provide temporary CVD parking.

The temporary CVD rodeo ring is located at the north end of the quadrant because of access requirements of the horse rigs. During the rest of the year the open green turf can be used for informal pick-up games, practice, or as a warm-up area.

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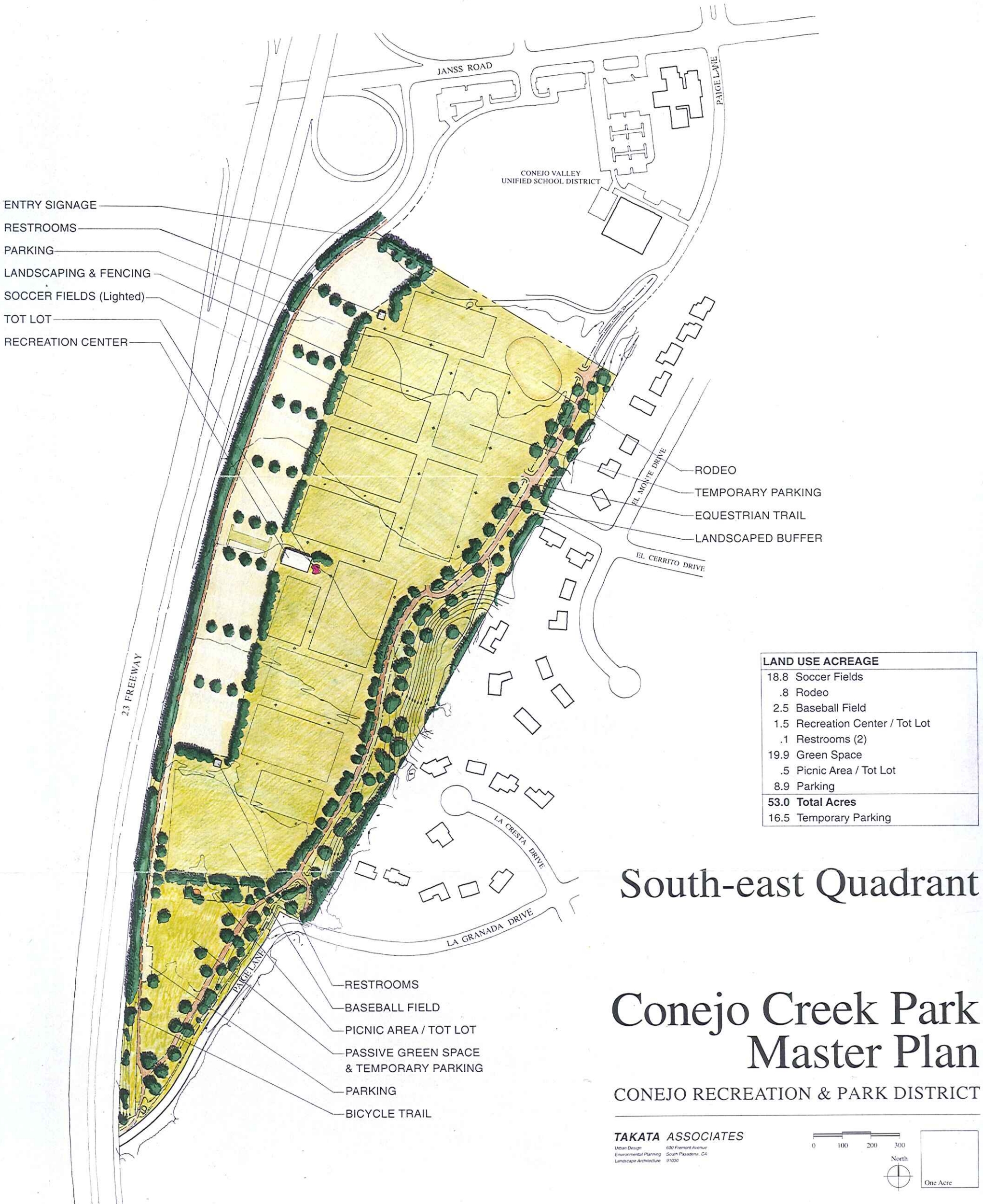
#### *Quadrant Acreage Allotment*

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19.9	Green Space	
18.8	Soccer Fields (lighted)	total of 12 Fields
8.9	Parking	890 spaces
2.5	Baseball Field	300' from home plate to outfield
1.5	Recreation Center / Tot Lot	8,000 SF
.8	Rodeo	240' x 150'
.5	Picnic Area / Tot Lot	
.1	Restrooms (2)	
<b>53.0</b>	<b>Total Acres</b>	
16.5	Temporary Parking	1,650 spaces

South-east Quadrant

EXHIBIT 6—MASTER PLAN

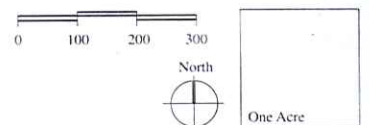


South-east Quadrant

Conejo Creek Park  
Master Plan

CONEJO RECREATION & PARK DISTRICT

**TAKATA ASSOCIATES**  
Urban Design 633 Fremont Avenue  
Environmental Planning South Pasadena, CA  
Landscape Architecture 91030





## SOUTH WEST QUADRANT

The Master Plan recommends that this Quadrant be developed as a neighborhood park with the unique asset of the Lang Creek environment featured on the western side of the park and active recreation facilities located on the eastside. The plan is illustrated in Exhibit 6 and includes:

### Lang Creek Corridor

Improvements to the riparian woodland on the west side will provide settings for outdoor classrooms to be used for local school field trips, outdoor recreation and as a natural setting for hiking and riding. A multi-use trail will follow the creek through the quadrant and continue northward in the excess freeway right-of-way north connecting to the Northwest Quadrant.

