



*Photo of West Side Park Site*

# APPENDIX E: Recreation Needs Assessment

## Findings and Conclusions

Listed below is a summary of the demand analysis for park and recreation services.

### *Park Land Needs*

- It is recommended that Calabasas base its park system on Community Parks and that a community park be located within about 1.5 miles of every resident.
- To serve the community, two additional community parks are required. It is recommended that Gates Canyon Park be upgraded to serve as a community park, and that a community park site be acquired in eastern Calabasas.
- It is recommended that the City continue to provide the same level of open space protection its citizens currently enjoy. The recommended standard of open space lands is 15.0 acres/1,000 population.

### *Recreation Facility Needs*

- Based on information received from the leagues, Calabasas has a severe shortage of soccer fields but has a sufficient supply of baseball fields to meet its share of regional demands.
- Although there aren't sufficient softball fields to meet Calabasas' share of current regional demands, additional softball fields are not recommended because the Hughes Adult School complex is providing for the needs of the local softball league.

**Table E.1**  
 Comparison of Current Ratio and  
 Recommended Demand Standard  
Park and Recreation Areas  
 City of Calabasas

Recreation Area	Current Ratio	Recommended Standard
Mini-Parks	0.11 Acres/1,000 pop.	0.08 Acres/1,000 pop.
Neighborhood Parks	0.49 Acres/1,000 pop.	0.22 Acres / 1,000 pop
Community Parks	0.39 Acres/1,000 pop.	0.80 Acres / 1,000 pop
Special Use Areas	1.21 Acres/1,000 pop.	1.01 Acres / 1,000 pop
Open Space Areas <sup>1</sup>	14.17 Acres/1,000 pop.	15.00 Acres / 1,000 pop

<sup>1</sup>Ratio includes City-owned open space only. Does not include the 1400+ acres owned by non-profits and other public agencies.

The 2020 population within the current Calabasas city limits is projected to be between 27,400 and 27,900<sup>1</sup>. For the purposes of the park and recreation master plan, a 2020 population projection of 27,400 will be used.

**Table E.2**  
 Comparison of Current Ratio and  
 Recommended Demand Standard  
Recreation Facilities  
 City of Calabasas

Recreation Area	Current Ratio	Recommended Standard
Baseball Fields	1 field per 2,549 pop.	1 field per 3,400 pop.
Softball Fields	1 field per 6,797 pop.	1 field per 7,000 pop.
Soccer Fields	1 field per 2,549 pop.	1 field per 1,500 pop.

<sup>1</sup> Peter A. Morrison, Calabasas Library Grant application

**Park Land Needs**

**Table E.3**  
 Summary of Current Park Needs (Year 2003)\*  
 Park and Recreation Areas (in Acres)  
 City of Calabasas

Area or Facility	Existing Inventory	Year 2002 Demand	Additional Need
Mini-Parks	2.2	1.6	(0.6)
Neighborhood Parks	10.0	3.0	(7.0)
Community Park	8.0	16.2	8.2
Special Use Areas	34.6	20.5	(14.1)
Open Space Areas	287.6	304.5	16.9
Undeveloped	1.8	NA	NA

\* Based on a 2002 population of 20,390

**Table E.4**  
 Summary of Park Needs (Build-out) \*\*  
 Park and Recreation Areas (in Acres)  
 City of Calabasas

Area or Facility	Existing Inventory	Build-out Demand	Additional Need
Mini-Parks	2.2	2.2	0.0
Neighborhood Parks	10.0	6.0	(4.0)
Community Parks	8.0	22.0	14.0
Special Use Areas	34.6	34.6	0.0
Open Space Areas	287.6	411.0	123.4
Undeveloped	1.8	NA	NA

\*\* Based on a 2020 population of 27,400

**Facility Needs**

**Table E.5**  
Summary of Recreation Facility Needs (Year 2003) \*  
City of Calabasas

Area or Facility	Existing Inventory	Year 2002 Demand	Additional Need
Baseball Fields <sup>1</sup>	8	8	0
Softball Fields <sup>1</sup>	3	3	0
Soccer Fields	8	14	6

\* Based on a 2002 population of 20,390

<sup>1</sup> This excludes multi-use backstops that, if upgraded, could satisfy a portion of the need.

**Table E.6**  
Summary of Recreation Facility Needs (Build-out)\*\*  
City of Calabasas

Area or Facility	Existing Inventory	Build-out Demand	Additional Need
Baseball Fields <sup>1</sup>	8	11	3
Softball Fields <sup>1</sup>	3	4	1
Soccer Fields	8	18	10

\*\* Based on a 2020 population of 27,400

<sup>1</sup> This excludes multi-use backstops that, if upgraded, could satisfy a portion of the need

## E.1 Introduction

Quantifying park and recreation facility needs is difficult because many different variables influence recreation needs. Community values, participation patterns, and willingness to pay for services vary widely from one community to another. Consequently, what seems appropriate for one community may not be suitable for another. One of the problems associated with determining needs is that overstating the demand can result in the development of underutilized facilities. Conversely, under-estimating the needs can result in overused facilities and a lack of usable park land and open space.

This report discusses the park and facility needs for the City of Calabasas. The process for identifying needs was:

- Inventorying and analyzing the existing supply of park and recreation facilities.
- Public input on park and recreation needs
  - A citywide opinion survey of Calabasas residents conducted by MIG Inc.
  - Public meetings
  - Contact with user groups
- Forecasting park and facility needs using various approaches.

## E.2 Alternative Approaches to Identifying Needs

There are several approaches to estimating needs. They include the use of national standards, measurement of participation levels, user trend analysis, input from surveys and public meetings, goal setting and participation models. Since the analysis on the following pages encompasses these methods, a brief description of each is listed below.

### *National Standards*

Standards were first created by a group of professionals who established an easily understood format of what "seemed to be right" based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, e.g., 10 acres of park land per 1,000 population.

The most recognized standards were those published by the National Recreation and Park Association (NRPA). In 1983, they published the first edition titled "Recreation, Park and Open Space Standards". The problem with this approach was that communities were adopting the national standards without taking into account local conditions. The result was often standards the agency could not possibly achieve.

In 1996, NRPA developed a new approach to assessing need based on a desired level of service or "LOS". This LOS is a way of accurately calculating the minimum amount of land to provide all of the recreation activities and facilities desired in the communities. LOS is still expressed in terms of acres per population, but is driven by facility-based needs and land measured formulas.

### ***Participation Level Analysis***

Recognizing the need to reflect local conditions, MIG Inc., began measuring per capita participation levels in every community it studied. Participation level is measured in terms of the number of occasions in a given 30-day period when that activity is in season. The activity level is then compared to other similar communities or with the MIG AVERAGE, which is the weighted average of the last 15 communities surveyed.

