

CITY OF MANTECA

PARKS AND RECREATION

MASTER PLAN UPDATE



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CITY OF MANTECA

PARKS AND RECREATION

MASTER PLAN UPDATE

PREPARED FOR

City of Manteca

PREPARED BY

LPA, Inc.

FEBRUARY 3, 2026

ADOPTED MONTH, DAY, 2026

RESOLUTION #



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1.0 EXECUTIVE SUMMARY

IN THIS SECTION:

- 1.1 Introduction
- 1.2 Recreation Facility Needs Assessment
- 1.3 Goals, Policies, and Actions
- 1.4 Recreation Facility Recommendations
- 1.5 Recommendations & Programs
- 1.6 Funding and Implementation Strategies

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1.1 INTRODUCTION

The purpose of this Master Plan Update is to provide a realistic and visionary guide for the creative, orderly development and management of parks, trails, and recreation facilities for the City of Manteca, now and into the future. The Master Plan Update findings and recommendations are based on a combination of community input derived from workshops and surveys; input from professional staff; the City General Plan and existing records; participation data; and technical analyses. As such, they represent the historic background and community expectations moving forward.

1.2 RECREATION FACILITY NEEDS ASSESSMENT

The months-long Master Planning process took considerable effort in working with the community to identify and prioritize recreational facility needs over the next 15 years within the City. This process brought together community members in a series of workshops designed to identify specific interests, needs, and satisfaction with City programming and facilities. The process also surveyed focus groups and community sports organizations to get an understanding of community participation levels, requests for services and facilities. Together with City staff and the community, the design team led a prioritization process to create a plan for future development. A significant portion of this process included data gathering to assess community expectations, facility requirements, demand, and needs analysis. A summary of these efforts are as follows.

FIGURE 1-1

EXISTING FACILITY INVENTORY SUMMARY

74	CITY PARKS AND RECREATION FACILITIES
451 ACRES	ACROSS ALL CITY FACILITIES
10 MILES	MULTI-USE RECREATION TRAILS

COMMUNITY WORKSHOPS AND FOCUS GROUPS

A total of three facilitated community workshops were conducted. The first workshop focused on community perceptions of the City's overall character, its recreation facilities, and identified preferred existing facilities and desired additions. The second workshop discussed recreation facility priorities. The third workshop envisioned a plan and amenities for a large future community park. Numerous individuals representing organizations or special interest groups attended more than one of these meetings.

SPORTS ORGANIZATION QUESTIONNAIRES

Sports organizations that operate in the City, such as soccer teams, swim teams, and skateboarding and action sports clubs, responded to a questionnaire designed to gather qualitative and quantitative information about participation rates, practice/play schedules, facility needs, and the

1.0 | EXECUTIVE SUMMARY

condition of the facilities used. These responses were taken into account in the Needs Assessment to determine park and facility deficiencies by sport.

TECHNICAL ANALYSIS AND NEEDS ASSESSMENT

In addition to the above, significant effort was placed on conducting a range of detailed studies including recreation facility demand needs analysis based upon actual participation rates, service area analysis, trends analysis, regional benchmark analysis, parkland acreage analysis, an assessment of program needs, and the physical condition of City facilities.

SUMMARY OF PARKLAND ACREAGE FINDINGS

The City currently manages just over 451 acres of parks, facilities, trails, and recreation lands, which is the equivalent of 4.95 acres per 1,000 residents. This figure is higher than many communities in California, which helps explain why the majority of Manteca's residents report a high satisfaction rate for parks and recreation.

When the acreage is broken down into functional categories, however, there are a few areas for improvement that are identified in this Master Plan. As shown in Table 4-4, the City currently has 84.79 acres of community parkland. Using the City's recommended parkland acreage goal for neighborhood parks at 1 acre per 1,000 residents (utilizing the current population figure of 91,055), there is currently a goal figure of 91 acres, resulting in a current deficit of 6.3 acres. This is approximately the equivalent of one community park. The City exceeds its goals for special-use parkland (1.008 acres/1,000 residents) and neighborhood parkland (3.01 acres/1,000 residents).

In addition to the above, based upon the identification of additional facility needs outlined in table 4-4, by year 2040 a cumulative total of approximately 346 acres of new neighborhood parkland development would be required, a total of approximately 122 additional acres of community parkland, and 115 acres of special-use parkland. This amount is approximate and could be met by a combination of utilizing existing undeveloped parkland and acquiring new parkland to develop. The highest needs expressed by the community were for indoor recreation facilities, aquatics facilities, and pickleball. This master plan update provides detailed recommendations to help the City meet the expressed needs in a systematic way, so the City will have the tools it needs to develop parks as funding becomes available.

As a general note on the calculation of park acreage, the 2016 Master Plan included 101 acres of the Manteca Park Golf Course for a total of 483 acres of city owned facilities and parks. In this master plan, the golf course acreage is not included in City-maintained parkland totals.



1.3 GOALS, POLICIES, AND ACTIONS

Section 3 of this document provides a series of goals and their associated policies and actions to guide the City in the planning, design, conservation, maintenance and operations, implementation, management and marketing of the system of parks and recreation offerings within Manteca. These goals have only been updated from the 2016 Master Plan to reflect the goals accomplished in the last decade, as well as on-going efforts to plan, design, manage, and implement parks in the City. In the future, the City should endeavor to revisit these Goals and set new priorities and actions that reflect the current status of the City.

1.4 RECREATION FACILITY RECOMMENDATIONS

The facility needs assessment outlined in Section 4 includes an analysis of existing conditions and future needs and suggests enhancements to better meet current and future facility and program needs. As an outcome of that process, Section 5 outlines specific recommendations regarding enhancements/expansion of existing facilities, potential for new facilities to meet current and anticipated future needs and improved maintenance to address some deferred maintenance issues. In general, the recommendations for expanded and new facilities are based largely on community input which reflects the interest in these facilities by current user groups and individuals.

Consistent with the overall organization of the Master Plan, the recommendations and findings related to facilities are listed below:



FACILITY CHANGES/ADDITIONS TO MEET ANTICIPATED FUTURE DEMAND

- Additional swimming pools in a future aquatic center
- Indoor recreation space in a new recreation center
- Additional pickleball courts
- Additional tennis courts
- Performing arts programs and facilities
- Multi-generational programs and facilities
- Additional lighted multipurpose fields
- Additional roller sport facilities.
- Additional multi-use jogging/walking/bicycling trails

1.5 RECOMMENDATIONS & PROGRAMS

Section 5 provides the recommendations and programs of the Parks and Recreation Master Plan Update. This section provides a comprehensive multi-year projection (to year 2040) of achievable and measurable action items for staff, Recreation and Parks Commission, and City Council to consider in the prioritization and allocation of resources to meet the parks, recreation and trails needs of the community.

Funding analysis requires calculation of the nexus between costs required to meet current perceived deficiencies versus costs to meet future anticipated needs that arise because of population growth, shifting demographics, and changing interests. A nexus is established when it is shown that new residential development provides an equitable funding level to alleviate the impact to existing services. The Master Plan also provides projected future costs for land acquisition and anticipated development in Section 6. A companion Park Development Impact Fee Nexus Study was conducted as part of this planning process.

Appropriate planning and allocation of funds by the City of Manteca will ensure a variety of recreation and open space opportunities that meet the needs of today and future generations.

1.6 FUNDING AND IMPLEMENTATION STRATEGIES

Funding of parkland acquisition and development is a complex combination of long term planning, budgeting and implementing financing options. The requested needs of the community are calculated and the individual costs are combined so that an overall cost is identified. The Master Plan identifies estimated costs for recommended improvements in Section 6.

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2.0 **INTRODUCTION**

IN THIS SECTION:

2.1 Introduction

2.2 Approach & Document Organization

2.3 Purpose of Master Plan

2.4 Context

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THE CASE FOR PARKS

Parks are an incredibly important part of a community. They provide an array of benefits for citizens and the community.

GOOD FOR HEALTH AND WELLNESS

Parks provide citizens with facilities to exercise, relax, and recharge, which improves overall community health. Communities with good access to parks see lower cases of health issues, reduced stress, and improved self-esteem and mental health.



GOOD FOR LOCAL ECONOMY

Quality parks are linked to increased property values, tourism dollars, business attraction and retention. Home buyers want to live near quality park systems, which attract businesses seeking skilled employees.



GOOD FOR COMMUNITY

Parks serve as gathering places that bring people together across age, culture, and background. They foster social connection, civic pride, and a sense of belonging.



STRENGTHEN SAFETY AND SECURITY

Well-used parks increase community presence and natural surveillance, which can help reduce crime and vandalism.



FOSTER HUMAN DEVELOPMENT

From early childhood development to senior wellness programs, parks support education, leadership, skill-building, and emotional development through recreational activities and social interaction.



PROTECT ENVIRONMENTAL RESOURCES

Parks preserve green space, protect wildlife habitats, help manage stormwater, and so much more. These lands also connect people with nature and promote environmental stewardship in the community.



2.1 INTRODUCTION

The Parks and Recreation Master Plan is based on the guiding principle that the quality of life in any City depends in large part upon the quality and availability of parks, recreation facilities, programs, and trails. Across the nation, organizations such as the California Park and Recreation Society and the National Recreation and Park Association describe the many important ways recreation facilities and programming can help in creating healthy lifestyles and livable communities

A park or a recreation facility means different things to different people. To some residents, parks are active sports fields; others have images of passive open spaces where one can walk, rest, and enjoy nature. Still others may envision parks as places for community gatherings and events. Indeed, parks and recreation facilities are used for all of these purposes and more. A diverse, vital recreation system is therefore necessary in sustaining the healthy and recreation oriented lifestyles of Manteca's residents.

The City of Manteca's goals are to provide and maintain high quality parks and recreation facilities and programs that meet the needs of its residents. These facilities will provide ample leisure, recreational, and sport opportunities for the community, and can also be economic drivers that attract visitors from outside the city. The ensuing sections document the current and projected needs of the city, parks and recreation recommendations based on those needs, and possible implementation strategies.

2.2 APPROACH AND DOCUMENT ORGANIZATION

This City of Manteca Parks and Recreation Master Plan Update builds upon the Parks and Recreation Master Plan, adopted in 2016, in order to update it to address the evolving recreational needs of the community. Over the course of several months, the City and consultant team underwent a process of research, assessment of current facilities, community engagement, and analysis to develop a prioritized plan to accommodate the projected growth and recreational needs of the community.

Section 1.0: Executive Summary

The Executive Summary is an overview of the information provided within this document. It summarizes the purpose and function of the Master Plan, the process utilized to update it, and the findings and recommendations resulting from the process.

Section 2.0: Introduction

The Introduction outlines the structure and purpose of the Master Plan, contextual data about the community, and growth projections for the city generated by the General Plan.

Section 3.0: Goals, Policies, and Actions

This section includes the useful tools for implementation in the form of goals, policies, and actions that reflect priorities for the community and trends in the parks and recreation field. Goals are general statements of what the City would like to achieve. Policies are concise statements

of intent, and actions are statements detailing specific actions or activities that the City may use to achieve a goal and fulfill a policy. The goals, policies, and actions are neutral in the sense that they do not detail the current level of work by the City, but rather the range of work in which the City should be involved.

Section 4.0: Recreation Facility Needs Assessment

The Needs Assessment provides a detailed assessment of the recreation facility needs of the existing and future Manteca community. The City and consultant team underwent a robust community-engagement process to elicit quantitative and qualitative feedback on current and future needs for the City's park and recreation system. The assessment utilizes the following needs-identification tools:

Community Outreach: Information gathered from the community through a series of workshops, stakeholder interviews, workshop participant questionnaires, surveys, sports-organization and community-organization questionnaires.

Recreation Demand and Needs Analysis: An evaluation of selected current and future facility needs was developed using results from the facility inventory, sports-organization questionnaires, and relevant demographic projections.

Service Area Analysis: An evaluation of how parks and recreation facilities are distributed throughout residential areas in Manteca.

Acreage Analysis: An evaluation of parkland acreage needs in the City based on established standards and on identified need for specific recreation facilities such as sports fields or courts.

Program Needs Assessment: Evaluation of recreation program needs that generate facility needs.