### Active Recreation Facilities

Active recreation facilities are recommended for the eastern side of Paige Lane. They include: a parcourse with a variety of different age group exercise stations positioned around a quarter mile path; a multi-purpose court for roller hockey practice, basketball, volleyball, or tennis; a sand volleyball court, and a tot lot. Restrooms are recommended near these facilities.

### Parking & Access

In order to minimize traffic in the adjacent neighborhoods, the intention of the Master Plan is to encourage non-vehicular traffic. Pedestrian bridges from Gainsborough Road and Spalding St. are recommended from the Whitecliff neighborhood. The Master Plan recommends that parking be limited. A small parking lot with a drop-off area has been provided. Two of the five spaces are reserved for the disabled. All the spaces will have posted time limitations to discourage long-term parking.

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#### *Quadrant Acreage Allotment*

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12.1	Turf Areas & Open Space	
.5	Multi-Purpose Court	100' x 190'
.1	Sand Volleyball	30' x 60'
.1	Tot Lot	
.1	Restrooms	
.1	Parking	5 spaces (2 are handicap)

---

#### **13.0 Total Acres**

## South-west Quadrant

EXHIBIT 7—MASTER PLAN



LAND USE ACREAGE	
5.8	Open Space
6.3	Turf Areas
.5	Multi-Purpose Court
.1	Sand Volleyball
.1	Tot Lot
.1	Restrooms
.1	Parking
<b>13.0</b>	<b>Total Acres</b>

## South-west Quadrant

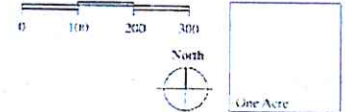
# Conejo Creek Park Master Plan

CONEJO RECREATION & PARK DISTRICT

**TAKATA ASSOCIATES**

Urban Design      1999 Fremont Ave., #200  
Environmental Planning      2525 California St., Suite 200  
Landscape Architecture      10100

January 12, 1999



## **NORTH LAS FLORES AREA**

It is recommended that the area north of Avenida de Las Flores be developed as a neighborhood park providing youth-orientated recreation and passive uses. This area is illustrated in Exhibit 7.

### **Recreation Facilities**

The Master Plan proposes a multi-purpose court to provide for roller hockey and/or basketball, volleyball, or tennis. Also included in the Plan is a sand volleyball court. These facilities will be for day use and will not be lighted.

### **Passive Open Space**

The remaining 90% of the park will be open green space for passive neighborhood uses with a meandering path, benches and lawn areas.

### **Parking & Access**

A small parking lot for 20 cars will be provided on site. It is also recommended that a bus transit stop be provided in the parking lot of the Northwest Quadrant with pedestrian overpass to the Las Flores Area. If the pedestrian overpass is warranted with the widening of Avenida De Las Flores, a fence along the curve will be needed to prevent on-grade crossings.

The adjacent homeowners on the north edge of the park will retain access to the existing utility road by means of a memorandum of understanding (liability agreement) with the CRPD. The existing gravel utility road will remain and connect into the new access drive. The existing equestrian access from Calle Camellia will connect to the regional trails and will be integrated into the plan.

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#### *Quadrant Acreage Allotment*

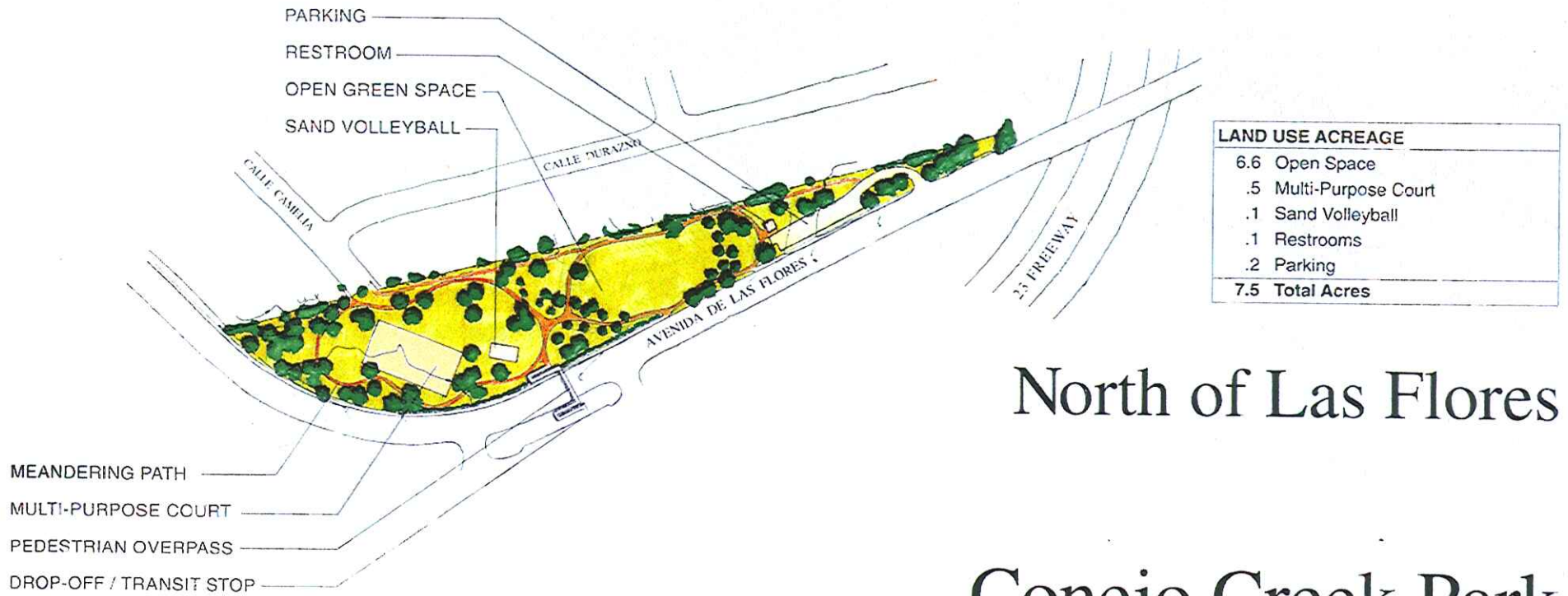
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6.6	Open Turf Area	
.5	Multi-Purpose Court	100' x 190'
.1	Sand Volleyball	30' x 60'
.1	Restrooms	
.2	Parking	20 spaces
<b>7.5</b>	<b>Total Acres</b>	