By comparing the subject community with the MIG AVERAGE, a determination can be made if participation is above or below average. This then gives an indication as to whether the standard should be above or below average.

### ***Trend Analysis***

With this approach, extrapolating historical use statistics for each type of facility allows development of facility demand estimates. If local statistical information is used, the results can be reasonably accurate because they reflect use in the specific community. However, local conditions or current trends in recreation interests can influence the trend analysis approach. As an example, if one charts tennis playing over the last 20 years, a cycle of interest and level of play emerges. Also, operating conditions such as quality of the facility, its location, user fees and hours of operation can all play an important role in the level of use. This method is sometimes used to forecast team registration if the number of facilities remains constant.

### ***Recreation Surveys***

Recreation surveys can be conducted utilizing several different methods and approaches. These include mail-in, telephone and door-to-door surveys. Each type of survey process has positive and negative attributes that include cost efficiency, return ratio, desired information and time frame. Using the survey approach, future facility needs are sometimes developed from survey information on user characteristics, participation patterns, opinions and perceived needs. If the questionnaires are drawn from a statistically valid sample, a good reliable sampling of information can be derived.

The difficulty with surveys is converting the information to quantifiable terms. As an example, if 1,000 people expressed an interest in playing tennis, how many tennis courts will it take to satisfy that expressed need. It is also difficult, in the survey approach, to measure future recreation participation because it is impossible to accurately forecast how much use an individual would make of a facility if it were available.

### ***Public Meetings***

Some communities rely quite heavily on input from the general public to assess the needs. However, this approach by itself may not reflect the true community need because special interest groups may dominate meetings and often do not necessarily truly represent communitywide interest.

### ***Goals***

In some instances, community goals are expressed as the need without quantifiable or statistical analysis to support the goal. An example might be, "It is our goal to acquire as much natural open space as possible". Goals reflect a community's desire. While this approach is not the most ideal, in some instances it is the only option possible. In the above example, it would be very difficult to come up with a statistically valid standard such as "xx" acres per 1,000 population. It is a valid approach if the goal can be supported by a true evaluation of community values and desires.

### ***Participation Models***

Participation models are refined statistical formulas for establishing a quantifiable standard. They are based on actual participation characteristics taken from individual uses. When a large sample is taken, a fairly accurate statistical profile can be made.

The most accurate participation models are developed for a specific type of area or facility. Unfortunately, these models are very costly to develop because of the data needed and they usually only deal with one type of facility. However, based on studies of specific types of facilities over the years, MIG has developed participation models for many special-use facilities such as trails and swimming pools.

### E.3 Methodology of Assessing Park and Open Space Needs in Calabasas

Developing a statement of land needs for park areas and open space is the most difficult of all types of needs analysis because it depends on localized values, availability of land, financial resources and desired service levels.

To determine specific land needs for the City of Calabasas, several analytical methods were used. These included a comparison to other similar communities, results of the recreation survey, national trends, land availability and geographical deficiencies for parks and open space areas. It should be noted that even with all the statistical information available, a certain amount of subjective analysis and professional experience must be used to quantify the standards.

In the following discussion, recommended standards for specific types of park areas are given. In many cases, comparisons to other communities are given. These comparisons are given as the "existing ratio". The existing ratio is the existing amount of park land divided by the existing population. It is expressed in terms of acres per 1,000 population. The recommended standard is the desired amount of parkland and is also expressed in terms of acres per 1,000 population.

The ratio of park land or recreation facilities is based on a comparison with the existing population base. By developing a desired level of service (recommended standard) and applying it to a future population forecast, one can determine future needs. To determine the existing ratio, the population within the existing city limits was used.

For this study, we will use the existing and future population forecasts identified below.

#### *Existing and Forecasted Population*

**Table E.7**  
Population Forecast  
City of Calabasas

Year	Population
2000 (Census)	20,033
2002	20,390
2020	27,400 <sup>2</sup>

<sup>2</sup> Peter A. Morrison, Calabasas Library Grant application

**Table E.8**  
 Summary of Existing Parks and Facilities  
 City of Calabasas

Park Site	Total Park Land	Number of Sites
Mini-Parks	2.2	2
Neighborhood Parks	10.0	2
Community Park	8.0	1
Special Use Areas	34.6	5
Open Space Areas/Greenways	287.6	6
Undeveloped Land	1.8	1

## E.4 Park and Open Space Needs

On the following pages, specific needs for each type of park land are discussed. The categories of park land include:

- Mini-Parks
- Neighborhood Parks
- Community Parks
- Special Use Areas
- Open Space Areas
- Undeveloped Lands

It should be mentioned that the needs assessment addresses only City of Calabasas recreation needs and facilities. No assessment of need for recreation facilities lands and facilities owned by other agencies has been made because of difficulty ascertaining the amount of dedicated land for recreation use, and difficulty in determining the population to be served. Recreation areas, such as SMMC open space serve a much broader community than Calabasas residents. Finally, no needs were developed for private recreation areas, such as private open space or clubs because these are limited or restricted by use or fees.

### **Mini Parks**

*Mini-parks, tot lots and children's playgrounds are small, single purpose play lots designed primarily for small children usage. Due to their size, the facilities are usually limited to a small open grass area, a children's playground and a small picnic area.*

#### **EXISTING CONDITIONS:**

##### **■ Current Supply:**

- Currently, there are two mini-park sites in Calabasas consisting of 2.2 acres. The existing sites that fall under this classification include:
  - \* Freedom Park – 1.7 Acres
  - \* Highlands Park – 0.5 Acres

##### **■ Current Service Levels:**

- Service Area: The service radius for a mini-park is considered to be about a one-quarter mile radius. Please refer to the Neighborhood Park Service Area Map to see the areas currently served by mini-parks.
- Size typically ranges from 0.25 - 1.0 acres.

#### **ANALYSIS:**

##### **■ Comparison to Other Communities:**

- The *average ratio* for mini-parks in 91 western communities (in California, Nevada, Idaho, Oregon, Washington, and Montana) MIG has collected information is *0.08 acres / 1,000 population*.
- The average ratio for mini-parks in 15 communities in California MIG has studied is *0.09 acres / 1,000 population*.
- The *average recommended demand standard* for the 91 western communities studied by MIG is *0.04 acres / 1,000 population*.
- The *average recommended demand standard* in 10 California communities MIG has studied is *0.03 acres / 1,000 population*.
- The ratio of mini-parks in Calabasas about typical for communities MIG has studied.

**2. Trends**

- Often this type of park is popular in new subdivisions, which traditionally have a high ratio of young children. However, as the children grow older, this type of park attracts less use.
  