Section 5.0: Recommendations

Section 5.0 provides recommendations with respect to existing and proposed parks, trails, unimproved parkland, and joint-use collaborative or partnering opportunities. Recommendations are intended to address the recreation facility and program needs identified in Section 4.0 and are the result of existing inventory, analysis of demand, community input, and consideration of established goals and policies.

Section 6.0: Funding and Implementation Strategies

This section reviews the cost estimate for the park facilities identified in the previous sections, as well as phasing and funding recommendations. The cost estimate is further expanded in Appendix B.

Appendix A

The first appendix of this report contains the full original results of the Community Workshops.

Appendix B

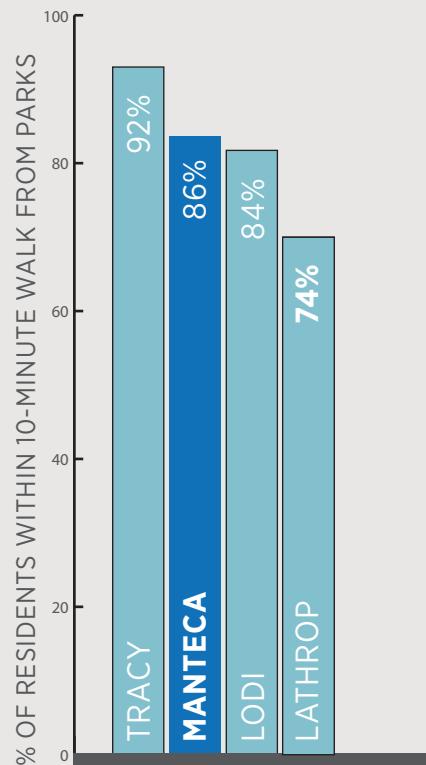
The extended cost estimate of proposed parks and facilities can be found in the Appendix B.

Independent Document - Park Development Impact Fee Nexus Study

Complementing this update to the Master Plan, a separate study was conducted to determine park impact fees. That study can be found on file at the City.

FIGURE 2-1

PARKS WALKABILITY



SOURCE: Trust for Public Land, 2025

2.3 PURPOSE OF THE MASTER PLAN

The Parks and Recreation Master Plan is a policy document that addresses current and future recreation and community services, park planning and development, maintenance and operations, community programs, potential funding strategies, and an implementation plan of those programs and facilities.

This document serves as an update to the 2016 Parks and Recreation Master Plan, and builds upon the framework and goals established within that plan. This plan focuses on assessing the state of parks and recreation within the City of Manteca with the purpose of reevaluating and updating recreational needs, trends, and growth projections within the city.

- 1.** The Master Plan's primary purpose is to act as a bridge between the General Plan and the Capital Improvement Plan (CIP). The General Plan's scope is broad, setting high-level policies, goals, and standards for city-wide parks and recreation. The CIP is a finely detailed budget and schedule for the implementation of specific improvements. The Master Plan is the link between the two documents in which the City Council evaluates needs and sets policies to guide the preparation of the CIP and the planning for specific projects.
- 2.** To recommend amendments, if necessary, to the General Plan that will facilitate coordination of General Plan policies for public facility development with the Master Plan and the CIP.
- 3.** To provide a detailed list of specific projects that is needed to complete the park system and to mitigate the impact of growth on recreation services.
- 4.** To provide documentation for the calculation of impact mitigation fees.

FIGURE 2-2

MANTECA PARKS AT A GLANCE**74 PARKS****12**

MULTIPURPOSE FIELDS

**80**

PLAYGROUNDS

**65**

BARBECUE PITS

**8**

TENNIS COURTS

**14**

RESTROOMS

**1**

SKATE PARK

**1**

AQUATICS CENTER

**26**

BALLFIELDS AND BACKSTOPS

**22**

OUTDOOR BASKETBALL COURTS

**1**

DOG PARK

**9**

COVERED PICNIC AREAS

**1**

BMX TRACK

AND MUCH MORE...

APPROXIMATELY

451 ACRES

2.0 | INTRODUCTION

FIGURE 2-3
REGIONAL CONTEXT MAP



2.4 CONTEXT

Physical Setting

Relatively flat topography and open space provided opportunities for neighborhood development. Thus, many park and recreation facilities, walking trails, and bicycling trails were constructed and contribute strongly to community identity and quality of life in Manteca.

History

Manteca has a rich cultural history that paints a picture of change over thousands of years, and which includes Native Americans, Mexican settlements, ranching, farming, and urbanizing land development.

Extensive open space around the City is a reminder of the early days in the Central Valley. There have been many significant events that have shaped the physical and economic evolution of the area, including:

- Approximately 4,000 years ago, the rivers, levees and open ranges of the Central Valley were part of a permanent settlement of the Native American Yokuts Indian Tribe and other tribes.
- In the early 1800s, Spanish settlers attempted to establish mission sites in the San Joaquin Delta, but were unsuccessful.
- Mexico won independence from Spain in 1821, providing the Mexican colonists in California with authority to grant subdivided California land to loyalists.
- In 1861, Joshua Cowell claimed approximately 1,000 acres, built homes, and established cattle ranching and farming interests, primarily wheat, hay, rye, and barley.
- In 1873, the Central Pacific Railroad laid track through the area, built a station and the residents eventually named the town Manteca.
- In 1918, the town was officially incorporated as a City, naming Joshua Cowell its first mayor.
- Modest growth of the town occurred over its first few decades; then in the 1950s and 1960s it saw a post-war increase in population and homebuilding similar to the rest of the United States.
- Nicknamed “The Family City,” Manteca has had a history of recreational importance, starting with the development of the first California water park, the Manteca Waterslides, in 1974, and the Big League Dreams Sports Park in 2005.
- Significant municipal park and school development alongside the residential and commercial land development from the 1990s through today has helped the City provide recreation and educational facilities and to maintain a high quality of life. The area has a very stable population and employment base, with cultural diversity, a rich heritage, and engaged community participation.

2.0 | INTRODUCTION

Summary of Demographic Context

Understanding the demographic context of the City is an important component of recreation and park facilities and program planning. Demographic characteristics such as age, presence of children, ethnicity, and income have been demonstrated in past research to have a relationship to recreation patterns and program needs. For these reasons, an overview of changes and emerging trends of the resident population is important as the community plans its preferred future. This Plan utilized updated census data from the 2020 census and 2023 American Community Survey to provide current population and demographic data.

Forecast Population Growth

Table 2-1 presents a forecast of population growth within the City extending to 2040. As the table illustrates, population growth in the City to 2040 is expected to occur at a rate of approximately 5.26% per year, with approximately 7,497 new residents anticipated each year on average. This rate and volume of new residents anticipated between now and 2040 is much higher than the rate experienced during the 2010 to 2020 time frame. The population by 2040 is estimated at 206,882 persons, up from the current population estimate of 91,055 persons.

TABLE 2-1

CITY OF MANTECA POPULATION ESTIMATES AND PROJECTIONS

YEAR	POPULATION	ANNUAL CHANGE	ANNUAL CHANGE (%)	HOUSEHOLDS	POPULATION/HOUSEHOLDS
CENSUS					
2010	67,096			21,618	3.10
2020	83,498	1,640	2.21%	26,724	3.12
2024 (estimate)*	91,055	1,889	2.19%	30,532	2.98
2040 (projection)**	206,882	7,239	5.26%	65,057	3.18

*American Community Survey 2023 1-year estimate
**City of Manteca 2023 General Plan

Forecast Housing Unit Growth

Table 2-1 also presents a forecast of housing unit growth within the City, which is expected to occur at approximately an average of 2,158 units per year, from now to year 2040.

Trends and Implications Analysis

How people recreate and the facilities required to do so are constantly changing. Communities can expend vast resources trying to stay current, only to have a fad pass. Therefore, understanding the trends that affect the park and recreation industry is very important as the City moves through the process of developing a Parks and Recreation Master Plan to ensure investments meet the current and long term needs of the community while remaining sustainable.

An awareness of trends affecting the future economy, facility operation, and program participation will not only enhance the ability to meet growing and changing needs, but open doors to new opportunities. Paying attention to current issues and understanding future issues will assist the City of Manteca in achieving sustainability and positioning parks and recreation as an essential service to the community.

This Master Plan is an update to the 2016 Parks and Recreation Master Plan. It serves to adjust the recreation needs and growth projections of the City of Manteca to match current needs and trends of the community. As such, it relies heavily on the 2016 plan for much of the fundamental framework, research, and policies. This plan is meant to work with the 2016 plan to create a vision for parks and recreation in the City of Manteca for the next several years.

In addition, there are other existing documents and plans that relate to the Master Plan and influence its direction. These documents and plans are briefly discussed herein, along with a description of each item's relationship to the Master Plan.

Manteca Active Transportation Plan, 2020

In 2020, the City approved the Manteca Active Transportation Plan to be a comprehensive guide that creates a vision for a network of trails, bike lanes, sidewalks, and other elements aimed at supporting safe walking and biking throughout the City and connections to nearby destinations.

2043 Manteca General Plan

The General Plan is a long-range planning document that is considered the City's "constitution" or blueprint, because it identifies the City's goals and vision for growth, traffic patterns, economic development, housing, and more. As it pertains to this document, the General Plan sets targets and goals for parks and recreation across the City.

Manteca Parks & Recreation Master Plan, 2016

The previous Parks and Recreation Master Plan provides a realistic and visionary guide for the creative, orderly development and management of parks, trails, recreation facilities, open space and programs for the City of Manteca.

Manteca Standards and Specifications for Landscape Development, 2017

All City-maintained areas shall continue to follow the design and construction standards outlined in the Manteca Standards and Specifications for Landscape Development. These standards guide high design quality and support maintenance practices across city parks and facilities.

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3.0 **GOALS, POLICIES, AND ACTIONS**

IN THIS SECTION:

- 3.1 Goals, Policies, and Actions Overview**
- A. Planning**
- B. Facility Design**
- C. Historic Resources**
- D. Conservation**
- E. Maintenance and Operations**
- F. Financing and Implementation**
- G. Management**
- H. Marketing and Communication**



ATTACHMENT 2

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3.1 GOALS, POLICIES, AND ACTIONS OVERVIEW

With the development of the Parks and Recreation Master Plan, considerable work was done to create a comprehensive detailing of goals, policies, and actions that complement the existing General Plan goals and policies and enable the implementation of this Master Plan. Over the ensuing years, these tools will provide the ability to gauge areas of accomplishment and opportunities for refocused attention. Future modifications to the goals, policies, and actions may depend on future changes to demographics, budget, recreation program utilization, facility usage patterns, new partnerships, and additional community input.

The goals, policies, and actions listed in this section were originally developed as part of the 2016 Master Plan. The City has implemented and accomplished many of the policies, strategies and actions detailed here. Many continue to be works in progress, and some have been challenging to address due to funding or other reasons. Some of the goals, policies and actions have been updated based on current needs of the City.

The following goals, policies, and actions provide a comprehensive 20-year projection of achievable and measurable action items for staff and the City Council to utilize in the prioritization of resources to meet the park and recreational needs of the community.

Italicized text represents text that has been modified from the 2016 Master Plan.

ORGANIZATION OF GOALS, POLICIES, AND ACTIONS

There are eight major categories of responsibility within Manteca's Department of Recreation and Community Services as well as the Public Works Department, Parks Maintenance Division. Those responsibilities are reflected in the organization of this set of goals, policies, and actions:

- A. PLANNING**
- B. FACILITY DESIGN**
- C. HISTORIC RESOURCES**
- D. CONSERVATION**
- E. MAINTENANCE AND OPERATIONS**
- F. FINANCING AND IMPLEMENTATION**
- G. MANAGEMENT**
- H. MARKETING AND COMMUNICATION**

A. PLANNING

GOAL A.1: Provide or assist with the delivery of a range of recreation opportunities, facilities and programs to meet present and projected community needs for all Manteca residents regardless of age, gender, ethnicity, economic status, or physical capability.

Policy A.1.1: Acquire land, easements, and/or facilities and/or enter into partnerships to meet existing and projected user needs, consistent with City guidelines for development and operation.

Action A.1.1.1: Identify strategically located parkland for development of a large multi-use sports park.

Action A.1.1.2: Pursue potential funding sources and partnerships for a multi-use sports park, community park, and special-use facilities that do not rely on future private development. Investigate feasibility of a voter-approved measure to support development identified within this Master Plan Update.