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## North Las Flores Area

EXHIBIT 8—MASTER PLAN



## North of Las Flores

# Conejo Creek Park Master Plan

CONEJO RECREATION & PARK DISTRICT

**TAKATA ASSOCIATES**

Urban Design      800 Fremont Avenue  
Environmental Planning      5400 Parkview, CA  
Landscape Architecture      94501

January 12, 1999



## **NORTH WEST QUADRANT**

The Master Plan recommends the use of this quadrant for predominately equestrian activities. It was the belief of the Focus Group that equestrian uses were important to preserve for the entire community, for the enjoyment of both equestrians and non-equestrians. To that extent the Master Plan recommends the following facilities, illustrated in Exhibit 8.

### **Equestrian Facilities**

*Upgrading of Existing Rings* The current rings are subject to flooding, new seating for shows, lights for evening use, continued tree plantings and maintenance for shade,

*Dressage Ring:* Relocation of the dressage ring closer to the existing ring area

*Turnout Rings:* Provide a turnout ring near the existing rings for daily use and during events. Two temporary rings to be located in the southern end of the quadrant for daily use. These rings could be temporary removed to accommodate CVD overflow parking as necessary.

*Cross Country Trail:* In association with the perimeter trail, a series of jumps would provide an opportunity to practice cross-country riding.

### **Group Picnic Area**

The group picnic area would be located on the hillside adjacent to Waverly Park. This location was selected so that the activity would not infringe on the adjacent homeowners. It also provides a view to the equestrian rings and can make use of the existing play ground and restroom facilities in Waverly Park. A pond with a re-circulating stream provides a visual amenity and recreational fishing. Swimming, wading, and boating will be prohibited.

### **Community Garden**

Based on input received from the Community Garden Club, the Master Plan recommends the development of a garden no larger than one acre to be located in the northwest section of the quadrant. The Garden Club has proposed that the garden will be based on organic principals and will prohibit the use of all herbicides and pesticides. Participants will be required to register as members of the Club.

### **Park & Bark**

A site adjacent to Avenida de Las Flores and the 23 Freeway was selected for an enclosed off-leash dog park. This facility will be accessed from the eastern end of the parking lot and will be fenced, have grass, screened with landscaping, and provided with security lighting.

## Parking

A segmented parking lot with access to Avenida de Las Flores will provide parking for the various user-groups to specific facilities. A transit stop is proposed as part of the parking design to promote non-automobile trips and to provide non-drivers a means of access. Parking lots are to look rural and paved with decomposed granite.

- 40 spaces for Park & Bark area
- 110 spaces for Equestrian area
- 50 spaces for Group Picnic area

During large events, if there is the need for overflow parking, a locked and gated driveway leading from Janss Road is recommended to provide access and be controlled by traffic officials. Additional temporary parking for CVD will be provided in the southern end of the quadrant.

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### *Quadrant Acreage Allotment*

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33.4	Equestrian Meadow Area / Temporary Parking
1.5	Landscaped Buffer Areas
3.0	Group Picnic Area
1.0	Community Garden
3.0	Park & Bark
.1	Restrooms
2.0	Parking
<b>44.0</b>	<b>Total Acres</b>

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## PLANTING RECOMMENDATIONS

Recommended plantings, identified by plant community, were developed from lists of natives appropriate to the Conejo Valley. Also included in the list are a number of “drought tolerant” Mediterranean species. These flowering species are appropriate for use around the parking areas of each quadrant. See Appendix A, Plant List.

Annuals and perennial grasses are listed for possible seeding of meadow areas in the Northwest Quadrant. Areas identified as playing fields, group picnic areas, and open turf area should be seeded with appropriate turf grasses.