- It should also be noted that in communities where land is scarce or where development has already taken place, the development of mini-parks is an option for serving some neighborhoods that do not have park service.

**RECOMMENDATION:**

- **Level of Service:**
  - Service area: 1/4-mile radius.
  - Size requirement: Minimum of 1/2 acre
  
- **Determination of Demand Standard:**
  - It is recommended the city maintain its current ratio and not acquire or develop parks of this type. This is based on the following factors:
    - \* High cost to develop and maintain on a per acre basis
    - \* Limited service area
    - \* Limited types of recreational facilities offered

**Table E.9**  
Recommended Demand Standard  
Mini Parks

Mini-Park Standard	
Current Inventory	2.2 acres
Number of Sites	2 Sites
Current Ratio	0.11 Acres / 1,000 Population
<b>Recommended Demand Standard</b>	<b>0.08 Acres/ 1,000 Population</b>

- **Development Standards:**
  - Basic Elements: Play area for children ages 2-5; small turf areas; benches; and trash receptacles.
  - Optional Elements: Picnic tables, picnic shelters, and drinking fountains.
- **Comments:**
  - Within medium to large residential developments, the City should encourage **private developers** to provide small mini-parks (e.g., playground areas) to serve their individual developments.
  - The city should not take over maintenance of privately provided mini-parks if asked to do so, but rather should leave that the responsibility of the development's HOA or assessment district.

## **Neighborhood Parks**

*A neighborhood park is a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer, and Little League baseball.*

### **EXISTING CONDITIONS:**

#### ■ **Current Supply:**

- Currently, there are two neighborhood parks consisting of 10.0 acres in Calabasas. The existing sites that fall under this classification include:
  - \* Gates Canyon Park -7.0 Acres
  - \* Grape Arbor Park - 3.0 Acres

#### ■ **Current Service Levels:**

- **Service Area:** The service radius for a neighborhood park is considered to be a half-mile radius. Please refer to the **Neighborhood Park Service Area Map** to see the areas served by neighborhood parks. Note that Community Parks provide neighborhood park facilities, and therefore are shown on the map to provide neighborhood park service at a half-mile radius.
- **Size:** 3 to 7 acres

### **ANALYSIS:**

#### ■ **Comparison to Other Communities:**

- The *average ratio* for mini-parks in 91 western communities (in California, Nevada, Idaho, Oregon, Washington, and Montana) is *0.92 acres / 1,000 population*.
- The *average ratio* for neighborhood parks in 15 communities in California MIG has studied is *0.66 acres / 1,000 population*.
- The *average recommended demand standard* for the 91 western communities studied by MIG is *1.51 acres / 1,000 population*.

## **Neighborhood Park Service Area Map**

- The *average recommended demand standard* in 10 California communities studied by MIG is *1.13 acres / 1,000 population*.
- The current ratio and the recommended demand standard for Calabasas are both significantly lower than in many communities studied by MIG due to the unique topographical and land availability constraints in Calabasas.
- **Trends**
  - Most communities in the west have developed a park system centered on the neighborhood park. This balances the issue of convenience with the cost of development and maintenance.

## **RECOMMENDATION:**

- **Level of Service:**
  - Service area: Generally a half-mile radius with some modification to reflect population densities.
  - Size requirement: 1.5 - 5 acres
- **Determination of Demand Standard:**
  - Gates Canyon Park is recommended to be upgraded to a Community Park. This means that Gates Canyon Park will be reclassified as a Community Park, and upgraded with additional facilities. This leaves Grape Arbor Park as the only existing Neighborhood Park in Calabasas.
  - In addition to the reclassification of Gates Canyon Park as a Community Park, the Park and Recreation Commission has determined that it will not be possible to provide neighborhood parks within a ½ mile of all residents of the City due to a lack of available land. Therefore, the city's current ratio of 0.49 acres / 1,000 population will decrease as the population grows, despite a recommendation to partner with Las Virgenes Unified School District (LVUSD) to provide some neighborhood park service where possible.

- Due to the built-out nature of most of the developable land in Calabasas and the difficulty and expense of acquiring suitable park sites, it is recommended that the City not seek to provide additional neighborhood parks, except for those mentioned below at elementary school sites. It is recommended that the City not adopt a policy of providing neighborhood park service within one half-mile of most residents. This is based on the following factors:

  - \* Lack of potential park sites
  - \* Cost of land
  - \* Topographic constraints
  - \* Presence of gated neighborhoods and issues of equitable provision of service.
  
- It is recommended the city negotiate with LVUSD to develop neighborhood park facilities at Bay Laurel and Chaparral Elementary Schools if possible. It is further recommended the City enter into discussion with LVUSD to incorporate neighborhood park facilities at the proposed elementary school near the New Millenium (The Oaks) residential development, and potentially at any other future elementary schools in Calabasas depending on their locations.
  
- Assuming one acre at each of the three known elementary school sites, three additional acres of neighborhood park land will be provided. If this acreage is added to the existing developed inventory of 3.0 acres (The 7.0 acres at Gates Canyon is not included because it is recommended to be reclassified), a total of six acres is recommended to be provided. When this figure is divided by the build-out population/1,000, we come up with a service level of 0.21 acres per 1,000 population.

**Table E.10**  
 Recommended Demand Standard  
 Neighborhood Parks

Standard	Ratio
Current Inventory	10.0 Acres
Number of Sites	2 Sites
Current Ratio	0.49 Acres / 1,000 Population
<b>Recommended Demand Standard</b>	<b>0.22 Acres / 1,000 Population</b>

■ **Development Standards:**

- Basic Elements: Passive recreation areas, pathway system, playground areas, picnic areas, picnic shelters, half-court basketball, drinking fountains, bicycle parking, pathway lighting, and trash receptacles
- Optional Elements: Multi-purpose field or soccer field

■ **Comments:**

- No additional neighborhood park service is proposed, except for new facilities at some elementary school sites.

**Required Actions:**

- \* Partner with LVUSD to develop neighborhood park facilities at Bay Laurel and Chaparral Elementary Schools, and at the new elementary school proposed near the New Millenium housing development. Neighborhood park facilities on school grounds, such as playground areas and picnic shelters should only be developed if they can be designed in such a way as to be open to the public during school hours.