Action A.1.1.3: Adopt a Fee Nexus Study and related Impact Fee Program Ordinance that establishes an equitable cost-sharing allocation between existing City responsibility and new development impact on the level of service of recreation and park facilities and programs.

Policy A.1.2: Plan and assist with the delivery of a diversity of recreation programs and classes to meet the needs of various age groups, physical abilities, economic statuses, interests, and skill levels.

Action A.1.2.1: Identify location(s) and/or partnerships to deliver programmatic needs, services and programs to meet the needs and interests of the teenage population.

Action A.1.2.2: Partner with San Joaquin County and Manteca Unified School District (MUSD) to coordinate and calendar Manteca youth concerns and those of the Manteca Youth Advisory Commission.

Action A.1.2.3: Continue to provide classes and programs that are geared towards the schedules of working individuals.

Policy A.1.3: Plan for opportunities for multicultural outreach, programs and classes to meet growing ethnic populations within the community.

Action A.1.3.1: Increase efforts to produce multilingual publicity, registration, and reservation materials.

Action A.1.3.2: Track the percentage of those who register via the multilingual registration or reservation materials.

Action A.1.3.3: Include preference or requirement and pay incentives, where appropriate, for multilingual skills in job descriptions.

GOAL A.2: Take an active role in local and regional agency planning activities and programs to help serve the needs of the community and to ensure consistency with Manteca Parks and Recreation Master Plan goals and policies, and Manteca standards for new and existing facilities.

Policy A.2.1: Monitor local land-use changes for opportunities to facilitate and/or implement City strategies, policies, and priorities including procuring trail acquisition or easements and park and open space acquisition or easements through new development, donations, partnerships, and grants, consistent with Master Plan standards.

Action A.2.1.1: Review local and county development project referrals and comment



on those with potential impacts to existing, planned, or potential Manteca facilities and programs.

Action A.2.1.2: Review and comment on local and regional planning documents for consistency with the Manteca Parks and Recreation Master Plan.

Action A.2.1.3: Identify partnership opportunities to combine resources with other agencies to develop Manteca facilities and programs.

Policy A.2.2: Coordinate planning efforts for the provision of adult daycare and senior services with local, county, and state agencies providing similar services.

Action A.2.2.1: Coordinate with the County of San Joaquin and other senior groups and non-profit agencies to identify new facility and/or programming needs.

Policy A.2.3: Work with the Army Corps of Engineers and other public agencies to explore recreation opportunities, including trails along floodplains, watershed lands, existing service roads along easements and channels, and abandoned rights-of-ways.

Action A.2.3.1: Develop regular dialogue with the Army Corps of Engineers to review potential trails and open space collaborations

GOAL A.3: Plan and implement a comprehensive system of trails, parks, and open space areas in both the urban environment and outlying sphere of influence areas near the City limits.

Policy A.3.1: Continue to utilize the evaluation of location and distribution of existing Manteca facilities within this Master Plan to meet the needs of those areas identified as experiencing gaps or anticipating growth or changing needs.

Action A.3.1.1: Identify undeveloped segments in the trail system and collaborate with San Joaquin County and other public agencies to prioritize completion of these segments to create major multi-use trail corridors and provide connectivity to schools, parks, open spaces, and major recreation areas.

Action A.3.1.2: Regularly update the Landscape Design and Construction Standards and Specifications manual that specifies design requirements and expectations, and review procedures and construction standards for municipal landscapes and parks.

Action A.3.1.3: Monitor, review, and, upon compliance with requirements, approve park and landscape development plans proposed by developers of sites within the City.

Policy A.3.2: Continue to monitor and evaluate the need for new neighborhood, community, and special-use park facilities as identified and contained within this Master Plan, which used the Manteca level-of-service guideline for the amount of parkland needed per 1,000 residents.

Action A.3.2.1: Monitor and assess new development in industrial park areas to determine whether additional recreation facilities are needed to support the working population in these locations.

Action A.3.2.2 Identify and prioritize potential locations for new park facilities needed to

meet user and service-level demand as new development plans are generated, at the goal rates shown for each category below (total 5 acres per 1,000 residents):

- Neighborhood parks – 3 acres per 1,000 residents
- Community parks – 1 acre per 1,000 residents
- Special-Use parks – 1 acre per 1,000 residents

Policy A.3.3: Periodically review and update Manteca park standards and definitions in the Master Plan to ensure adequate provision of parkland to meet various recreation needs.

Action A.3.3.1: Develop a minimum 5-year schedule for review and update of the Parks and Recreation Master Plan standards and definitions.

GOAL A.4: Maintain updated planning and policy documents to reflect changing needs and to ensure City priorities can be adapted and implemented.

Policy A.4.1: Update the Parks and Recreation Master Plan every five years to ensure compliance with state funding requirements, increase competitiveness for outside funding opportunities, and ensure coordination and consistency with other planning agencies.

Action A.4.1.1: For large open-space areas and community parks, develop Facility Master Plans and/or Resource Management Plans for facilities that do not have one, and for new facilities as they are added.

Action A.4.1.2: Periodically review and update existing Facility Master Plans to ensure compliance with changing laws and conditions, and to maintain a balance between upkeep or modification of existing facilities and provision of new ones.

GOAL A.5: Work cooperatively with local, state, and federal agencies on a safe, multi-use trail system for the Manteca area that will interconnect with existing and future residential neighborhoods, major recreation areas, schools, and commercial business and employment centers.

Policy A.5.1: Review and comment on local and regional park, recreation, and trail Master Plans as they are revised to ensure compatibility, coordination, and connectivity with the City's Master Plan.

Action A.5.1.1: Meet regularly with adjacent and overlapping agencies to identify collaboration opportunities and determine priority projects with regional significance and regional connectivity.

Action A.5.1.2: Coordinate mapping efforts and data-sharing with other planning agencies for cost efficiency and to ensure consistency and accuracy of information.

GOAL B.2: Maintain updated design standards and design guidelines for trail and park facilities to reflect existing conditions and address current practices, accessibility requirements, and evolving community needs with regard to facility function, amenities, size, and location.

Policy B.2.1: Update trail design standards.

Action B.2.1.1: Coordinate with the City of Manteca, County of San Joaquin, and California Department of Transportation for consistency and adequacy in minimum requirements for trail design, depending on the trail classification.

Policy B.2.2: Evaluate the provision of adequate off-street parking for neighborhood parks with the initial design of new facilities.

Action B.2.2.1: Collaborate with Community Development Department Planning Division to develop minimum off-street parking standards and review park plans to apply standards.

B. FACILITY DESIGN

GOAL B.1: Design safe, well designed, efficient and cost-effective trails, parks, open space, and special-use areas that meet City standards for size, location, quality, and user experience.

Policy B.1.1: Design high-quality and safe neighborhood and community parks providing opportunities for unstructured play, varied or unique themed children's play areas, family picnic areas, native or Mediterranean-climate landscaping, and natural areas, each with a distinct character.

Action B.1.1.1: *Every five years, review and adopt standards for providing parks and playground environments that are unique, appropriate, safe and accessible to all ages and abilities.*

Policy B.2.3: Periodically review park and trail facility development standards to ensure they accurately reflect existing conditions and the most recent design and safety standards.

Action B.2.3.1: Continue to update Americans with Disabilities Act (ADA) survey/assessment and the Transition Plan that identifies ADA deficiencies and necessary improvements.

Action B.2.3.2: When planning new facilities, comply with State and Federal requirements governing handicap parking and ramp requirements for parking lot design, accessibility requirements in building design, and maximum grade and paving requirements for trail design.



Policy B.2.4: Upgrade existing facilities to meet State and Federal accessibility requirements, and meet State and Federal accessibility requirements when designing new facilities.

Action B.2.4.1: Institute a “Yellow Swing Program” (a program to provide special wheelchair-accessible facilities such as swings and transfer platforms, for example) within neighborhood and community parks, expanding services provided to those with disabilities.

Policy B.2.5: Comply with Federally mandated requirements of the National Pollutant Discharge Elimination System (NPDES) for the treatment of urban storm-water runoff in new facility design.

Action B.2.5.1: Within available resources, utilize the City’s low-impact development plan to design all parking lots, walkways and other paved surfaces with bioswales or other similar

on-site facilities to help environmentally process water runoff.

GOAL B.3: Encourage new residential and commercial developments to include on-site, non-motorized circulation systems and connections to existing and planned trails with multi-use pathways and corridors.

Policy B.3.1: Through the development referral and review process for new development, encourage new urban development to address and provide convenient access to an adjacent trail system.

Action B.3.1.1: Meet regularly with City Planning and Economic Development Departments to apply parks and trail requirements for new development projects.

GOAL B.4: Encourage the use of green building and energy-saving measures in new facilities and building and infrastructure upgrades. Provide attractive, native, or Mediterranean drought-tolerant and low-maintenance landscaping in new and redesigned or renovated facilities as appropriate.

Policy B.4.1: *Regularly update the standards for green building and sustainability requirements in new and renovation parks and recreation facility projects.*

Action B.4.1.1: Adopt new Landscape Design and Construction Standard Specifications and Details that include provisions for green building and water conservation measures sustainability requirements.

GOAL B.5: Develop a strategy for periodic updating of the existing City Landscaping Ordinances

Policy B.5.1: Update Landscaping Ordinance.

Action B.5.1.1: Coordinate with the Community Development Department Building and Planning Divisions and Engineering Department to establish landscaping standards and requirements for private development as well as those areas of private development that will become public.

Policy B.5.2 Update Street Tree Program

Action B.5.2.1: Coordinate with the Community Development Department Building and Planning Divisions and Engineering Department to update and establish standards for design, construction and maintenance of City's street tree program.

C. HISTORIC RESOURCES

GOAL C.1: Provide recreation and educational programs that support preservation of historically and culturally significant areas, buildings, and artifacts currently owned by the City.

Policy C.1.1: Develop standard operating procedures for collaborating with neighboring agencies for appropriate measures in the preservation of historically and/or culturally significant projects.

Action C.1.1.1: Work with San Joaquin County, Native American communities, and historic-preservation organizations to identify historic buildings and culturally significant resources and to identify appropriate agencies or non-profits for the management of such.

GOAL C.2: Maintain historic buildings currently owned or operated by the City.

Policy C.2.1: Pursue funding, grants, and incentives to upgrade and maintain historic facilities and pursue potential partnerships with non-profit organizations to help offset the capital and/or operational costs.

Action C.2.1.1: Develop regular dialogue with the Community Development Department to identify potential parks and recreation programs and facilities that can enhance historic zones, facilities, organizations or collaborations.

GOAL C.3: Encourage heritage tourism at existing facilities for educational purposes and as a potential revenue generator.

Policy C.3.1: Provide opportunities at Manteca-owned or operated historic facilities for heritage tourism and also facility rental in circumstances where historic characteristics of the facility will not be compromised by public use.

Action C.3.1.1: As part of the rental process, consider and identify unique historic aspects and characteristics of the facilities and develop rental procedures to manage, restrict or limit activities that could potentially impact these historic characteristics.

D. CONSERVATION

GOAL D.1: Protect, restore, and preserve environmentally sensitive areas with unique resources, including plant communities, wildlife habitats and corridors, special geology or physical features, and wetlands, riparian areas, and floodplains along creeks.

Policy D.1.1: Evaluate additional opportunities to “naturalize” many existing facilities, especially those built near and around creeks and other drainages. This could include the elimination of turf in areas of little public use and expansion of riparian and natural areas.

Action D.1.1.1: Develop design standards that include encouraging the minimization of turf grasses to active areas or stormwater detention facilities, and encourage low-water-consuming landscape plantings in non-active areas, as well as naturalized plantings in and around creeks and other drainage zones.

Policy D.1.2: Identify significant natural open space areas and resources in the City. Prioritize measures to protect, restore, and preserve these sites.

Action D.1.2.1: Develop and enforce preservation of significant identified open space preserves.

GOAL D.2: Protect unique visual resources and sensitive viewsheds.

Policy D.2.1: When feasible, implement trail alignments that provide controlled access and educational opportunities in unique environmental areas such as wetlands.

Action D.2.1.1: Coordinate with responsible resource-conservation and management agencies such as the Army Corps of Engineers when planning trails through unique environmental areas such as wetlands.