North-west Quadrant

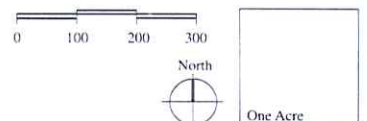


North-west Quadrant

Conejo Creek Park  
Master Plan

CONEJO RECREATION & PARK DISTRICT

**TAKATA ASSOCIATES**  
 Urban Design 400 Fremont Avenue  
 Environmental Planning South Pasadena, CA  
 Landscape Architecture 91100



## Operation & Maintenance Costs Summary

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The following discussion details the specific improvements proposed for the park site and determines the development costs associated with each component. The estimates provided both for the initial development costs and for the ongoing operations and maintenance costs represent the maximum total costs associated with the project. Given that the CRPD will mostly pursue agreements with local community groups and concessionaires to share in both the construction and operating costs, the indicated dollar figures do not necessarily represent future expenses to the CRPD. To the extent the CRPD is successful in securing community partnerships, the actual expenses to be absorbed by the CRPD will be significantly lower than the total amounts indicated.

### DEVELOPMENT COMPONENTS AND CAPITAL COSTS

Table 1 summarizes the development costs associated with the proposed improvements at Conejo Creek Park. The total capital cost (in 1999 dollars) of the proposed improvements is estimated at \$8.8 million<sup>1</sup>. The breakdown of this total by geographic area is as follows:

South-East Quadrant	\$ 3,770,337
South-West Quadrant	\$ 1,626,200
North Las Flores Area	\$ 1,354,116
North-West Quadrant	\$ 1,929,132
Total	\$ 8,761,553

### OPERATIONS AND MAINTENANCE COSTS FOR NEW FACILITIES

Table 2 itemizes the operations and maintenance costs associated with the proposed improvements at Conejo Creek Park. The costs are given in 1999 dollars and shown on an annual basis. The unitized cost factors were derived based on information from the Conejo Recreation and Park District (CRPD) and supplemental research of operations and maintenance costs of comparable facilities in other jurisdictions. It has been assumed that these cost factors represent incremental operating costs (i.e., costs over and above the District's existing park

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<sup>1</sup> Includes Demolition, Grading, Utility Infrastructure, Construction, Lighting, Landscaping, Irrigation Infrastructure, Site furniture, and Mobilization/Contingency costs.



maintenance expenditures). Based on our discussions with the CRPD, there are currently no holding costs or maintenance costs associated with Conejo Creek Park. The breakdown of annual O&M costs by geographic area is as follows:

South-East Quadrant	\$ 118,630
South-West Quadrant	\$ 98,229
North Las Flores Area	\$ 58,373
<u>North-West Quadrant</u>	<u>\$ 56,527</u>
Total	\$ 331,759

TABLE 1  
**Estimated Capital Costs**  
**Conejo Creek Park Master Plan**

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
<b>I. SOUTH-EAST QUADRANT</b>					
<b>1. DEMOLITION</b>					
A. Existing structures and pads	1625	SF	\$0.75	\$1,219	\$1,219
<b>2. GRADING</b>					
A. Clear and grub	366175	SF	\$0.05	\$18,309	
B. Rough grade - Drainage Swale/Road	1042	CY	\$5.00	\$5,210	
<i>Sub-Total</i>					<b>\$23,519</b>
<b>3. UTILITIES</b>					
A. Plant Investment Fees—CMWC	53	AC	\$2,800.00	\$148,400	
B. Plant Investment Fees—City	53	AC	\$900.00	\$47,700	
C. Fire Hydrant	1	EA	\$6,500.00	\$6,500.00	
D. Sewer	1620	LF	\$25.00	\$40,500	
E. Restroom Fixture Fees	114	EA	\$341.00	\$38,874	
<i>Sub-Total</i>					<b>\$133,574</b>
<b>4. CONSTRUCTION</b>					
A. Restroom	2	EA	\$95,000.00	\$190,000	
B. Recreation Center	8000	SF	\$125.00	\$1,000,000	
C. Tot Lot w/ Safety Surfacing	2	EA	\$75,000.00	\$150,000	
D. Utility Road Culverts	3	EA	\$500.00	\$1,500	
E. Parking Lot Fencing	2135	LF	\$12.00	\$25,620	
F. Parking Lot w/ Soil Cement	392884	SF	\$1.25	\$491,105	
G. Monument Entry Sign	1	EA	\$2,500.00	\$2,500	
<i>Sub-Total</i>					<b>\$1,860,725</b>
<b>5. LIGHTING</b>					
A. Field Lights (Soccer)	12	FIELD	\$30,000.00	\$360,000	
B. Parking / Security Lighting	40	EA	\$4,000.00	\$160,000	
<i>Sub-Total</i>					<b>\$520,000</b>
<b>6. LANDSCAPE</b>					
A. Fine Grade and Soil Preparation	132000	SF	\$0.25	\$33,000	
B. Trees, 24' box	161	EA	\$250.00	\$40,250	
C. Trees, Oak - 15 gallon	28	EA	\$115.00	\$3,220	
D. Shrubs/Vines - 5 gallon	630	EA	\$25.00	\$15,750	
E. Turf (fields and picnic areas) - Sod	366175	SF	\$0.50	\$183,088	
<i>Sub-Total</i>					<b>\$275,308</b>