## Community Parks

*Community Parks are planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, and covered play areas. Community parks usually have sport fields or similar facilities as the central focus of the park.*

### EXISTING CONDITIONS:

- **Current Supply:**
  - Although it is somewhat smaller than normally recommended, there is one community park consisting of 8.0 acres in Calabasas. The existing site that falls under this classification is:
    - \* Juan Bautista De Anza Park – 8.0 Acres
- **Current Service Levels:**
  - Service Area: The service radius for a community park is usually ranges from about a 1.0-1.5 mile radius. In Calabasas, 1.5 miles is used for the Community Park service radius. Please refer to the **Community Park Service Area Map** for an analysis of underserved areas.
  - Size: 5 to 10 acres

### ANALYSIS:

- **Comparison to Other Communities:**
  - The *average ratio* for neighborhood parks in 91 western communities (in California, Nevada, Idaho, Oregon, Washington, and Montana) is *1.24 acres / 1,000 population*.
  - The *average ratio* for neighborhood parks in 15 communities in California MIG has studied is *1.65 acres / 1,000 population*.
  - The *average recommended demand standard* for the 91 western communities studied by MIG is *1.71 acres / 1,000 population*.

# Community Park Service Area Map

- The *average recommended demand standard* for 10 California communities studied by MIG is *1.43 acres / 1,000 population*.
  - The City's current ratio of 0.39 acres / 1,000 population is lower than average, and significantly lower than what is recommended in other communities.
- 
- **Trends**
    - Many communities with limited operating budgets or a significant shortage of park land are gravitating toward park systems centered on the community park. This is because fewer park sites are needed, they offer a wide variety of activities and facilities, and they are more efficient to develop and maintain.

**RECOMMENDATION:**

- **Level of Service:**
  - Service Area: The service radius for a community park is a 1-mile radius.
  - Size: 5 to 15 acres.
  
- **Determination of Demand Standard:**
  - It is recommended the city develop community parks conveniently located to most residences (1.5 mile service radius). This is based on the following factors:
    - \* Offers wide variety of facilities and activities.
    - \* Efficiency of operation and maintenance.
    - \* City has a lower ratio than the average recommended demand standard for communities in the region.
  
  - Based on the service area analysis shown on the previous page, one additional community park site is needed to serve eastern Calabasas, if Gates Canyon Park is reclassified and upgraded to a community park. If 7.0 acres for Gates Canyon Park and one site approximately 7 acres in size is added to the existing developed inventory of 8.0 acres and then divided by the build-out population/1,000, we come up with a service level of 0.80 acres per 1,000 population.

**Table E.11**  
Recommended Demand Standard  
Community Parks

Standard	Ratio
Current Inventory	8.0 Acres
Number of Sites	1 Site
Current Ratio	0.39 Acres / 1,000 Population
<b>Recommended Demand Standard</b>	<b>0.80 Acres / 1,000 Population</b>

■ **Development Standards:**

- Basic Elements: Restrooms, tennis courts, basketball courts, volleyball courts, parking, specialized facilities (community center, gymnasium, amphitheater, sports complex), passive recreation areas, pathway system, natural areas, group picnic areas, play areas, picnic areas, picnic shelters, drinking fountains, bicycle parking, pathway lighting, and trash receptacles
- Optional Elements: Sport fields (league and tournament play) if park size allows, nature interpretive area, exercise course, specialized facilities, food concessions, community gardens, dog run areas, horticultural garden areas, amphitheater, and small purpose buildings

■ **Comments:**

- Due to the lack of suitable land for park sites in Calabasas, the recommended size range for community parks is smaller than in recommended for most communities. Although sport fields are a typical community park component in most communities, because of topographical constraints in Calabasas and the lack of suitable land, sport fields should be considered an optional element.
- The approach to meeting the community park needs can be achieved by upgrading Gates Canyon Park and by acquiring a second site in the Mulholland Highway corridor in the vicinity of Old Topanga Canyon Road.

- The park site to be acquired should meet the following criteria:
  - \* Have a visible entrance, like De Anza and Gates Canyon parks.
  - \* Be as large as possible, but a minimum of about 5 acres in size.
  - \* Have generally level areas that will allow for active park uses.

**Required Actions:**

- \* Reclassify Gates Canyon Park as a Community Park and upgrade it with additional facilities.
- \* Acquire one additional Community Park site in the vicinity of Mulholland Highway and Old Topanga Canyon Road.

## **Special Use Areas**

*Special use areas include land occupied by a specialized recreation facility and miscellaneous public recreation areas that don't fit into other categories. Some of the uses falling into this classification include dog parks, community gardens, marinas, single purpose sites used for field sports or sites occupied by buildings.*

### **EXISTING CONDITIONS:**

#### **■ Current Supply:**

- Currently, there are five special use areas in Calabasas totaling 34.6 acres. The existing sites falling under this category include:
  - \* Agoura Hills/Calabasas Community Center – 4.5 Acres
  - \* Creekside Park – 11.8 Acres
  - \* Calabasas Bark Park (owned by LVMWD, built by Calabasas) – 0.8 Acres
  - \* Tennis & Swim Center – 7.5 Acres
  - \* Wild Walnut Paek- 10 Acres

#### **■ Current Service Levels:**

- Service Area: City-wide
- Size: Varies

### **ANALYSIS:**

#### **■ Comparison to Other Communities:**

- The *average ratio* for community parks in 91 western communities (in California, Nevada, Idaho, Oregon, Washington, and Montana) is *3.35 acres / 1,000 population*.
- The *average ratio* for community parks in 15 communities in California MIG has studied is *1.60 acres / 1,000 population*.
- The *average recommended demand standard* for the 91 western communities studied by MIG is *4.81 acres / 1,000 population*.
- The *average recommended demand standard* for 10 California communities studied by MIG is *2.92 acres / 1,000 population*.

- The City has special use facilities, the city's current ratio of 1.26 acres/1,000 population is average and what is recommended in other communities.

- **Trends**

- Many communities throughout the west have developed facilities for field sports, indoor spaces for volleyball and basketball, skateboard parks, golf courses, botanical and formal gardens, and amphitheaters. These single-purpose facilities are often found in a special use area.

**RECOMMENDATION:**

- **Level of Service:**

- Service Area: City-wide or local depending on the facility/area
- Size: Varies, depending on the facility

- **Determination of Demand Standard:**

- It is recommended the city develop additional special use parks. This is based on the factors listed on the following:

- \* Need for a teen center (identified in survey and through youth focus groups)
- \* Need for additional dog off-leash areas (identified in survey)
- \* Need for a west side day care facility (identified by City officials)

- In order to accommodate the spaces identified below, approximately 10 acres of additional land are needed. The breakdown of additional acreage is as follows:

* Teen Center	2.00 Acres
* Dog Off-Leash Area(s) (1 or more sites)	4.00 Acres
* Second Day Care Facility	4.00 Acres

- If the 10 acres mentioned above were added to the existing inventory, there would be a total need of 44.6 acres. If this figure is divided by the build-out population, we come up with a service level of 1.63 acres per 1,000 population.