GOAL D.3: Develop a formalized Sustainable Performance System. The performance system should include at a minimum:

- Drought-Tolerant Plant Policy - ecoregion
- Track Utilities - Partnership with utilities
- Recycling Program
- Green-Waste Composting
- Demonstration Gardens
- Use of Alternative Energy Sources
- Integrated Pest-Management Program reflective of consistently changing needs of an urban park system
- Habitat Development beyond mitigation sites
- Community Gardens
- Public Education and Outreach
- Storm-water detention

- Human health, well-being and community values

Policy D.3.1: Conserve resources, such as water, fossil fuels, equipment and supplies, promote recycling methods beneficial to parklands and the environment as a whole, and develop a life-cycle maintenance plan to extend the usable life of facilities and equipment.

Action D.3.1.1: Develop sustainability review process for all new and renovation projects.

Policy D.3.2: In cases where the infrastructure and financial resources are available, use canal water or safe, recycled wastewater on turf and landscape materials.

Action D.3.2.1: Establish regular dialogue with City Public Works Department to develop long-range program for water recycling and delivery infrastructure.

Policy D.3.3: Reduce consumption of nonrenewable resources as feasible.

Action D.3.3.1: Perform energy audits on facilities to identify potential areas of savings.

Action D.3.3.2: Encourage the use of electronic transfer of information rather than paper copies.

Action D.3.3.3: Encourage efficiencies such as double-sided copies, carpooling, etc.

Action D.3.3.4: Consider expanding use of solar-powered waste/recycling compactor receptacles in strategic locations (similar to the technology currently in use at some City locations).

Action D.3.3.5: Develop marketing program to encourage users of recreation facilities to become familiar with and utilize the City's recycling program.

Policy D.3.4: Extend usable life of facilities and equipment through appropriate and feasible policies and procedures.

Action D.3.4.1: Develop and follow a preventive maintenance program for all equipment to maintain efficiency and prolong usable life.

Action D.3.4.2: Train employees in the proper care and use of facilities and equipment to minimize the need for repairs and maintenance and to prolong their usable duration.

GOAL D.4: Wherever possible, avoid adverse environmental impacts associated with project specific implementation of Master Plan recommendations, and comply with the City's adopted Climate Action Plan.

Policy D.4.1: Evaluate projects for consistency with local, state, and/or federal regulations

Action D.4.1.1: Prior to implementation, conduct environmental review of new projects consistent with the provisions of the California Environmental Quality Act and National Environmental Policy Act.

Policy D.4.2: Consider the use of fences, setbacks, landscaping and buffers in the design of new facilities to minimize any potential conflicts with adjacent, existing uses.

Policy D.4.3: Avoid alterations to creeks and maintain existing natural water courses, streams, and wetlands on Manteca parks and facilities. Where possible, avoid excessive grading. Minimize the removal of native habitats and if feasible plan for the replication of natural areas within new facilities.

Action D.4.3.1: Establish an early design review process to review preliminary design plans for conformance with the low impact design, sustainability and the City's Climate Action Plan

Action D.4.3.2: As part of project-specific environmental review, incorporate feasible mitigation measures to offset or avoid any potential impacts to the environment.

E. MAINTENANCE AND OPERATIONS

GOAL E.1: Provide well-maintained and adequately upgraded landscaping, facilities, and parkland to allow a safe and enjoyable user experience.

Policy E.1.1: Replace and/or improve existing, aging infrastructure as needed to ensure safe and well-maintained facilities.

Action E.1.1.1: Regularly evaluate budget analysis data to implement capital renovation of facilities identified in this Master Plan.

GOAL E.2: Prioritize the maintenance and operations of new and existing facilities.

Policy E.2.1: Estimate the annual maintenance requirements of each park and facility.

Action E.2.1.1: Identify the basic maintenance requirements for each facility based on labor hours, materials and supplies.

Action E.2.1.2: Target unspent, unencumbered funds for maintenance and upgrades.

Policy E.2.2: Approve development of new facilities only when funding for ongoing maintenance and operations is identified and will

not result in a reduction of maintenance levels at existing facilities.

Action E.2.2.1: Identify maintenance requirements and potential funding sources for maintenance during the planning process for new projects.

Action E.2.2.2: Plan for new funding for maintenance of new development-related facilities through developer-approved Lighting and Landscape Maintenance Districts (LLMDs), Community Facility Districts (CFDs) or other financing mechanisms.

GOAL E.3: Coordinate maintenance procedures and activities with San Joaquin County, Manteca Unified School District, and area colleges to increase efficiency and cost savings whenever possible.

Policy E.3.1: Where cost-efficient, organizationally helpful, and in the best interest of the community, pursue contract services to supplement or replace in-house services.

Action E.3.1.1: Establish regular dialogue with School and Community College Districts to evaluate potential collaborations



F. FINANCING AND IMPLEMENTATION

GOAL F.1: Evaluate long-term financial implications before implementing improvements, expanding programs or adding new facilities or programs.

Policy F.1.1: Consider planning and preparations for a ballot measure or other funding method to achieve a Park Development and Maintenance Fund.

Action F.1.1.1: Develop a dialogue with City Planning Department to establish financing plan and per-household estimates for potential voter-approved measures for long-term

fiscal sustainability of infrastructure to meet recreation and facility needs.

Policy F.1.2: Evaluate long-term costs and benefits, including ongoing maintenance, replacement, and operational cost of improvements for new facilities, equipment, and new or expanded services.

Action F.1.2.1: Provide financial impact information, both capital and potential operational costs, with Capital Investment Plan (CIP) proposals.

Action F.1.2.2: Include financial impact section in staff reports that involve capital or operational costs.

GOAL F.2:

Encourage all City recreational programs to be revenue-generating or self-supporting to the extent possible.

Policy F.2.1: Identify potential funding sources for priority programs to sustain existing and future needs.

Action F.2.1.1: Establish an enterprise account and endowment or set-aside funds.

Policy F.2.2: Balance provision of fee-sustained programs with non-sustainable programs.

Action F.2.2.1: Continue to provide subsidized assistance for those with low income.

Action F.2.2.2: Develop a fee policy that balances the development and collection of fees with programs' individual benefit versus community benefit.

Action F.2.2.3: Develop and annually review and update Cost of Service/Cost Recovery study.

GOAL F.3:

Maximize opportunities for joint funding, pooling of resources, and sharing facilities with local and county agencies and non-profits to enhance cost-efficiency and the provision of services.

Policy F.3.1: Continue cooperation with Manteca Unified School District and other public/private agencies for joint-use of facilities, and pursue joint funding applications to increase competitiveness of grant applications.

Action F.3.1.1: Establish regular meetings with School District to identify collaboration possibilities to achieve Policy F.3.1.

Policy F.3.2: Establish an Art in Public Places program that identifies a budget and revenue source for an art program as part of future capital development.

Action F.3.2.1: Collaborate with Community Development Department to set an acceptable percentage rate and adopt funding requirement and implementation program for Art in Public Places.

Policy F.3.3: Seek opportunities to use local public transit and/or state road funds for multi-use trails that also provide a transportation function.

Action F.3.3.1: Collaborate with City Public Works Department to identify and implement funding opportunities for trail projects (R.O.W. acquisition and development) with all major roadway renovation or improvement projects.

GOAL F.4:

Use existing Manteca resources to generate additional revenue.

Policy F.4.1: Identify feasible opportunities (projects/programs) to generate additional revenue. Dedicate resources to facility marketing and revenue development. Establish benchmarks to measure success.

Action F.4.1.1: Create a quarterly staff retreat dedicated to the identification and development of new or refined existing recreation programs that would generate revenue for increased sustainability of programs and/or facilities. Identify budget for staff representative to attend regional or national training seminars specific to program and revenue development.

G. MANAGEMENT

GOAL G.1: Develop public and private partnerships to facilitate implementation of Master Plan goals and policies, streamline procedures where possible, and provide more cost-effective services and facilities.

Policy G.1.1: Develop partnerships with a broad range of both private and public entities to maximize joint-use and maintenance of facilities and services. Explore opportunities for joint marketing and communication.

Action G.1.1.1: Develop partnerships with the Chamber of Commerce, Visitor Center, and private businesses to market Manteca facilities, activities, and events.

Action G.1.1.2: Continue existing event and services co-sponsorships and seek new ones.

GOAL G.2: Promote professional and organizational development.

Policy G.2.1: Provide ongoing professional training and development for staff and Manteca Recreation and Parks Commission members.

Action G.2.1.1: Provide training opportunities for employees to keep abreast of applicable current State and Federal statutes, such as prevailing wage provisions, contract administration, playground safety rules, and California Environmental Quality Act, that can affect work and project delivery procedures and programs.

Policy G.2.2: Encourage leadership development and planning within the organization.

Action G.2.2.1: Establish a leadership development program that includes mentoring, training, and opportunities for sharing expertise throughout the organization.

GOAL G.3: Achieve high level of coordination and communication between staff.

Policy G.3.1: Encourage team-building and information-sharing activities.

Action G.3.1.1: Establish interdepartmental training/information-sharing program.

Action G.3.1.2: Establish a job-sharing/shadowing program.

H. MARKETING AND COMMUNICATION

GOAL H.1: Respond to community needs and encourage public participation and input in park planning efforts and Manteca Recreation and Parks Commission and/or City Council decisions.

Policy H.1.1: Use publicity and outreach programs to encourage use of Manteca programs, parks and facilities and to keep the public informed of Manteca news and special events.

Action H.1.1.1: Continue to utilize and expand various forms of existing media to promote Manteca programs and special events, such as printed bi-annual activity guides, website, local radio stations, downtown kiosks, library bulletin boards, and local newspapers.

3.0 | GOALS, POLICIES, ACTIONS

Action H.1.1.2: Continue to provide and expand timely modifications to the City's social media and digital outreach program, for example Facebook, Instagram, Twitter, WiFi landing page, freeway electronic billboards, etc.

Policy H.1.2: Review outreach methods to ensure that undeserved populations are being reached.

Action H.1.2.1: Identify the need for special marketing information.

Policy H.1.3: Solicit community input as part of facility master plan updates and as part of the planning and design of new projects.

Action H.1.3.1: Notify and consider concerns of adjacent landowners and stakeholders when implementing new facilities.

GOAL H.2: Provide current Internet technology and Manteca website to promote Manteca facilities, programs and activities.

Policy H.2.1: Keep website information up-to-date and provide user-friendly access and interface.

Action H.2.1.1: Establish ongoing update process and schedule.

GOAL H.3: Develop a City marketing strategy.

Policy H.3.1: Continue to utilize the established City identity to promote a positive image.

Action H.3.1.1: Collaborate with other departments to improve branding utilization across department platforms and improve identity and awareness of quality and variety of services provided

GOAL H.4: Develop a volunteer park maintenance program.

Policy H.4.1: Strengthen use of volunteers as support to staff and to implement Manteca goals and policies.

Action H.4.1.1: Develop a Steward program including training for volunteers who will coordinate and lead volunteer maintenance activities at City parks, trails, and open space sites.

Action H.4.1.2: To the extent possible, utilize volunteers for a variety of tasks, such as clerical, instructional, public relations, planning and conducting special events, maintenance, security, fundraising and grant research. Investigate liability and safety issues related to volunteer utilization, and provide training and/or other mitigation techniques as needed to maintain an effective volunteer program.

4.0 NEEDS ASSESSMENT



IN THIS SECTION:

4.1 Needs Assessment Overview

4.6 Recreation Facility Needs Assessment

4.2 Park Definitions

4.7 Community Workshops

4.3 Existing City Recreational Facilities

4.8 Acreage Analysis

4.4 Existing and Planned Trails

4.9 Future Planned Park Facilities

4.5 Joint-Use School Facilities

4.10 Needs Assessment Results

4.1 NEEDS ASSESSMENT OVERVIEW

This portion of the Master Plan provides an overview of existing parks, trails, recreation facilities and programs within the City of Manteca. This section also reviews potential opportunities that could further enhance the services and programs offered by the Parks and Recreation Department. An understanding of existing resources is essential prior to beginning the needs evaluation process.

A diverse combination of recreation buildings, community parks, neighborhood parks, special-use facilities, trails, and school facilities provide opportunities for a myriad of community and personal activities for recreation, education, health, and cultural enrichment within the City.