TABLE 1  
**Estimated Capital Costs  
Conejo Creek Park Master Plan**

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
<b>I. SOUTH-EAST QUADRANT (cont.)</b>					
<b>7. IRRIGATION</b>					
A. Sports Fields	350775	SF	\$0.65	\$228,004	
B. Picnic Areas (turf)	15400	SF	\$1.00	\$15,400	
<i>Sub-Total</i>					<b>\$243,404</b>
<b>8. SITE FURNITURE</b>					
A. Drinking Fountains (on bldgs.)	3	EA	\$1,000.00	\$3,000	
B. BBQ grills	5	EA	\$800.00	\$4,000	
C. Picnic tables	10	EA	\$900.00	\$9,000	
D. Trash receptacles	10	EA	\$500.00	\$5,000	
E. Bike rack	4	EA	\$800.00	\$3,200	
<i>Sub-Total</i>					<b>\$24,200</b>
<b>SUB-TOTAL</b>					<b>\$3,081,948</b>
<b>MOBILIZATION</b>					<b>\$60,000</b>
<b>CONTINGENCY (20%)</b>					<b>\$628,390</b>
<b>COSTS, SOUTH-EAST QUADRANT</b>					<b>\$3,770,337</b>
<b>II. SOUTH-WEST QUADRANT</b>					
<b>1. GRADING</b>					
A. Clear and grub	402930	SF	\$0.05	\$20,147	
B. Rough grade - Drainage Swale	389	CY	\$15.00	\$5,835	
<i>Sub-Total</i>					<b>\$25,982</b>
<b>2. UTILITIES</b>					
A. Plant Investment Fees—CMW	13	AC	\$2,800.00	\$36,400	
B. Plant Investment Fees—City	13	AC	\$900.00	\$11,700	
C. Sewer	45	LF	\$25.00	\$1,125	
E. Restroom Fixture Fees	30	EA	\$341.00	\$10,230	
D. 2" Water Meter	1	EA	\$2,500.00	\$2,500	
E. Water	1	LS	\$1,000.00	\$1,000	
F. Electrical	1	LS	\$5,000.00	\$5,000	
<i>Sub-Total</i>					<b>\$67,955</b>

TABLE 1  
**Estimated Capital Costs  
Conejo Creek Park Master Plan**

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
<b>II. SOUTH-WEST QUADRANT (cont.)</b>					
<b>3. CONSTRUCTION</b>					
A. Restroom	1	EA	\$95,000.00	\$95,000	
B. Multi-Purpose Court	1	EA	\$220,000.00	\$220,000	
C. Sand Volleyball Court	1	LS	\$3,000.00	\$3,000	
D. Trail - DG w/ stabilizer	40160	SF	\$2.50	\$100,400	
E. Exercise Stations	6	EA	\$2,000.00	\$12,000	
F. Play/Tot Area w/ surface	1	EA	\$75,000.00	\$75,000	
G. Parking (asphalt) including striping	5375	SF	\$2.00	\$10,750	
H. Concrete curb @ parking	280	LF	\$12.00	\$3,360	
I. Pedestrian Bridge	2	EA	\$150,000.00	\$300,000	
<i>Sub-Total</i>					<b>\$819,510</b>
<b>4. LIGHTING</b>					
A. Parking / Security Lighting	4	EA	\$4,000.00	\$16,000	<b>\$16,000</b>
<b>5. LANDSCAPE</b>					
A. Fine Grade and Soil Preparation	322695	SF	\$0.25	\$80,674	
C. Trees - 15 gallon	11	EA	\$115.00	\$1,265	
B. Trees, 24' box	99	EA	\$250.00	\$24,750	
D. Shrubs/Vines - 5 gallon	83	EA	\$25.00	\$2,075	
E. Turf - seeded	322695	SF	\$0.05	\$16,135	
<i>Sub-Total</i>					<b>\$124,899</b>
<b>6. IRRIGATION</b>					
A. Turf Areas	322695	SF	\$0.75	\$242,021	<b>\$242,021</b>
<b>7. SITE FURNITURE</b>					
A. Drinking Fountains at restroom	3	EA	\$1,000.00	\$3,000	
B. BBQ grills	3	EA	\$800.00	\$2,400	
C. Picnic tables	8	EA	\$900.00	\$7,200	
D. Benches	4	EA	\$600.00	\$2,400	
E. Trash receptacles	6	EA	\$500.00	\$3,000	
F. Bike rack	1	EA	\$800.00	\$800	
<i>Sub-Total</i>					<b>\$18,800</b>
<b>SUB-TOTAL</b>					<b>\$1,315,166</b>
<b>MOBILIZATION</b>					<b>\$40,000</b>
<b>CONTINGENCY (20%)</b>					<b>\$271,033</b>
<b>COSTS, SOUTH-WEST QUADRANT</b>					<b>\$1,626,200</b>