**Table E.12**  
 Recommended Demand Standards  
 Special Use Parks

Standard	Ratio
Current Inventory	34.6 Acres
Number of Sites	5 Sites
Current Ratio	1.70 Acres / 1,000 Population
<b>Recommended Demand Standard</b>	<b>1.26 Acres / 1,000 Population</b>

■ **Development Standards:**

- **Basic Elements:** Combination of one or more of the following: community center, indoor gymnasium, indoor pool, aquatic complex, community theater, outdoor theater, sports complex, senior center, teen center, community art facility, golf course, or other special use sites. All support facilities, such as parking, lighting, pathways, and site amenities.
- **Optional Elements:** Playground equipment, sport courts, picnic facilities, fountains and plazas.

**4. Comments:**

- A teen center could be located as a stand-alone facility, or be combined with another park site. A teen center should be centrally located, and be accessible or easily served by transportation (especially if it is intended to serve younger teens). A teen center site should also have good visibility from surrounding streets to encourage use.
- Additional dog off-leash space could be provided at one site, or at several sites. Comments in the survey noted that it would be nice to have a separate off-leash area for small dogs. Other comments noted it would be desirable to have an off-leash area on the east side of Calabasas. It might be possible to provide off-leash space at another park site, which would lessen the need to acquire additional land.

- A site for a second daycare operation in western Calabasas could be a stand-alone facility or could be combined with another park site or public facility. It should be located fairly convenient to one of the major streets for easy access, but needs less visibility than the teen center site.

**Required Actions:**

- \* Acquire a site for use as a teen center. This could be developable land or it could be a site with an existing structure suitable for remodeling.
- \* Acquire or secure a long-term lease for additional dog off-leash space.
- \* Acquire land in western Calabasas to be used for a second day care site. This could be developable land or it could be a site with an existing structure suitable for remodeling.

**Natural Open Space  
Areas/Greenways**

*Natural Open Space Areas/Greenways are defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes habitat corridors, wetlands, steep hillsides or other similar spaces. Environmentally sensitive areas can be acquired for open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.*

**EXISTING CONDITIONS:**

▪ **Current Supply:**

- The City of Calabasas owns six open space areas totaling approximately 287.6 acres. These sites include:
  - \* Micor properties – 33.4 Acres
  - \* De Anza Open Space – 180.7 Acres
  - \* Wild Walnut Open Space – 25 Acres
  - \* Civic Center Open Space – 20 Acres
  - \* Dorothy Road properties – 23.5 Acres
  - \* Dry Canyon Cold Creek Open Space – 5 Acres

In addition to the open space acreage owned by Calabasas, there are hundreds of acres of open space within city limits that are owned by other agencies or non-profits. For the purposes of the needs assessment, the demand standard for open space in Calabasas is based solely on open space owned by the City.

■ **Current Service Levels:**

- There is no defined service area for open space. Service area is determined by its intended purpose, such as protection of habitat, separation of neighborhoods, preservation of environmentally sensitive areas, and steep hillsides.

**ANALYSIS:**

■ **Comparison to Other Communities:**

- The *average ratio* for natural open space in 91 western communities (in California, Nevada, Idaho, Oregon, Washington, and Montana) is *8.42 acres / 1,000 population*.
- The **average ratio** for natural open space in 15 communities in California MIG has studied is *8.81 acres / 1,000 population*.
- The *average recommended demand standard* for the 91 western communities studied by MIG is *12.50 acres / 1,000 population*.
- The *average recommended demand standard* for 10 California communities studied by MIG is *7.25 acres / 1,000 population*.
- The city's current ratio of 14.17 acres / 1,000 population is above average and is somewhat higher than what is recommended in many other western communities and significantly higher than what is recommended in many other California cities.

■ **Trends**

- In larger metropolitan areas, the preservation of open space has become important to many citizens.

**RECOMMENDATION:**

■ **Level of Service:**

- The service area of open space should be determined by its intended purpose (e.g., such as separation of neighborhoods, preservation of environmentally sensitive areas, and steep hillsides).

■ **Determination of Demand Standard:**

- As a minimum standard for open space protection, it is recommended the city maintain a similar ratio of open space land inventory to what it has now. It is further recommended that this be considered a minimum level of open space protection. To meet these goals, a demand standard of 15 acres/1,000 population is recommended.

In order to provide 15 acres/1,000 population, approximately 123.4 additional acres of land is needed.

**Table E.13**  
Recommended Demand Standards  
Open Space Areas

Standard	Ratio
Present Inventory	287.6 Acres
Present Sites	6 Sites
Present Ratio	14.17 Acres / 1,000 Population
<b>Recommended Demand Standard<sup>1</sup></b>	<b>15.0 Acres / 1,000 Population</b>

<sup>1</sup> Demand standard is for City owned open space only

■ **Design Standards:**

- Basic Elements: Natural areas
- Optional Elements: Nature trails/paths

■ **Comments:**

- The Calabasas hilly landscape and the presence of the nearby Santa Monica Mountains National Recreation Area present numerous opportunities for the preservation of additional open space land. In addition to the City’s pursuit of open space on its own, there are opportunities for partnerships to pursue acquisition with a variety of partners.

**Required Actions:**

- \* Secure easements and/or development rights to additional open space land when it becomes available.

## E.5 Recreation Facility Needs

The establishment of needs for sport fields was derived from several analytical approaches. This included an analysis of present recreation participation levels, needs expressed in the survey, from play and practice time requirements of sport teams and from mathematical models developed over the years from other studies.

On the following pages, the needs for specific types of facilities are discussed. Similar to the discussion of park land needs, the "existing ratio" and "recommended demand standard" are expressed. The existing ratio is the existing population divided by the number of facilities (e.g., fields). Likewise, the recommended demand standard is the desired ratio of population to facilities. This is based on the desired level of service. By establishing a desired level of service and applying it to the existing and future population forecast, one can determine appropriate recommended demand standard and ultimately the future needs. To determine the existing ratio for facilities, the population within the city was used.

To determine the need for sport fields, a demand model was created that compared the supply of fields against the demand created by the number of teams. Within this demand model there are many variables (or service levels) that will affect the eventual need statement. These variables include:

- **Demand Variables**
  - \* Number of teams
  - \* Number of games and practices permitted per team per week
- **Supply Variables**
  - \* Number of fields
  - \* Number of games/practices permitted per field per week
  - \* Existence of lighted or unlighted fields

Most of the leagues serving Calabasas residents are regional in nature and also serve surrounding communities. In order to determine the field needs for Calabasas residents, leagues were asked to estimate the percentage of their participants from Calabasas. As an illustration, if a league reported 50 teams with 40% of its participants from Calabasas, the total number of league teams was pro-rated using the 40% figure. For that league, the Calabasas share of teams would be 20 (40% of 50 teams).