TOP FINDINGS

Through interviews with key stakeholders, City staff, and robust community input, some themes emerged regarding the City's Parks and Recreation. Those findings, summarized here, formed the foundation of the Master Plan needs assessment and recommendations.

1. INDOOR RECREATION

One of the most common needs identified by the community was space for indoor recreational programming. Summers in the Central Valley are very hot, which can make outdoor recreational activities unbearable or dangerous. Creating space indoors for those activities and more is important to the community. Indoor gyms and multi-generational recreation centers are very popular and can accommodate a wide range of needs. They can facilitate intramural and league sports like basketball and volleyball; recreational activities like fitness classes, jogging, and futsal; and senior and youth programs like arts programs, after school programs, and teen lounges.

2. SWIMMING & AQUATICS

While Manteca currently has one public pool, there was consensus that a larger multi-purpose recreation and competitive facility is needed to support more programs, especially water polo. The current facility is outdated and is in need of renovation to continue to meet the needs of the adjacent community. Another, larger facility will be important as the community grows.

3. MAINTAIN EXISTING PARKS

Every community group interviewed during the master planning process wanted to ensure that existing parks are maintained to appropriate levels. Residents expressed some concern over current maintenance levels, and that improvement was a priority.

4. PICKLEBALL / TENNIS

Court sports, especially pickleball, were a common theme during community engagement. Pickleball is one of the fastest-growing sports in the U.S. and cities are challenged to keep pace with growth, Manteca being no exception. While pickleball is growing in the City, tennis is still very popular and there was need for additional lighted courts to meet demand.

5. FUNDING

Critical to the success of any parks and recreational program is the funding necessary to build, maintain, and operate facilities. Funding for parks and recreation can come from a wide range of sources, and the community supported a vigorous approach. Funds can come from voter-supported initiatives such as bonds or tax initiatives, private investments and partnerships, state and federal grants, or capital budgets, to name a few.

6. ROLLER SPORTS

The community identified a need for more room for roller sports like roller skating and skateboarding. The current skate park is undersized, outdated, and lacks adequate space for rollerskating/blading.

7. BETTER CITY COMMUNICATION

Sometimes, citizens are not aware of all the programs and facilities available to them within the City. Boosting outreach and communication programs can be a cost effective way to help citizens better utilize the current facilities without the need for creating more.

4.2 PARK DEFINITIONS

Manteca's General Plan defines the Parkland-use category as:

"This designation provides for neighborhood, community and regional parks, greenways, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after-school care facilities, art in public places, facilities for night-time recreation, trail benches, interpretive markers, picnic areas, barbecue facilities, landscaping, irrigation, city wells, trees, and natural habitat areas."

Further, the Open Space category is defined as:

"This (Open Space) designation provides for habitat, open space, natural areas, lands of special status species, wetlands, and riparian areas. These are set aside as permanent open space preserves to protect environmentally sensitive areas. Development is limited to improvements, such as parking, restrooms, and walkways, etc, to provide for public access to open space and educational facilities, such as learning centers or space for hosted talks and tours of the open space."

The City currently categorizes parks into three broad categories: Special-use Facilities, Neighborhood Parks, and Community Parks. The City of Manteca General Plan provides a modest definition for only Neighborhood Parks. This definition is:

"Neighborhood parks shall conform to the following general guidelines (specific details and standards to be determined within the Parks and Recreation Master Plan):

- *The typical minimum size shall be set to support active and passive recreation activities.*
- *The typical service area for a neighborhood park is approximately one-quarter-mile walking distance.*
- *Neighborhood parks shall include a turf area above the basin floodline of sufficient area to be used for playgrounds, sports, picnic areas, and other recreational facilities."*

The General Plan also identifies the desire to use joint development of park and drainage retention basins in the development of Neighborhood parks.

For purposes of this Master Plan report, the term "park" is broadly defined. This report will use the term "park" and "recreational facility" interchangeably and, consistent with the General Plan, the terms refer to all recommended City park types described in section 4.2.

Areas not generally considered as "parkland" include: street medians and parkways; natural preserved or conserved open space areas without access or improvements; unimproved land zoned for uses other than recreation; and flood zones.

CITY PARK TYPES

Park classifications are generally driven by park use, purpose, and size. The classifications are not grouped by maintenance frequency or the presence of a particular asset. Creating such a classification system serves the following purposes:

- These classifications will provide a general guideline for future development options. The combination of descriptors for each park type represents what has generally been successful on a certain sized plot of land located in a certain type of physical environment. These guidelines can help to set community expectations for a given site.

- These classifications may serve as a basis for policies around appropriate programming in different park types.
- These classifications may inform functional planting design standards and other design standards.

The City should fully define a park classification system of Neighborhood Park, Community Park, and Special-use Park/Facility to detail uses and acceptable features of each type of park. Recommended classification definitions are:

NEIGHBORHOOD PARK

Typically these parks serve the surrounding neighborhood for multiple uses. Park development may include play areas, small fields, benches, picnic tables, and improved paths, but generally not restroom facilities. Geographic range of users is up to one-quarter-mile.

Pocket Park, a sub-classification of neighborhood parks, are typically smaller developed urban open space of a very small scale. Usually only a few house lots in size or smaller, pocket parks can be tucked into and scattered throughout the urban fabric where they serve the immediate local population. These parks act as scaled-down neighborhood parks and often offer a variety of amenities including turf, planters, walkways, plazas, play areas for children, exercise equipment, and picnic facilities. Pocket Parks do not provide restroom facilities or on-site parking. Pocket Parks generally fall into one of three categories:

- Downtown destination parks which are signature parks of interest to the broad community
- Downtown parks where neighborhood involvement in activities and programming is most appropriate

- Small public spaces or beauty spots which are small islands within the urban environment and present opportunities to enhance the City's character and identity.

COMMUNITY PARK

Community parks meet the recreational needs of several neighborhoods and may also preserve unique landscapes and open spaces. These parks serve multiple uses and provide recreational facilities and accommodate group activities not provided for in neighborhood parks. Community park sites should be accessible by arterial and/or collector streets. Geographic range of users is up to 3 miles or City-wide if park contains a recreation complex.

SPECIAL-USE FACILITY

This category refers to stand-alone parks that are designed to serve one particular use, such as a sports facility, skate park, or regional trail. These parks may serve a second or third use, but the primary use is prioritized with regard to design, maintenance, and funding decisions.

Linear Park—typically a long, narrow greenbelt along a public right-of-way or internally within or between lots of a residential neighborhood, these open spaces provide visual relief from developed land areas. These parks usually contain walking and bicycling trails, and can also include small playgrounds or multi-use open turf areas. Recreation uses can be limited due to the typical narrow width of these spaces, but they can provide variety and neighborhood gathering spaces that embellish the overall park and open space system of the city.

JOINT-USE FACILITY

The last group of recreation lands requires definition because the facilities in these sites are included in the inventory, but the land is not owned or controlled by the City. Joint-use Facilities are parks that supplement community parks, serving broader City-wide recreation needs, and are commonly developed in conjunction with school districts. The parks contain various assets, often for active recreation, and are programmed accordingly. Restroom facilities and parking are generally provided for users. Geographic range of users is City-wide.

4.3 EXISTING CITY RECREATION FACILITIES

Unique and diverse recreational opportunities are available throughout Manteca in City-owned and operated facilities. One can find trails, community buildings, sports courts, fields, a swimming pool, passive areas, playgrounds, trail staging areas, a skate park, BMX track, tennis facilities and much more. As a City that has grown steadily over the past few decades, newer developed areas have benefited from planning efforts that reflect relatively current thinking about neighborhood identity and local neighborhood parks. This has led to an effective system of diverse parks, strongly associated with adjacent residential areas and important to overall community identity. Additional neighborhood parks are planned as part of future residential developments.

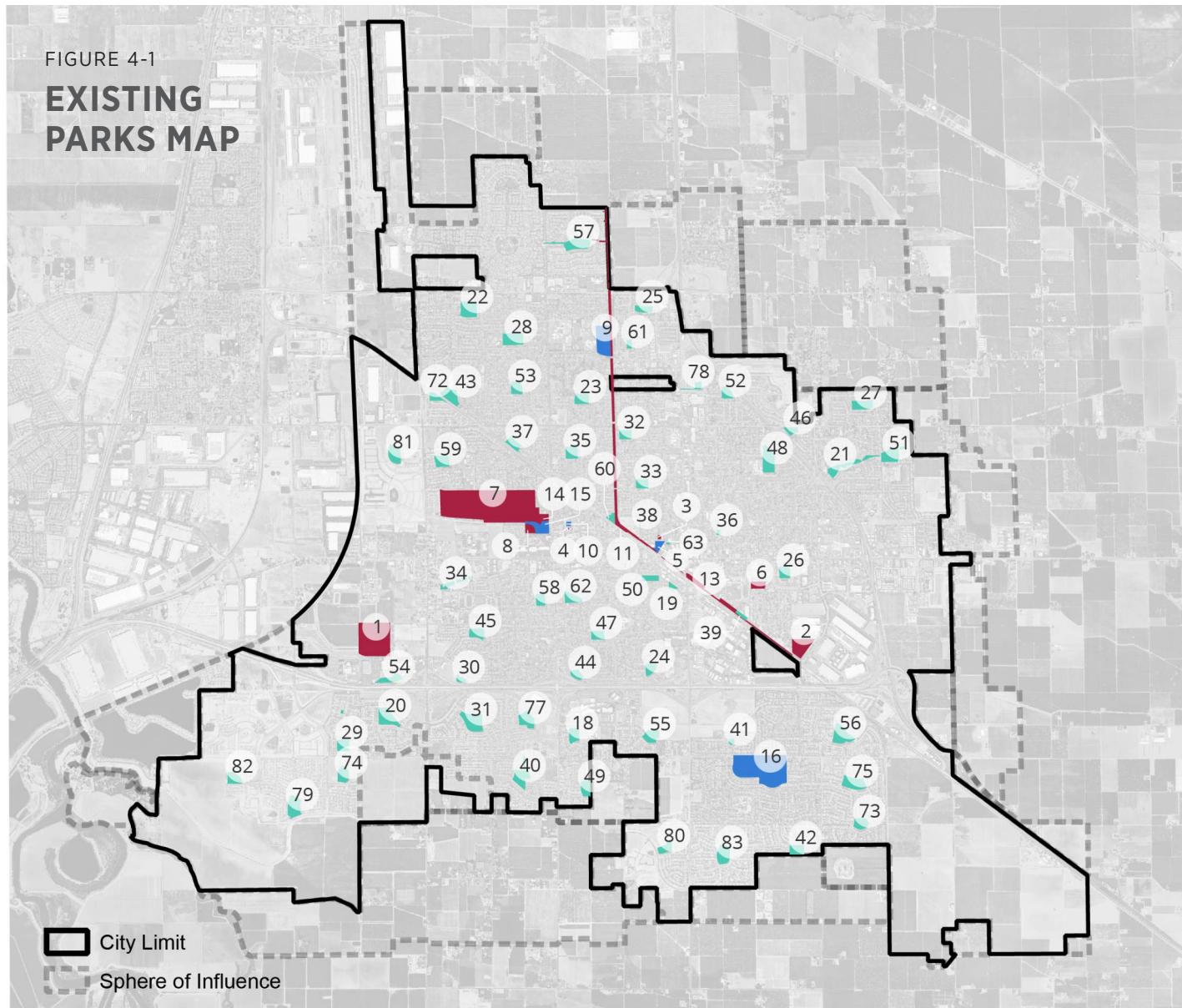
Current breakdown of existing acreage for park and recreation facilities is shown in the table on the next page.