TABLE 1  
**Estimated Capital Costs**  
**Conejo Creek Park Master Plan**

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
<b>III. NORTH LAS FLORES AREA</b>					
<b>1. GRADING</b>					
A. Clear and grub	326700	SF	\$0.05	\$16,335	
B. Rough grade	250708	SF	\$0.15	\$37,606	
<i>Sub-Total</i>					<b>\$53,941</b>
<b>2. UTILITIES</b>					
A. Plant Investment Fees—CMW	8	AC	\$2,800.00	\$21,000	
B. Plant Investment Fees—City	8	AC	\$900.00	\$6,750	
C. Sewer	50	LF	\$25.00	\$1,250	
E. Restroom Fixture Fees	30	EA	\$341.00	\$10,230	
D. 2" Water Meter	1	EA	\$2,500.00	\$2,500	
E. Water	1	LS	\$1,000.00	\$1,000	
F. Electrical	1	LS	\$5,000.00	\$5,000	
<i>Sub-Total</i>					<b>\$47,730</b>
<b>3. CONSTRUCTION</b>					
A. Restroom	1	EA	\$95,000.00	\$95,000	
B. Multi-Purpose Court (no lights)	1	EA	\$200,000.00	\$200,000	
C. San Volleyball Court	1	EA	\$3,000.00	\$3,000	
D. Trail, DG w/ stabilizer	25600	SF	\$2.50	\$64,000	
E. Sidewalk	8700	SF	\$3.50	\$30,450	
F. Parking (asphalt) including striping	11200	SF	\$2.00	\$22,400	
G. Concrete Curb @ Parking	820	LF	\$12.00	\$9,840	
H. Fencing (4' high chain link) @ Las Flores	100	LF	\$10.00	\$1,000	
I. Pedestrian Overpass	1	EA	\$250,000.00	\$250,000	
<i>Sub-Total</i>					<b>\$675,690</b>
<b>4. LIGHTING</b>					
A. Parking / Security Lighting	4	EA	\$4,000.00	\$16,000	<b>\$16,000</b>
<b>5. LANDSCAPE</b>					
A. Fine Grade and Soil Preparation	250708	SF	\$0.25	\$62,677	
B. Trees, 24' box	81	EA	\$250.00	\$20,250	
D. Shrubs/Vines - 5 gallon	187	EA	\$25.00	\$4,675	
E. Turf - Seed	250708	SF	\$0.05	\$12,535	
<i>Sub-Total</i>					<b>\$100,137</b>
<b>6. IRRIGATION</b>					
A. Turf	250708	SF	\$0.75	\$188,031	<b>\$188,031</b>

TABLE 1  
**Estimated Capital Costs**  
**Conejo Creek Park Master Plan**

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
<b>III. NORTH LAS FLORES AREA (cont.)</b>					
<b>7. SITE FURNITURE</b>					
A. Drinking Fountains @ Restroom	1	EA	\$1,000.00	\$1,000	
B. Benches	3	EA	\$600.00	\$1,800	
C. Trash receptacles	5	EA	\$500.00	\$2,500	
D. Bike rack	2	EA	\$800.00	\$1,600	
<i>Sub-Total</i>					\$6,900
<b>SUB-TOTAL</b>					<b>\$1,088,430</b>
<b>MOBILIZATION</b>					<b>\$40,000</b>
<b>CONTINGENCY (20%)</b>					<b>\$225,686</b>
<b>COSTS, NORTH LAS FLORES AREA</b>					<b>\$1,354,116</b>
<b>IV. NORTH-WEST QUADRANT</b>					
<b>1. DEMOLITION</b>					
A. Concrete removal, Orchards Foundations	24725	SF	\$1.25	\$30,906	
B. Saw-cut concrete curb @ Janss Rd.	60	LF	\$3.00	\$180	
<i>Sub-Total</i>					<b>\$31,086</b>
<b>2. GRADING</b>					
A. Clear and grub (Comm. G, Group P., P&B)	304920	SF	\$0.05	\$15,246	
B. Rough grade - Community Garden	18	CY	\$5.00	\$90	
C. Rough grade - Pond & Recirculating Strear	512	CY	\$5.00	\$2,560	
<i>Sub-Total</i>					<b>\$17,896</b>
<b>3. UTILITIES</b>					
A. Plant Investment Fees—CMW	10	AC	\$2,800.00	\$28,000	
B. Plant Investment Fees—City	10	AC	\$900.00	\$9,000	
C. Fire Hydrant	1	EA	\$6,500.00	\$6,500.00	
D. 6" Water Meter	1	EA	\$11,000.00	\$11,000	
E. Sewer	300	LF	\$25.00	\$7,500	
F. Restroom Fixture Fees	40	EA	\$341.00	\$13,640	
<i>Sub-Total</i>					<b>\$75,640</b>