**Facility Inventory**

**Table E.14**  
 Summary of Existing Facilities  
 City of Calabasas

Park Site	Number of Facilities
Baseball Fields (includes youth and adult)	8
Softball Fields (includes youth and adult)	3 <sup>1</sup>
Soccer Fields	8 <sup>2</sup>

<sup>1</sup> Includes 1 field under construction at A.C. Stelle Middle School.

<sup>2</sup> Includes 3 fields under construction at A.C. Stelle Middle School.

**Facility Needs**

On the following pages, specific needs for each type of facility are discussed. The facility categories include:

- Baseball Fields
- Softball Fields
- Soccer Fields

**Baseball Fields**

*Regulation Baseball: 90' bases, 320+ foul line; Youth Baseball: 60' bases, approximately 200' foul line with grass infield*

**EXISTING CONDITIONS:**

▪ **Current Supply:**

- In Calabasas, there are eight (8) fields that meet the physical requirements for baseball programs. Four fields are located at Lupin Hill Elementary School and are used by Pony Baseball league through an agreement with LVUSD. Two fields are located at Calabasas High School and are not available to the general public. The field locations are listed below:

- \* Calabasas High School - (LVUSD) – 2 Fields
- \* Lupin Hill Elementary School - (LVUSD) – 4 Fields
- \* Round Meadow Elementary School - (LVUSD) – 1 Field
- \* Bay Laurel Elementary School - (LVUSD) – 1 Field

- There are two multi-use fields located at city parks (Grape Arbor, DeAnza) that could be used. With upgrades, these fields could be used for youth baseball or softball games.

▪ **Current Standards:**

- The current service level for baseball is:
  - \* Fields Accommodate - 2 games or practices/night M-F; 4 games or practices on Saturdays; and 0 games on Sundays to allow field rest.
  - \* Team Participation - 2 games and 2 practices per team per week.
- Size: Regulation - three acres; youth – 1.5 acres

**ANALYSIS:**

▪ **Trends**

- On the national scale, youth baseball has increased by nearly 50% since 1984.
- According to the Calabasas Recreation Survey, baseball has a higher participation rate in Calabasas than soccer, which is different from most communities.

▪ **Input from Sponsoring Agencies:**

- The youth baseball program in Calabasas is sponsored by Agoura Pony Baseball. There is no organized adult baseball. Agoura Pony Baseball had a total of 98 teams playing in its spring 2003 season. An estimated 25% of participants are from Calabasas.
- Current participation is listed in Table E-15:

**Table E.15**  
Baseball Participation  
Calabasas Area Leagues

League	Total Teams
Agoura Pony Baseball	
T-ball (5 & 6)	6
Coach pitch (6 & 7)	11
Pinto (7 & 8)	26
Mustang (9 & 10)	20
Bronco (11 & 12)	18
Pony (13,14,15)	17
<b>TOTAL</b>	<b>98</b>
<b>Estimated % of players from Calabasas</b>	<b>25%</b>

■ **Analysis of Supply and Demand:**

- The eight (8) existing fields can accommodate 14 games/practices per field per week for a total **supply of 112 games/practices per week**. There are two additional multi-use backstops located at Grape Arbor and De Anza Parks, and 3 additional multi-use backstops at A.C. Stelle Middle School. However, these are not counted because they are substandard in size and/or condition.
- The league has a total of 98 teams in six different divisions, and has estimated that 25% of players are from Calabasas. To determine Calabasas’ share of baseball field needs, the number of teams in each division was multiplied by 0.25. All fractions of numbers were rounded up. This calculation is shown in Table E-16.

Table E.16  
Baseball Participation  
City of Calabasas

Agoura Pony Baseball	Total Teams	Calabasas Teams
T-ball (5 & 6)	6	2
Coach pitch (6 & 7)	11	3
Pinto (7 & 8)	26	7
Mustang (9 & 10)	20	5
Bronco (11 & 12)	18	5
Pony (13,14,15)	17	5
<b>TOTAL</b>	<b>98</b>	<b>27</b>

- Calabasas’ share is 27 teams. Assuming two games and two practices a week, the 24 teams create a **demand of 81 games/practices per week**.
- According to the information received from the leagues, the ratio of teams to population in Calabasas is 1 team per 755 population. This is lower than in many other communities studied by MIG, but is not surprising given the demographic profile of Calabasas.
- Based on a supply and demand analysis, there is a sufficient supply to meet Calabasas’ share of local baseball field needs. There is a surplus of 31 games/practices per week, which is 2.2 fields. However, all of the available fields are owned by LVUSD, and the two high school fields are not generally available for public use. Based on the analysis, six (6) fields are needed to meet Calabasas’ current share of local baseball field demand.

**RECOMMENDATION:**

■ **Level of Service:**

- The service level for team play should be maintained at an average rate of two games and two practices a week.
- The service level for field use should be established at an average rate of 14 games/practices a week.

■ **Determination of Demand Standard:**

- If the total of six fields is divided by the current population, a recommended standard of one baseball field per 3,400 population can be derived. By build-out, a total of eight (8) fields will be needed.

**Table E.17**  
Recommended Demand Standard  
Baseball Fields

Standard	Ratio
Number of Fields	8 Fields (5 youth; 3 adult)
Current Ratio	1 Field/2,548 Population
Recommended Demand Standard	1 Field/3,400 Population

**3. Design Standards:**

- Basic Elements: Regulation-320'-410' outfield fence length; field lighting; Little League-200' outfield fence length

**4. Comments:**

- With the fields at Calabasas High School, there are sufficient fields to meet future needs in Calabasas. However, because they are not accessible to the public, they won't really satisfy field demand. The City could seek a use agreement with LVUSD that would make these fields more available to the public in the future.
- Another means of meeting future field needs is to upgrade and program the multi-use fields. The field at De Anza could be upgraded to youth baseball size (60' bases) and could supply an additional 14 games/practices per week. The field at Creekside Park has been classified as a youth softball field, and is currently small. It could also be upgraded to youth baseball size to provide an additional 14 games/practices per week.

- The city could consider working cooperatively with the school district to ensure that the existing supply of baseball fields at school sites in Calabasas (especially the Lupin Hill complex) remains available to the public.
- Due to the regional nature of the leagues, Calabasas should consider working with neighboring communities and local leagues to establish a sports council to coordinate field use in Calabasas and surrounding communities.
- **Alternative Actions (Varying Service Levels):**
  - **Lighting fields.** In an attempt to gain additional playing time, lighting individual fields could add 5 games/practices a week per field. If the four fields at Lupin Hill were lighted, an additional 20 games a week could be added. However, because of the location of this school within a residential neighborhood, lighting of fields would be disruptive to neighbors and is not recommended. The lighting of other fields is also not recommended, due to community goals about maintaining dark skies.