TABLE 4-1

EXISTING PARKS + TRAILS

PARK SITE	ACREAGE
COMMUNITY PARKS	
CIVIC CENTER	5.87
LIBRARY PARK	1.75
MARION ELLIOTT PARK AND POOL	3.71
NORTHGATE PARK	15.11
UNION ROAD PARK	7.73
WOODWARD PARK	50.62
TOTAL COMMUNITY PARKS	84.79
SPECIAL-USE PARKS	
BIG LEAGUE DREAMS SPORT PARK	37.91
BMX TRACK	6.7
CENTER STREET TENNIS COURTS	0.46
MORENZONE BALLFIELD	3.3
SKATE PARK	0.32
SPRECKELS RECREATION PARK	3.27
TIDEWATER BIKEWAY	38.25
UNION ROAD TENNIS PARK	1.6
TOTAL SPECIAL-USE PARKS	91.81
NEIGHBORHOOD PARKS	
TOTAL PARK ACREAGE	274.63
TOTAL TRAIL MILES	451.23
	10

4.0 | NEEDS ASSESSMENT



SPECIAL-USE PARKS

- 1 Big League Dreams Sport Park
- 2 BMX Track
- 3 Center Street Tennis Courts
- 7 Manteca Park Golf Course
- 8 Morezone Ballfield
- 10 Senior Center, Manteca Dog Park
- 11 Skate Park
- 12 Spreckels Recreation Park
- 13 Tidewater Bikeway
- 14 Union Road Tennis Park

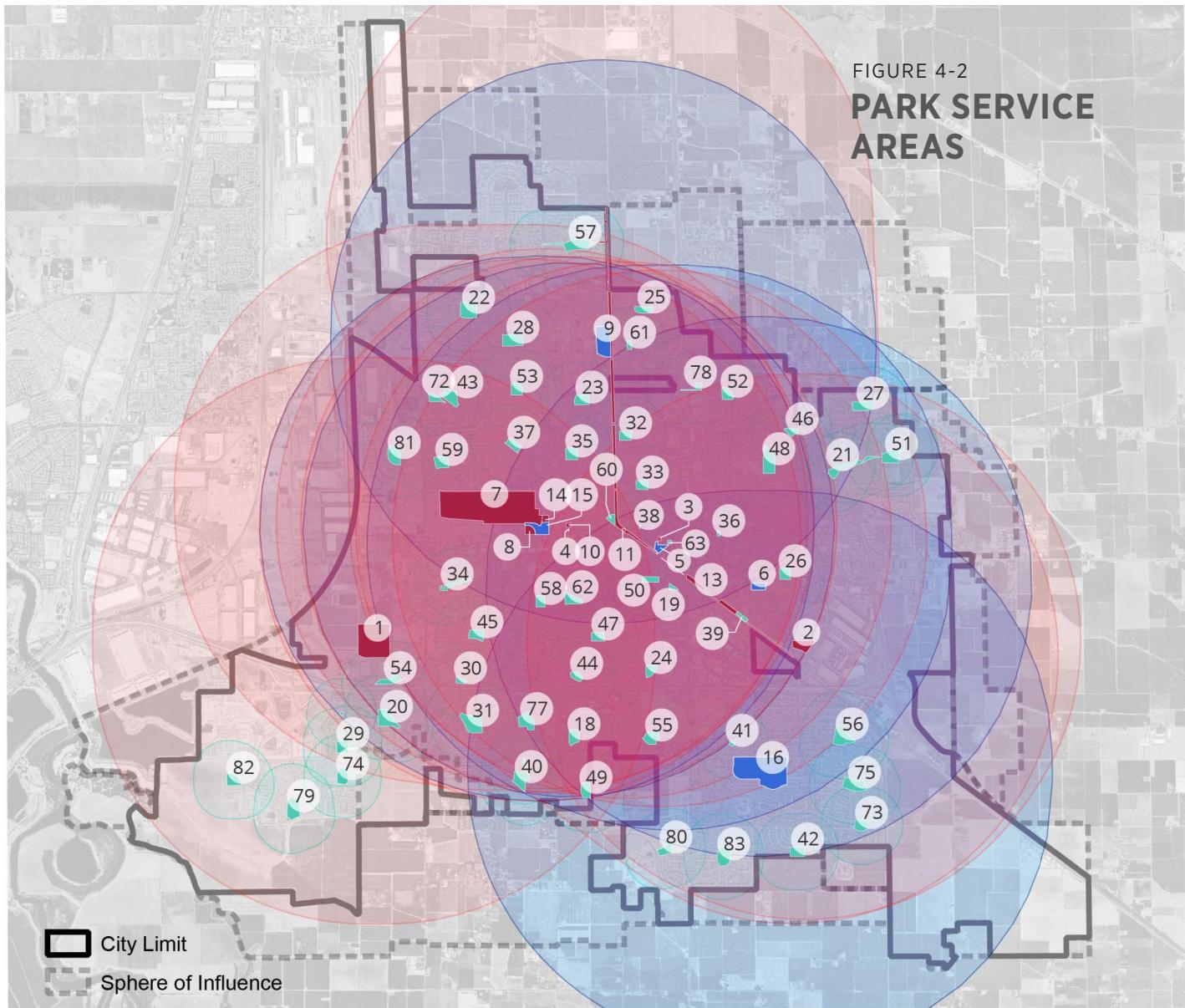
COMMUNITY PARKS

2 mile service area

- 4 Civic Center
- 5 Library Park
- 6 Marion Elliott Park & Pool
- 9 Northgate Park
- 15 Union Road Park
- 16 Woodward Park

NEIGHBORHOOD PARKS

- 18 Antigua Park
- 19 Baccilieri Park
- 20 Bella Vista Park
- 21 Button Estates Park
- 22 Chadwick Square Park
- 23 Colony Park
- 24 Cotta Park
- 25 Crestwood Park
- 26 Curran Grove Park
- 27 Diamond Oaks Park
- 28 Doxey Park
- 29 Dutra Estates Park
- 30 Kevin O'Neil Park
- 31 Dutra Southeast Park
- 32 Franciscan Park
- 33 Giles Memorial Park
- 34 Gonsalves Greenbelt
- 35 Graysone Park
- 36 Hildebrand Park
- 37 Mayor's Park
- 38 Mini Park
- 39 Moffat Basin Park
- 40 Palmer Memorial Park
- 41 Paseo Circle Park
- 42 Pillsbury Park
- 43 Primavera Park
- 44 Quail Ridge Park
- 45 Roberts Estates Park
- 46 Rodoni Park
- 47 Sequoia Park
- 48 Shasta Park
- 49 Silva Park
- 50 Southside Park
- 51 Springport Park
- 52 Springtime Park
- 53 St. Francis Park
- 54 Stadium Plaza Park
- 55 Terra Bella Park
- 56 Tesoro Park
- 57 Union Ranch East Park
- 58 Union West Park
- 59 Villa Ticino Park
- 60 Walnut Place Park
- 61 William Martin Park
- 62 Yosemite Park
- 63 Wilson Park
- 72 Monte Bello Park
- 73 Jack Snyder Park
- 74 Terra Ranch Park
- 75 Solera Park - Phase 1
- 76 Solera Park - Phase 2
- 77 Tony Marshall Park
- 78 North Main Park
- 79 Arbor Bend
- 80 Willie Weatherford Park
- 81 Meadow Villa Park
- 82 Captain Tom Moore Park
- 83 Evans Estates



■ SPECIAL-USE PARKS
2 mile service area
1 Big League Dreams Sport Park
2 BMX Track
3 Center Street Tennis Courts
7 Manteca Park Golf Course
8 Morezone Ballfield
10 Senior Center, Manteca Dog Park
11 Skate Park
12 Spreckels Recreation Park
13 Tidewater Bikeway
14 Union Road Tennis Park

■ COMMUNITY PARKS
2 mile service area
4 Civic Center
5 Library Park
6 Marion Elliott Park & Pool
9 Northgate Park
15 Union Road Park
16 Woodward Park

■ NEIGHBORHOOD PARKS
1/4 mile service area
18 Antigua Park
19 Baccilieri Park
20 Bella Vista Park
21 Button Estates Park
22 Chadwick Square Park
23 Colony Park
24 Cotta Park
25 Crestwood Park
26 Curran Grove Park
27 Diamond Oaks Park
28 Doxey Park
29 Dutra Estates Park
30 Kevin O'Neil Park
31 Dutra Southeast Park
32 Franciscan Park
33 Giles Memorial Park
34 Gonsalves Greenbelt
35 Graystone Park
36 Hildebrand Park
37 Mayor's Park
38 Mini Park
39 Moffat Basin Park
40 Palmer Memorial Park
41 Paseo Circle Park
42 Pillsbury Park
43 Primavera Park
44 Quail Ridge Park
45 Roberts Estates Park
46 Rodoni Park
47 Sequoia Park
48 Shasta Park
49 Silva Park
50 Southside Park
51 Springport Park
52 Springtime Park
53 St. Francis Park
54 Stadium Plaza Park
55 Terra Bella Park
56 Tesoro Park
57 Union Ranch East Park
58 Union West Park
59 Villa Ticino Park
60 Walnut Place Park
61 William Martin Park
62 Yosemite Park
63 Wilson Park
64 Monte Bello Park
65 Jack Snyder Park
66 Terra Ranch Park
67 Solera Park - Phase 1
68 Solera Park - Phase 2
69 Tony Marshall Park
70 North Main Park
71 Arbor Bend
72 Willie Weatherford Park
73 Meadow Villa Park
74 Captain Tom Moore Park
75 Evans Estates

4.0 | NEEDS ASSESSMENT

TABLE 4-2 | INVENTORY OF EXISTING CITY PARKS AND FACILITIES

Map Key	Park Name	Park Category	Address	Single Use Acres	Park Acres	Amphitheater	Bocce Court	Banquet Facility	Barbecue Grill	Baseball Field	Benches	Basketball Court (Indoor)	Basketball Court (Outdoor)	Basketball Court (Outdoor 1/2)	Bicycle Rack	Bicycle Trail	BMX Facility	Classroom - Meeting Room	Community Garden
COMMUNITY & SPECIALTY PARKS																			
1	Big League Dreams Sport Park	Special Use	1077 Milo Candini Dr	37.91								6*							
2	BMX Track	Special Use	941 Spreckels Ave		6.70													1	
3	Center St Tennis Courts	Special Use	311 W Center St		0.46													2	
4	Civic Center	Community	1001 W Center St		5.87														
5	Library Park	Community	320 W Center St		1.75	1	1					30				1	1		
6	Marion Elliott Park & Pool	Community	245 S Powers Ave		3.71				2	1 L	4					4	4		
7	Manteca Park Golf Course	Single Use	305 N Union Rd	101															
8	Morenzone Ballfield	Special Use	1323 W Center St		3.30							1 L							
9	Northgate Park	Community	1750 Hoyt Ln		15.11				6	3 L*									
10	Senior Center	Special Use	295 Cherry Ln				2				6					1	1	4	
11	Skate Park	Special Use	Center St and Elm Ave		0.32						4								
12	Spreckels Recreation Park	Special Use	941 Spreckels Ave		3.27														
13	Tidewater Bikeway	Special Use	Lathrop Rd to Moffat Bl	38.25													3		
14	Union Road Tennis Park	Special Use	307 N Union Rd		1.60							20							
15	Union Road Park	Community	245 N Union Rd	7.73															
16	Woodward Park	Community	710 E Woodward Ave	50.62				2	•	0	1	1	3	4					
All Existing Communitywide Parks				176.60	1	3	0	10	5	64	0	1	3	10	9	1	6	0	
Existing Special Use Parks				91.81															
Existing Community Parks				84.79															
NEIGHBORHOOD PARKS																			
18	Antigua Park	N	1055 Collins St		5.08			2	4			1							
79	Arbor Bend	N	2130 Basin Ln	9.27			2												
19	Baccilieri Park	N	154 Stockton St	1.26					3					1					
20	Bella Vista Park	N	1580 Bella Terra Dr	9.24			2	2											
21	Button Estates Park	N	1457 Discovery Creek Dr	3.70					1										
82	Captain Tom Moore Park	N	1905 Enchantment Dr	4.93					1			1							
22	Chadwick Square Park	N	1953 London Ave	9.00					2					1					
23	Colony Park	N	1232 Trailwood Ave	5.03				2	1						1				
24	Cotta Park	N	505 Mission Ridge Dr	3.70															
25	Crestwood Park	N	1901 Crestwood Ave	3.85								1							
26	McGinnis Park / Curran Grove Park	N	196 Berndt Ave	4.50			2	2						1					
27	Diamond Oaks Park	N	1179 Pestana Ave	6.46			3	1	2			1							
28	Doxey Park	N	1355 Northgate Dr	8.40										1					
29	Dutra Estates Park	N	2701 Ancestry St	5.27			3	1	4			1	2						
83	Evan's Estate	N	365 Rina Dr	7.56															
30	Kevin O'Neil Park/ Dutra Northeast	N	1282 Laurel Park Cr	1.76										1					
31	Dutra Southeast Park	N	1850 Sparrowhawk St	11.41			4	4			1								
32	Franciscan Park	N	1041 Elm Ave	4.02															
33	Giles Memorial Park	N	545 W. Alameda St	4.00			2	2											