TABLE 1  
**Estimated Capital Costs**  
**Conejo Creek Park Master Plan**

Description	Quantity	Unit	Unit Cost	Subtotal	TOTAL
<b>IV. NORTH-WEST QUADRANT (cont.)</b>					
<b>4. CONSTRUCTION</b>					
A. Restroom	1	EA	\$95,000.00	\$95,000	
B. Picnic Shelter for 6 Tables	3	EA	\$25,000.00	\$75,000	
C. Concrete Pads for Picnic Shelters	1500	SF	\$4.00	\$6,000	
D. Trail, DG w/ stabilizer	72500	SF	\$2.50	\$181,250	
E. New Equestrian Rings	2	EA	\$40,000.00	\$80,000	
F. Fencing (Wood) @ Janss Rd. & Las Flores	2200	LF	\$12.00	\$26,400	
G. Fencing (6' high chain link) @ Park & Bark	1670	LF	\$15.00	\$25,050	
H. Parking w/ soil cement	174240	SF	\$1.25	\$217,800	
I. Bio Filter Area	1	EA	\$6,000.00	\$6,000	
J. Pond, 4000 SF	1	EA	\$250,000.00	\$250,000	
K. Gate @ Janss Road & Las Flores	2	EA	\$1,000.00	\$2,000	
Sub-Total					\$964,500
<b>5. LIGHTING</b>					
A. Parking / Security Lighting	20	EA	\$4,000.00	\$80,000	\$80,000
<b>6. LANDSCAPE</b>					
A. Fine Grade and Soil Preparation	304920	SF	\$0.25	\$76,230	
B. Trees, 24' box	197	EA	\$250.00	\$49,250	
C. Shrubs/ Vines - 15 gallon	488	EA	\$95.00	\$46,360	
D. Shrubs/Vines - 5 gallon	400	EA	\$25.00	\$10,000	
E. Turf (Group Picnic / Park & Bark) -Seed	261360	SF	\$0.05	\$13,068	
Sub-Total					\$194,908
<b>7. IRRIGATION</b>					
A. Group Picnic Area / Park & Bark	261360	SF	\$0.75	\$196,020	
Sub-Total					\$196,020
<b>8. SITE FURNITURE</b>					
A. Drinking Fountains	4	EA	\$1,000.00	\$4,000	
B. BBQ grills	6	EA	\$800.00	\$4,800	
C. Picnic tables	21	EA	\$900.00	\$18,900	
D. Benches	8	EA	\$600.00	\$4,800	
E. Bleachers	10	EA	\$2,500.00	\$25,000	
F. Trash receptacles	10	EA	\$500.00	\$5,000	
G. Bike rack	4	EA	\$800.00	\$3,200	
Sub-Total					\$65,700
<b>SUB-TOTAL</b>					\$1,625,750
<b>MOBILIZATION</b>					\$50,000
<b>CONTINGENCY (20%)</b>					\$335,150
<b>COSTS, NORTH-WEST QUADRANT</b>					\$2,010,900
<b>TOTAL COSTS, CONEJO CREEK PARK</b>					\$8,761,553

TABLE 2  
**Annual Operations and Maintenance Costs  
Conejo Creek Park Master Plan**

Description	Qty.	Units	Unit Cost	Subtotal	Total
<b>I. SOUTH-EAST QUADRANT</b>					
<b>A. Sport Field Improvements</b>					
Soccer Fields (1)	12	EA	\$1,800	\$21,600	
<b>Total</b>					<b>\$21,600</b>
<b>B. Recreation Center</b>					
Multi-Use Facility (2)	8,000	SF	\$10.91	\$87,280	
<b>Total</b>					<b>\$87,280</b>
<b>C. Park Amenities</b>					
Restrooms	2	EA	\$3,000	\$6,000	
Tot Lot (with surfacing)	1	EA	\$1,500	\$1,500	
Drinking Fountains	3	EA	\$250	\$750	
BBQ Grills	5	EA	\$100	\$500	
Picnic Tables	10	EA	\$100	\$1,000	
<b>Total</b>					<b>\$9,750</b>
<b>II. SOUTH-WEST QUADRANT</b>					
<b>D. Park Amenities</b>					
Turf Area (Includes Parcourse)	12.1	AC	\$6,352	\$76,859	
Restroom	1	EA	\$3,000	\$3,000	
Multi-Purpose Court	1	EA	\$5,000	\$5,000	
Sand Volleyball Court	1	EA	\$5,000	\$5,000	
Tot Lot	1	EA	\$1,500	\$1,500	
Trail - DG w/ stabilizer (3)	40,160	SF	\$0.13	\$5,020	
Drinking Fountain	3	EA	\$250	\$750	
BBQ Grills	3	EA	\$100	\$300	
Picnic Tables	8	EA	\$100	\$800	
<b>Total</b>					<b>\$98,229</b>
<b>III. NORTH LAS FLORES QUADRANT</b>					
<b>E. Park Amenities</b>					
Open Turf Area	6.6	AC	\$6,352	\$41,923	
Restroom	1	EA	\$3,000	\$3,000	
Multi-Purpose Court	1	EA	\$5,000	\$5,000	
Sand Volleyball Court	1	EA	\$5,000	\$5,000	
Trail - DG w/ stabilizer (3)	25,600	SF	\$0.13	\$3,200	
Drinking Fountain	1	EA	\$250	\$250	
<b>Total</b>					<b>\$58,373</b>



TABLE 2  
**Annual Operations and Maintenance Costs**  
**Conejo Creek Park Master Plan**

Description	Qty.	Units	Unit Cost	Subtotal	Total
<b>IV. NORTH-WEST QUADRANT</b>					
<b>F. Equestrian (4)</b>					<b>\$0</b>
<b>G. Park Amenities</b>					
Restroom	1	EA	\$3,000	\$3,000	
Group Picnic Area (Shelter)	3.0	AC	\$6,352	\$19,056	
Community Garden	1.0	AC	\$6,352	\$6,352	
Park and Bark	3.0	AC	\$6,352	\$19,056	
Trail - DG w/ stabilizer (3)	72,500	SF	\$0.13	\$9,063	
	<b>Total</b>				<b>\$56,527</b>
<b>GRAND TOTAL</b>					<b>\$331,759</b>

Notes:

- (1) Annual O&M costs for soccer lighting are estimated at 6% of capital costs.
- (2) Annual O&M costs based on existing per square foot costs for the District.
- (3) Assumes 8 foot width (trail improvements) - Estimated at 5% of capital costs.
- (4) Assumes that equestrian facility O&M costs would be covered by private concessionaire.