### **Softball Fields**

*Adult Softball: 275-300' outfield for slow pitch; 225' for fast pitch and 250' outfield for women's slow pitch; Youth Softball: 60' bases, 180' foul line*

### **EXISTING CONDITIONS:**

- **Current Supply:**
  - In Calabasas, there are two (2) softball fields. One of the fields could be used for youth baseball or softball, and is quite small. These fields are listed below:
    - \* Calabasas High School (LVUSD) – 1 Field (adult)
    - \* Creekside Park (city) – 1 Field (youth softball/baseball)
  - One additional adult-sized field is at A.C. Stelle Middle School, along with three multi-use backstops overlaid with soccer fields.

**2. Current Service Levels:**

- The current service level for softball on a weekly basis is:
  - \* Fields Accommodate - 2 game/night M-F (per week); 4 games/Saturdays; and 0 games / Sundays to allow field rest.
  - \* Team Participation - 2 games and 2 practices per team per week
- Size: Regulation - three acres; youth – 1.5 acres

**ANALYSIS:**

- **Trends**
  - Coed softball has increased in popularity while men and women’s teams have experienced a decline.
  - According to the Calabasas Recreation Survey, softball participation is typical for communities MIG has studied.
- **Input from Sponsoring Agencies:**
  - West Valley Girls Softball league sponsors the girls softball programs in the Calabasas area, as well as high school age and womens teams.
  - There are no adult softball leagues in Calabasas.

**Table E.18**  
Softball Participation  
Calabasas Area Leagues

League	Total Teams
West Valley Girls Softball	
T-Ball	6
Micro (10 & under)	7
Mini (12 & under)	8
Minor (14 & under)	6
Major (16 & under)	4
High School (18 & under)	2
Women (Over 18)	4
<b>TOTAL</b>	<b>37</b>
<b>Estimated % of players from Calabasas</b>	<b>30-40%</b>

- The ratio of softball teams to population is lower in Calabasas than in many communities studied by MIG. Since there are no adult leagues in Calabasas, this is not surprising since adult softball teams usually constitute the majority of softball teams in a community.
- **Analysis of Supply and Demand:**
  - The two (2) existing fields can accommodate fourteen (14) games/ practices per field per week, a **supply of 28 games/practices per week**. The field at A.C. Stelle Middle School will supplies an additional 14 games/practices per week, for a **total supply of 42 games/practices per week**.
  - The league has a total of 37 teams in seven different divisions, and has estimated that 30-40% of players are from Calabasas. To determine Calabasas’ share of softball field needs, the number of teams in each division was multiplied by 0.40. All fractions of numbers were rounded up. This calculation is shown in Table E-19.

**Table E.19**  
Softball Participation  
City of Calabasas

West Valley Girls Softball	Total Teams	Calabasas Teams
T-Ball	6	3
Micro	7	3
Mini	8	4
Minor	6	3
Major	4	2
High School	2	1
Women	4	2
<b>TOTAL</b>	<b>37</b>	<b>18</b>

- Calabasas’ share is 18 teams. Assuming two games and two practices a week, the 18 teams create a **demand of 54 games/practices per week**.
  - Based on a supply and demand analysis, there is a **shortage of 12 games per week**. This is a **shortage of 1 field**. If the Calabasas High School field is not counted because it is not generally available for public use, the shortage would remain at **26 games a week, a shortage of 2 fields**.

**RECOMMENDATION:**

- **Level of Service:**
  - The recommended service level for team play should be established at an average rate of two games and two practices a week.
  - If an adult league is established, the recommended service level is one game and no practices a week.
  - The recommended service level for field use should be established at an average rate of 14 games/practices a week.
  
- **Determination of Demand Standard:**
  - While there are few softball fields in Calabasas, area needs appear to be satisfied because the West Valley Girls Softball league has exclusive use of the 8-field complex at Hughes Adult School in Woodland Hills through a settlement with the County. The fields at this location currently satisfy the needs of the league, and are expected to do so for the foreseeable future.
  - Although there are insufficient fields in Calabasas to meet the city’s share of regional softball demand, it is not recommended that the City provide additional fields to meet current demand because the Hughes complex appears to be satisfying area needs.
  - To maintain the current level of service in 2020, one additional softball field will be needed in Calabasas.

**Table E.20**  
Recommended Demand Standard  
Softball Fields

Standard	Ratio
Number of Fields	3 Fields
Current Ratio	1 Field/ 6,797 Population
Recommended Demand Standard	1 Field/ 7,000 Population

### 3. Design Standards:

- Basic Elements: Regulation-300' outfield fence length; field lighting; Youth Softball-180 - 200' outfield fence length
- Optional Elements: Lighting, covered dugouts, scorers table, storage facilities, drinking fountains
  
- **Comments:**
  - Due to the regional nature of the leagues, Calabasas should consider working with neighboring communities and local leagues to establish a sports council to coordinate field use in Calabasas and surrounding communities.
  - If the field at Creekside Park is not converted to other uses, Calabasas should consider upgrading it to make it more suitable for youth softball and baseball.
  - Calabasas should consider upgrading the multi-use backstops at A.C. Middle School, if upgrades are compatible with the soccer field overlays, to provide additional softball opportunities in Calabasas.
  
- **Alternative Actions (Varying Service Levels):**
  - **Lighting fields.** As previously discussed, lighting fields could provide additional games/practices a week per field. However, lighting is not appropriate in the softball field locations in Calabasas and should not be used to expand service at the current locations.

## **Soccer Fields**

*Field Dimensions: adult soccer 75 x 120 yards; junior soccer 65 x 110 yards; youth soccer 55 x 100 yards*

### **EXISTING CONDITIONS:**

#### **■ Current Supply:**

- Currently, there are five soccer fields in Calabasas. One of the fields is a turf area that was not developed as a field, but is used as one by soccer leagues. The fields include:
  - \* Bay Laurel Elementary School (LVUSD) – 1 Field
  - \* Chaparral Elementary School (LVUSD) – 1 Field (unofficial, but used by leagues)
  - \* Round Meadow Elementary School (LVUSD) – 1 Fields
  - \* Calabasas High School - (LVUSD) – 2 Fields (1 is a practice field)
- Three soccer fields at A.C. Stelle Middle School were opened in the 2003/04 school year, and Calabasas will have exclusive use of these fields outside of school hours through a joint use agreement.