ATTACHMENT 2

Items highlighted in yellow have been updated since the 2016 Master Plan

Dog Park	Drinking Fountain	Exercise Course (Par Course)	Football Field	Gazebo / Park Structure	Golf Course	Group Picnic / Shelter	Horseshoe Pit	Multi-Use Sport Field	Parking Stalls	Parking ADA Stalls	Picnic Tables	Roller Hockey	Play Equipment (School Age)	Play Equipment (Tot Lot)	Restrooms	Skate Park	Soccer Field	Softball Field	Swimming Pool	Tennis Courts	Trash Receptacle	Turf Open Lawn Area	Volleyball Court	Water Play Area	Other	
1									583	12		2	2		1	6*									6 lighted fields usable for baseball and 1,200-foot-long ABA BMX track	
1									56	3		1													2 Tennis courts (no lights)	
1			1		1				32	2		13	1	1	2					2	1				Parks & Rec offices	
2				1					49	2	4		2	1							5				1 Gazebo, interactive water feature, murals	
12					1				217	8				3						2	5				Swimming pool***, lighted ballfield	
														1						•					18-hole course, driving range, snack bar, banquet facilities, pro shop	
3	2 L**		1	2	2	91	1	26		2		1	2 L**	3L*					12	0.5	1	0		Sports fields, softball complex (3 lighted fields), horseshoe pit, sand volleyball		
1						76	8	4				2							2							
												1							1						Small & large bowls, quarter pipes, etc.	
2						96	4					1									0.5				Sports field turf area, parking shared w/ BMX park	
																					3.4 mi. Class 1 bike & pedestrian path					
3	3 L**		1			313	11	21		3		1	6L**							6 L	3				6 lighted tennis courts	
1	24	0	5	1	1	3	4	2	1513	51	69	0	10	1	14	1	9	3	2	8	37	3	1	1	open space, parking at Civic Center or Golf Course	
																				1.0						
1										4		1							2							
1			1							4		1	1							0.5					2 cornhole games	
1										3		1								2						
1										5		1								6						
																				2					practice baseball backstop, large open turf area	
			1																	1						
1										5		3				2				5	0.5				open turf area lined for soccer	
1										8		1	1							5	0.5					
																				2	0.5					
												4								2						
1												4	1	1							5	0.5				
1												8	1	1							4	0.5				baseball backstop for practice
1												3				1					3	0.5				
1												4	1			0					0.5					baseball backstop for practice
												1	1							1	0.5					
1												7	1	1						4	0.5					
1												4	2	1		0				4	1.0					
												31	1	4	1					2					At the Boys and Girls Club	

4.0 | NEEDS ASSESSMENT

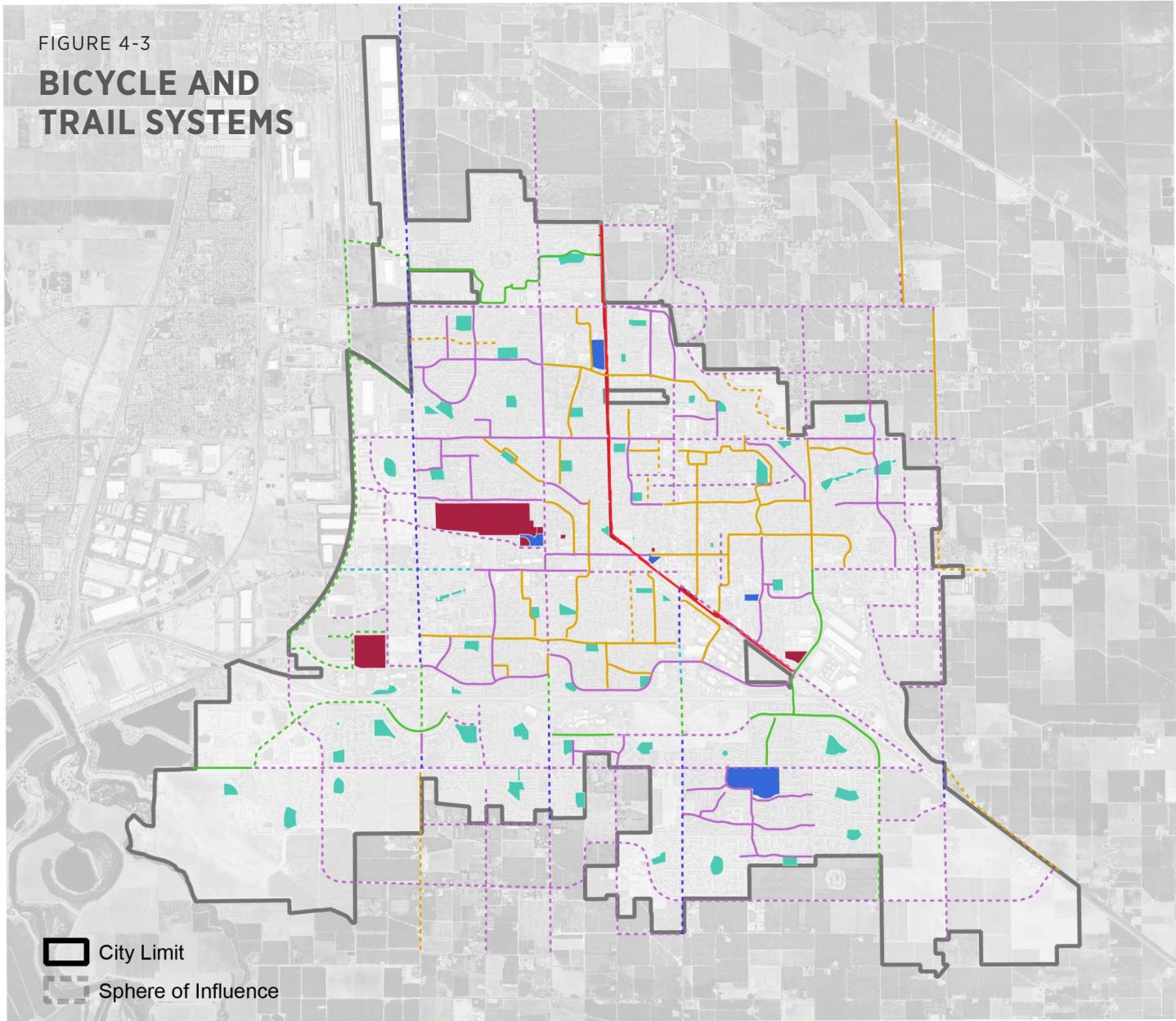
TABLE 4-2 | INVENTORY OF EXISTING CITY PARKS AND FACILITIES, CONTINUED

34	Gonsalves/Cambridge Greenbelt	N	407 Fishback Rd	3.40							
35	Graystone Park	N	810 Agate Ave	5.19		1	2			1	
36	Hildebrand Park	N	431 Pine St	0.58		2	4		1	1	
73	Jack Snyder Park	N		5.08		1			1	1	
37	Mayor's Park	N	1440 Kelley Dr	4.03		1	1		1	1	
81	Meadow Villa Park	N	Controllata St.	7.24						1	
38	Mini Park	N	246 Elm St	0.17							
39	Moffat Basin Park	N	800 Moffat Blvd	1.60							
72	MonteBello Park	N		2.99		2	1			1	
78	North Main Park	N	1302 Dorona Ln	2.81							
40	Palmer Memorial Park	N	1495 Sephos St	5.14		1	3			1	
41	Paseo Circle Park	N	1759 Buena Vista Dr	1.03			4				
42	Pillsbury Park	N	890 Mono St	5.00		2	4				
43	Primavera Park	N	1253 Primavera Ave	6.91		2	4			1	
44	Quail Ridge Park	N	1020 Mission Ridge	3.07			2		1		
45	Roberts Estates Park	N	1740 Rail St	5.07		2	2				
46	Rodoni Park	N	1006 Lucio St	2.75		1					
47	Sequoia Park	N	868 Wawona St	3.97					1		
48	Shasta Park	N	955 E Edison St	10.96			4			1	
49	Silva Park	N	2004 Pagola Av	2.50		1	1	5		1	
75	Solera Park - Phase 1	N		4.29		1	2	5			
76	Solera Park - Phase 2	N		4.77							
50	Southside Park	N	409 Oregon St	3.32		3	3	1			
51	Springport Park	N	746 Pestana Ave	6.45					1		
52	Springtime Park	N	1268 Springtime Ave	4.40		1	1	1			
53	St. Francis Park	N	1273 Devonshire Ave	4.76		1	1			1	
54	Stadium Plaza Park	N	2470 Daniels St	4.77							
55	Terra Bella Park	N	1630 Luna Bella Ln	3.39		1	5				
74	Terra Ranch Park	N		5.45		1	18		1		
56	Tesoro Park	N	1399 Tesoro Dr	9.51		3	5			1	
77	Tony Marshall Park	N		7.19		2	1	4			
57	Union Ranch East Park	N	925 Raccoon Valley Dr	7.50		2	7		1		
58	Union West Park	N	1291 Parkview St	3.64		3	1	1		1	
59	Villa Ticino Park / Zurich Park	N	1970 Geneva Wy	5.60			4			1	
60	Walnut Place Park	N	360 Victory Ave	2.04							
61	William Martin Park	N	1605 Maywood Ave	1.56			1		1		
80	Willie Weatherford Park	N	2405 Dilip Dr	2.69		1	5				
63	Wilson Park	N	224 W Center St	0.37			2				
62	Yosemite Park	N	600 El Portal Ave	5.00		1	1			1	
All Existing Neighborhood Parks				274.63		55	12	124	0	13	16
Total Communitywide and Neighborhood Parks				451.23	1	3	0	65	17	188	0
						14	19	21	9	1	6
						0	0	0	0	0	0

ATTACHMENT 2

 Items highlighted in yellow have been updated since the 2016 Master Plan

4.0 | NEEDS ASSESSMENT



- Manteca Tidewater Bikeway
(Class 1 Bikeway - developed path through park)
- Class 1 Bike Path
(path separated from travel lanes)
- Class II Bike Lane
(On-street painted bike lane)
- Class III Bike Route
(on-street shared route, signed)

PROPOSED TRAILS	SPECIAL-USE PARKS
Class 1 Bike Path	■
Class II Bike Lane	■
Class II Buffered Bike Lane	■
Class III Bike Route	■
Class IV Separated Bikeway	■

COMMUNITY PARKS

NEIGHBORHOOD PARKS

Based on the 2023 City of Manteca Active Transportation Plan

4.4 EXISTING AND PLANNED TRAILS

The City of Manteca has acquired land and developed a trail and bikeway network over the course of many years. This includes Class I, II, and III bikeways and the very popular Tidewater Bikeway, a Class I facility.

The City's General Plan identifies the desire to place trails as multipurpose trails intended for the use of equestrians, hikers, joggers, non-motorized bikers, and commuters, as well as the casual walker.

Specific policy states:

“Each neighborhood shall include an extensive pedestrian and bikeway system comprised of sidewalks and bike lanes along streets and dedicated trails.”

The General Plan further identifies several policies to promote bikeways and pedestrian facilities.

These include:

- “Through regular updates to the City’s Bicycle Master Plan, the City shall establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the City. The City shall also strive to develop connections with existing and planned regional routes shown in the San Joaquin County Bicycle Master Plan.”
- “Provide adequate bicycle parking facilities at commercial, business/professional and light industrial uses.”
- “The City shall strive to expand the existing network of off-street bicycle facilities as shown in the City’s Bicycle Master Plan to accommodate cyclists who prefer to travel on dedicated trails. Further, the City shall strive

BIKEWAY TYPES:

Class I provide a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with cross-flows by motorists minimized (also referred to as a Bike Path or Bike Trail in transportation documents).

Class II provide a restricted right-of-way designated for exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and cross-flows by pedestrians and motorists permitted (also referred to as a Bike Lane).