## Appendix A: Plant List

BOTANICAL NAME	COMMON NAME	RIPARIAN SLOPE	OAK WOODLANDS	DROUGHT TOLERANT
<b>TREES</b>				
<i>Acer macrophyllum</i>	Bigleaf Maple	X		
<i>Aesculus californica</i>	California Buckeye		X	
<i>Alnus rhombifolia</i>	California Alder	X		
<i>Heteromeles arbutifolia</i>	Toyon or California Holly	X	X	
<i>Juniperus californica</i>	California Juniper	X		
<i>Myrica californica</i>	Wax Myrtle	X		
<i>Platanus racemosa</i>	California Sycamore	X		
<i>Populus fremontii</i>	Fremont Cottonwood	X		
<i>Quercus agrifolia</i>	Coast Live Oak	X	X	
<i>Quercus lobata</i>	Valley Oak		X	
<i>Quercus wislizenii</i>	Interior Live Oak		X	
<i>Sambucus mexicana</i>	Mexican Elderberry	X	X	
<i>Schinus polygamnus</i>	Peruvian Pepper			X
<b>SHRUBS</b>				
<i>Artemisia californica</i>	California Sagebrush		X	
<i>Baccharis pilularis consanguinea</i>	Coyote Brush		X	
<i>Ceanothus sp.</i>	Ceanothus	X		
<i>Cistus sp.</i>	Rockrose			X
<i>Garrya veatchii</i>	Silktassel Bush	X		
<i>Heteromeles arbutifolia</i>	Toyon	X	X	
<i>Mahonia sp.</i>	Oregan Grape	X		
<i>Myrica californica</i>	Wax Myrtle	X		
<i>Prunus ilicifolia</i>	Holly-leaf Cherry	X	X	
<i>Rhamnus californica</i>	California Coffeeberry	X	X	
<i>Rhamnus crocea</i>	Redberry		X	
<i>Rhamnus ilicifolia</i>	Hollyleaf Redberry	X		
<i>Rhus ovata</i>	Sugar Bush		X	
<i>Ribes aureum</i>	Golden Currant	X	X	
<i>Ribes californicum</i>	Hillside Currant	X	X	
<i>Ribes speciosum</i>	Fuchsia-flowering Gooseberry	X	X	
<i>Rosa californica</i>	Wild Rose	X		
<i>Salvia mellifera</i>	Black Sage		X	
<b>PERENNIALS</b>				
<i>Achillea sp.</i>	Yarrow		X	
<i>Encelia californica</i>	California Bush Sunflower		X	
<i>Eschscholzia californica</i>	California Poppy		X	
<i>Keckiella cordifolia</i>	Climbing Penstemon		X	

Conejo Creek Park Master Plan  
Appendix A

BONTANICAL NAME	COMMON NAME	RIPARIAN SLOPE	OAK WOODLANDS	DROUGHT TOLERANT
Lavandula sp.	Lavender			X
Limonium perezii	Sea Lavender			X
Lupinus longiflorus	Bush Lupine		X	
Mimulus sp.	Monkey Flower	X		
Penstemon centranthifolius	Scarlet Bugler		X	
Penstemon heterophyllus	Foothill Penstemon		X	
Rosmarinus sp.	Rosemary			X
Salvia sp.	Sage	X	X	
Sisyrinchium bellum	Blue-Eyed Grass		X	
Zauschneria californica	California Fuchsia		X	
<b>ANNUALS</b>				
Calandrinia ciliata menziesii	Red Maids		X	
Clarkia unguiculata	Elegant Clarkia		X	
Collinsia heterophylla	Chinese Houses	X	X	
Erysimum capitatum	Douglas Wallflower	X		
Eschscholzia caespitosa	Collarless Poppy		X	
Eschscholzia californica	California Poppy		X	
Lasthenia chrysostoma	Gold Fields		X	
Layia platyglossa campestris	Tidy Tips		X	
Lupinus succulentus	Succulent Lupine		X	
Nemophila menziesii	Baby Blue Eyes		X	
Orthocarpus densiflorus	Owls Clover		X	
Orthocarpus purpurascens	Owl's Clover		X	
Platystemon californicum	Cream Cups		X	
Salvia columbariae	Chia		X	
<b>PERENNIAL GRASSES</b>				
Agrostis diegoensis	San Diego Bent Grass		X	
Agrostis exarata	Bentgrass	X		
Andropogon glomeratus	Beard Grass	X		
Bromus carinatus	California Brome		X	
Bromus pseudolaevipes	Woodland Brome		X	
Elymus condensatus	Giant Wild Rye		X	
Elymus glaucus	Western Rye Grass		X	
Elymus triticoides	Creeping Wild Rye		X	
Hordeum californicum	Meadow Barley	X		
Melica imperfecta	Chaparral Melica		X	
Muhlenbergia rigens	Showy Deer Grass		X	
Stipa cernua	Spear Grass		X	
Stipa lepida	Needlegrass		X	
Stipa pulchra	Purple Needlegrass		X	