#### **■ Current Service Levels:**

- The current service level for soccer is:
  - \* Fields Accommodate - 2 games/night M-F; 6 games weekend
  - \* Team Participation - 1 game and 2 practices per team per week
- Size: regulation - 2.5 acres; youth – 1.5 acres

### **ANALYSIS:**

#### **■ Trends**

- Soccer play has increased significantly in the last 10 years. Locally, soccer participation is extremely popular and has also grown significantly over the past few years.
- Similar to other organized sports, many communities are developing soccer fields in a large complex and dedicated only to that activity. This approach is more efficient to maintain and permits field configurations to change, providing more fields and reducing field wear.

- Although the Calabasas Recreation Survey indicated a higher participation rate in baseball than in soccer, the amount of soccer league play in the Calabasas area appears to be higher than baseball play. The ratio of teams to population in Calabasas is significantly higher than in many communities studied by MIG.
- **Input from Sponsoring Agencies:**
  - Two soccer leagues sponsor programs in the Calabasas area. In addition to regular league play, one of the soccer leagues sponsors club play. These are more competitive teams that practice and play more frequently. League information is listed in Table E.21.

**Table E.21**  
Soccer Participation  
Calabasas Area Leagues

League	Total Teams
AYSO Region 4	
<b>Total teams, Combined U6 – U18</b>	<b>330</b>
<b>Estimated % of players from Calabasas</b>	<b>10–15%</b>
West Valley Soccer League	
Club teams	22
U6 (Boys & Girls combined)	24
U7 (Boys & Girls combined)	18
U8 (Boys & Girls combined)	20
U9 (Boys & Girls combined)	17
U10 (Boys & Girls combined)	11
U12 (Boys & Girls combined)	12
U14 (Boys & Girls combined)	6
<b>TOTAL teams</b>	<b>108</b>
<b>Estimated % of players from Calabasas</b>	<b>60–75%</b>

- **Analysis of Supply and Demand:**
  - The 5 existing soccer fields can accommodate sixteen (16) games/ practices per field for a **supply of 80 games/practices per week.**
  - The 3 fields at A.C. Stelle Middle School will accommodate an **additional 48 games/practices per week.** Combined with the existing supply, this is a **total supply of 128 games/practices per week.**

- AYSO has a total of 330 teams and has estimated that 10%-15% of players are from Calabasas. West Valley Soccer League has a total of 108 league teams and 22 club teams, and has estimated that 60 to 75% of players are from Calabasas. To determine Calabasas' share of area soccer field needs, the total number of AYSO teams was multiplied by 0.15 (AYSO provided only league-wide information) and the number of teams in each West Valley Soccer League division was multiplied by 0.75. All fractions of numbers were rounded up. This calculation is shown in Table E-22.

**Table E.22**  
**Soccer Participation**  
 City of Calabasas

Soccer Leagues	Total Teams	Calabasas Teams
AYSO	330	50
West Valley Soccer League		
Club teams	22	17
U6 (Boys & Girls combined)	24	18
U7 (Boys & Girls combined)	18	14
U8 (Boys & Girls combined)	20	15
U9 (Boys & Girls combined)	17	13
U10 (Boys & Girls combined)	11	9
U12 (Boys & Girls combined)	12	9
U14 (Boys & Girls combined)	6	5
Total, West Valley Soccer League	130	100
<b>COMBINED TOTAL</b>	<b>460</b>	<b>150</b>

- Calabasas' share is 150 teams. Assuming one game and two practices a week, the 150 teams create a **demand of 375 games/practices per week**. Note that this calculation does not take into account the additional games and practices for the West Valley Soccer League's club teams, which typically practice 3 to 4 times a week and have one home game a week. West Valley Soccer League has a policy of assigning 2 teams to practice on a field concurrently, due to a lack of field space. Based on this policy, the practice demand standard can be reduced by half for West Valley teams. This provides an adjusted **demand of 275 games/practices per week**. If AYSO teams were also required to share fields for practices, the demand would be further reduced to **225 games/practices per week**.

- Based on a supply and demand analysis, there is a **shortage of 97 games/practices per week**. This figure takes into account the 3 fields available at A.C. Stelle Middle School. The shortage of 97 games/practices a week means that **6 additional fields would be required to meet current demands**.

#### **RECOMMENDATION:**

##### **▪ Level of Service:**

- The recommended service level for team play should be established at an average rate of one game and two practices a week. It is recommended that Calabasas adopt a policy that 2 teams will be assigned to share a field for practice for all fields that the City schedules.
- The recommended service level for field use should be established at an average rate of sixteen (16) games/practices a week.

##### **▪ Determination of Demand Standard:**

- The current level of service for soccer fields in Calabasas is one field per 2,549 population. It is recommended the city seek to increase its current level of service for soccer fields. This is based on the following factors:
  - \* Extremely high ratio of teams to population (1 team per 136 population)
  - \* Based on the current supply and demand calculations, there is a shortage of six soccer fields.
- If the shortage of six fields was added to the existing inventory of eight fields, a recommended standard of one field per 1,500 population can be derived. According to this standard, a total of eighteen (18) fields would be needed or 10 fields in addition to the current inventory of eight (8) additional fields.
- If the current standard is adopted (1/2,500 population), a total of 11 fields will be needed in 2020, 3 more than the current inventory of 8 fields.

**Table E.23**  
Recommended Demand Standard  
Soccer Fields

Standard	Ratio
Number of Fields	8 Fields
Current Ratio	1 Fields/2,549 Population
Recommended Demand Standard	1 Field/1,500 Population

- **Design Standards:**
  - Basic Elements: 220' x 330' turf area, moveable goals
  - Optional Elements: Drinking fountains, storage facilities
  
- **Comments:**
  - Due to the regional nature of leagues, Calabasas should consider working with neighboring communities and local leagues to establish a sports council to coordinate field use in Calabasas and surrounding communities.
  - Consider developing partnerships with neighboring cities to build a sports complex outside the city but convenient for Calabasas residents. Due to the land demands of soccer fields, there are no sites within city limits.
  - The city should work cooperatively with the school district to develop additional fields on school property when new schools are planned, and potentially to upgrade existing fields at elementary schools.
  
- **Alternative Actions (Varying Service Levels):**
  - **Decreasing the amount of practices.** Demand could be somewhat reduced if teams were only permitted only one practice a week (rather than two). However, this would be a lower service level than is recommended for baseball and softball. In addition, because the leagues are regional in nature, it would be difficult to enforce this policy.
  - **Lighting fields.** As previously discussed, lighting fields could expand the supply of games/practices on existing fields. However, due to the community's values and priorities, lighting of fields is not recommended in Calabasas.