Class III provide a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists (also referred to as a Bike Route).

to develop a “city-loop” Class I bike path that links Austin Road, Atherton Drive, Airport Way and a route along or near Lathrop Road to the Tidewater Bikeway and its extensions. The City shall also strive to develop an off-street bicycle trail extension between the Tidewater Bikeway near the intersection of Moffat Boulevard and Industrial Park Drive to the proposed regional route between Manteca and Ripon.”

- “The City shall strive to provide on-street Class II bike lanes along major collector and arterial streets whenever feasible.”
- “Bicycle travel through residential streets shall be facilitated as much as possible without the use of Class II bike lanes. In general, residential streets have sufficiently low volumes as to not

4.0 | NEEDS ASSESSMENT

require bike lanes and the narrower street cross section will assist in calming traffic.”

- “The City shall extend the existing Class I bicycle route north of Lathrop Road along the former Tidewater Southern Railway right-of-way, and any branch or connecting link where right-of-way is available.”

Regional trails are defined as connecting parks and providing linkages between open space areas and regional recreation areas. Comparatively, community trails create linkages similar to regional trails, but are local-serving. Overall, the development of regional and community trails also supports connections to a larger network of hiking, walking, and biking trails.

The City of Manteca features the flat topography of the Central Valley. The City of Manteca Active Transportation Plan, 2020, outlines a long-term vision for the development of an extensive network of bicycle facilities throughout the city. This plan identified several levels of active transportation facilities, from separated multi-use paths to on-street bike routes. The adjacent Table 4-3 shows a summary of those facilities.

TABLE 4-3 | PLANNED BICYCLE AND PEDESTRIAN FACILITIES

TYPE	TOTAL MILES
SIDEWALKS	29.2
CLASS I BIKE PATHS (MULTI-USE)	9.2
CLASS II BIKE LANES	60.4
CLASS II BUFFERED BIKE LANES	11.0
CLASS III BIKE ROUTES	7.9
CLASS IV SEPARATED BIKEWAYS	1.5

Source: City Of Manteca Active Transportation Plan

4.5 JOINT-USE SCHOOL FACILITIES

The City of Manteca is served by Manteca Unified School District. To minimize duplication and/or competition, the City should continue to coordinate with the school district and other public and non-profit agencies to provide for the best use of public and private resources to meet recreation demands.

Currently the City has in place a Joint-Use Agreement with the Manteca Unified School District (MUSD). The City and MUSD have in place joint-use agreements for many facilities at MUSD school sites, such as the pools at Manteca High School, East Union High School, and Sierra High School. Additionally, the two agencies provide “quid pro quo” resources and facilities for softball, tennis, park use, golf, and basketball gym use.

In general, the City has developed partnerships with the school district for joint utilization of public facilities for public benefits. The decision-makers and staff from the two organizations should continue to meet to ensure that the agreements in place are meeting the changing needs and demands of the community.

In most cases, school sites are mostly open to the public, and community members frequently utilize the properties after hours. These school sites provide important recreational value to the community, and thus need to be accounted for in the facility assessment. However, because they are not owned or operated by the City, they are counted as a fraction of a facility.

4.6 RECREATION FACILITY NEEDS ASSESSMENT

The purpose of the Recreation Facility Needs Assessment is to identify the current and future recreation facility needs within Manteca, to identify recreation demand that is unmet, and to suggest the relative priority of each identified need. Needs were identified and prioritized by engaging the community in a series of community outreach forums and other needs-identification tools listed below, from professional staff input, and through analysis of City use data. The process involved gathering both qualitative input (focus groups, workshops, and sports organization questionnaires) and quantitative input (facility demand analysis). Qualitative input is the voice of the responding community members and quantitative input provides statistically valid information. Using only qualitative feedback as a basis for the number, type, and location of recreation facilities ignores the fact that such feedback may not be representative of the entire community and also may not quantify facility needs beyond “more.” Each needs identification tool and each bit of information gathered is a piece of the recreation puzzle leading to a more thorough understanding of the community. All of the pieces, taken together, provide an overall picture of recreation facility needs specific to Manteca now and in the future.

COMMUNITY ENGAGEMENT PROCESS

As a part of the Parks and Recreation Master Plan Update effort, the City and LPA developed a robust community engagement and consensus strategy to elicit feedback from a wide range of constituents.

With the City’s assistance, LPA conducted:

- (3) Focus Groups
- (3) Community Workshops
- Sports Organization Questionnaires

This phased outreach strategy garnered important qualitative and quantitative data from a diverse stakeholder group in order to gain consensus about the condition of the current park system and recreation programs, their usage, and potential future community recreation needs.

The Parks and Recreation Master Plan Update planning process began in mid-2024. LPA was engaged to help facilitate stakeholder input to determine the specific needs of the community. This public process was to gather community input; the decision-making and allocation of funds for future projects would occur at a later date.

A more detailed summary for each method of outreach follows in the next sections. Full copies of the feedback data can be found in Appendix A.

FOCUS GROUPS

Focus Groups were conducted in September of 2024 with multiple sessions to engage stakeholders, staff, community leaders, adults and seniors in the interactive planning process. Focus groups provided effective interaction with specific population groups in more detail than is possible in a large group or one-on-one setting. These groups included representatives from City staff, public agencies, non-profit community agencies, business leaders, special interest groups, and others. LPA facilitated three (3) focus groups to elicit comments from the participants to identify issues, concerns, and current or emerging facility or program needs. The following three Focus Groups were conducted:

FOCUS GROUP #1

Seniors and Volunteer Organizations
Sept. 4, 2024

FOCUS GROUP #2

Business & Special Events
Sept. 4, 2024

FOCUS GROUP #3

Sports Organizations
Sept. 4, 2024

The consensus summary of the most commonly repeated needs, comments, and concerns from the summary of the Focus Group meetings follows:

TOP FOCUS GROUP NEEDS

- Funding for new facilities
- Maintain what we already have
- More outdoor gathering spaces and amphitheaters
- Space for performing/creative arts
- Community center with multi-use flexibility
- Higher capacity swim facility
- More lights in parks
- Better access & more parking at parks and facilities
- Community wellness programs

There's a lot of sports and a lot of kids... it creates a bit of a bottleneck on facilities.

The arts are what make a city feel more like a town – like a community.

SPORTS ORGANIZATION QUESTIONNAIRE

To supplement the information regarding participation in organized sports that was obtained from the third Focus Group, a questionnaire was designed and distributed to the organized sports organizations that use City sports facilities that are rentable or available for reservation.

This survey obtained information regarding the number of players and teams in the league or sports organization, age ranges of the players, during which seasons they play, whether they travel outside Manteca to play, whether they participate in tournaments, ratings of field/facility maintenance and scheduling, projections of growth, and facilities for which they have the greatest need both now and in the future. Detailed information was requested

for each division in the group regarding the number of players, the size of facility required, and the time and place of all games and practices.

The survey was distributed by City staff and three (3) sports organizations responded to the questionnaire.

Additional qualitative information regarding respondents' ratings and comments on facility maintenance and scheduling, assessment of usage fees, the perceived needs for additional facilities currently and in the future, and desired enhancements in future facilities was collected on the questionnaire. These responses were used to better understand the usage patterns and needs of the active sports groups.



4.7 COMMUNITY WORKSHOPS

A vital part of the Parks and Recreation Master Plan process is the period of public workshops, which invite community members and stakeholders to the planning table. Workshops were facilitated by the consultant team and driven by the participants and City staff. The goals of the workshops were three-fold: 1) To provide opportunities for the community to participate, share issues and concerns, and learn about the Master Plan Update process, 2) To foster synergistic public dialogue regarding needs, solutions, and vision, and 3) To create a pathway for the community to author recommendations regarding priorities, through consensus-building and community support development.

An inventory of all existing park facilities at the start of each workshop helped frame the current needs, while a peek at population trends in the next decades prompted input and discussion around Manteca's future. The workshop process clarified and augmented the identified desires of the community developed through other public planning methods. And most importantly, the process was structured to arrive at consensus regarding the priorities perceived by the public for improvements to the recreation programs, trails and facilities system.

Each of the three workshops described in the following pages was an up-to-3-hour session for all the participants. City staff heavily promoted and advertised the workshops, which were held in meeting rooms of the Senior Center.

Despite it being in the Valley and being hot, people want to be outside. They want places to go.

Our swim classes
are getting capped.
And that's a
lifesaving skill!



COMMUNITY WORKSHOP #1

September 12, 2024. 6-8pm

The first community workshop was envisioned to present the Master Plan process and to focus on what the public sees as community recreation characteristics, issues, and current opportunities and constraints.

The residents were organized into small groups and first asked to answer certain question prompts individually and then to discuss their answers as a group. Each group was then asked to pick their top answers to each question. Top answers were reported to the rest of the workshop, where common answers could be recorded. Through this process, the most common opinions could be identified and consensus built.

The following graphs show the most common responses between both individual and group responses. Full documentation of the workshop results can be found in Appendix A.



FIGURE 4-4 | COMMUNITY WORKSHOP 1
RESPONSE SUMMARIES

Q1. What are the TOP 5 most important community characteristics that make Manteca a great place to live, work, and play?

- GOOD PARKS
- LOCATION
- FAMILY
- SMALL TOWN FEEL
- SENSE OF COMMUNITY

Q4. What are your FAVORITE parks and recreation facilities in the City of Manteca? Why?

- WOODWARD PARK
- TIDEWATER TRAIL
- TENNIS COURTS
- MARION ELLIOTT POOL
- BIG LEAGUE DREAMS SPORTS PARK

Q2. What are the TOP 5 issues or trends that may be negatively impacting those important community characteristics and should be considered in the Parks and Recreation Master Plan?

- LACK OF MAINTENANCE
- HOMELESSNESS
- RAPID GROWTH
- BLIGHT/DUMPING
- LACK OF FUNDS

Q3. What ROLE can parks, recreation and community services play in addressing those issues, and support the community characteristics that make Manteca a great place to live, work and play?

- RAISE MORE FUNDS
- UPGRADE CITY FACILITIES
- MORE COMMUNITY PROGRAMS
- PLAN ACCURATELY
- MORE OUTREACH

Q5. What are your LEAST FAVORITE parks and recreation facilities in the City of Manteca? Why?

- LIBRARY PARK
- SKATE PARK
- TIDEWATER TRAIL
- MARION ELLIOTT POOL

Q6. What are the MOST IMPORTANT parks and recreation needs in the City of Manteca? Why?

- AQUATICS CENTER
- PICKLEBALL COURTS
- MULTI-USE REC CENTER
- SKATE PARK
- PERFORMANCE AND GATHERING

4.0 | NEEDS ASSESSMENT

COMMUNITY WORKSHOP #2

October 3, 2024. 6-8pm

The second workshop utilized the key community needs from Workshop #1 and sought priorities. Each of three groups was given a Master List of all stated needs thus far, organized by recreation facilities, recreation programs, community-wide services, and existing parks to renovate or expand. When new needs were introduced for the first time at the meeting, it was written in on each Master List to be equally considered for priorities. After a period of discussion, the groups presented their top priorities to the rest of the workshop.

Full documentation of the workshop results can be found in Appendix A.



FIGURE 4-5 | COMMUNITY WORKSHOP 2 IMAGES AND TOP PRIORITIES

TOP PRIORITIES FROM WORKSHOP 2:

Selected by three groups

- Upgrade aging park amenities
- 3-pool Aquatics Center
- Pickleball courts
- Roller Hockey rink
- Reuse vacant buildings for performing arts
- Reuse vacant buildings for rainy-day sports

Selected by two groups

- More amphitheaters
- Multi-use community center
- Door-to-door transportation for seniors
- Library Park upgrades
- Marion Elliott Pool upgrades
- Wellness Center
- Senior Center upgrades (storage and ADA)
- More restrooms in community parks
- Tennis courts
- Programs for youth with disabilities
- Theatre arts programs
- Reuse vacant buildings for basic services

COMMUNITY WORKSHOP #3

October 22, 2024. 6-8pm

The final workshop allowed attendees to imagine their parks and recreation priorities in a future community park. Each of the three groups was provided with a generic 80-acre park outline along with a collection of facility cutouts that were identified from the list of priorities developed during Workshop #2. After arranging their cutouts for a period of time, the groups presented their park designs back to the entire workshop.

Full documentation of the workshop results can be found in Appendix A.

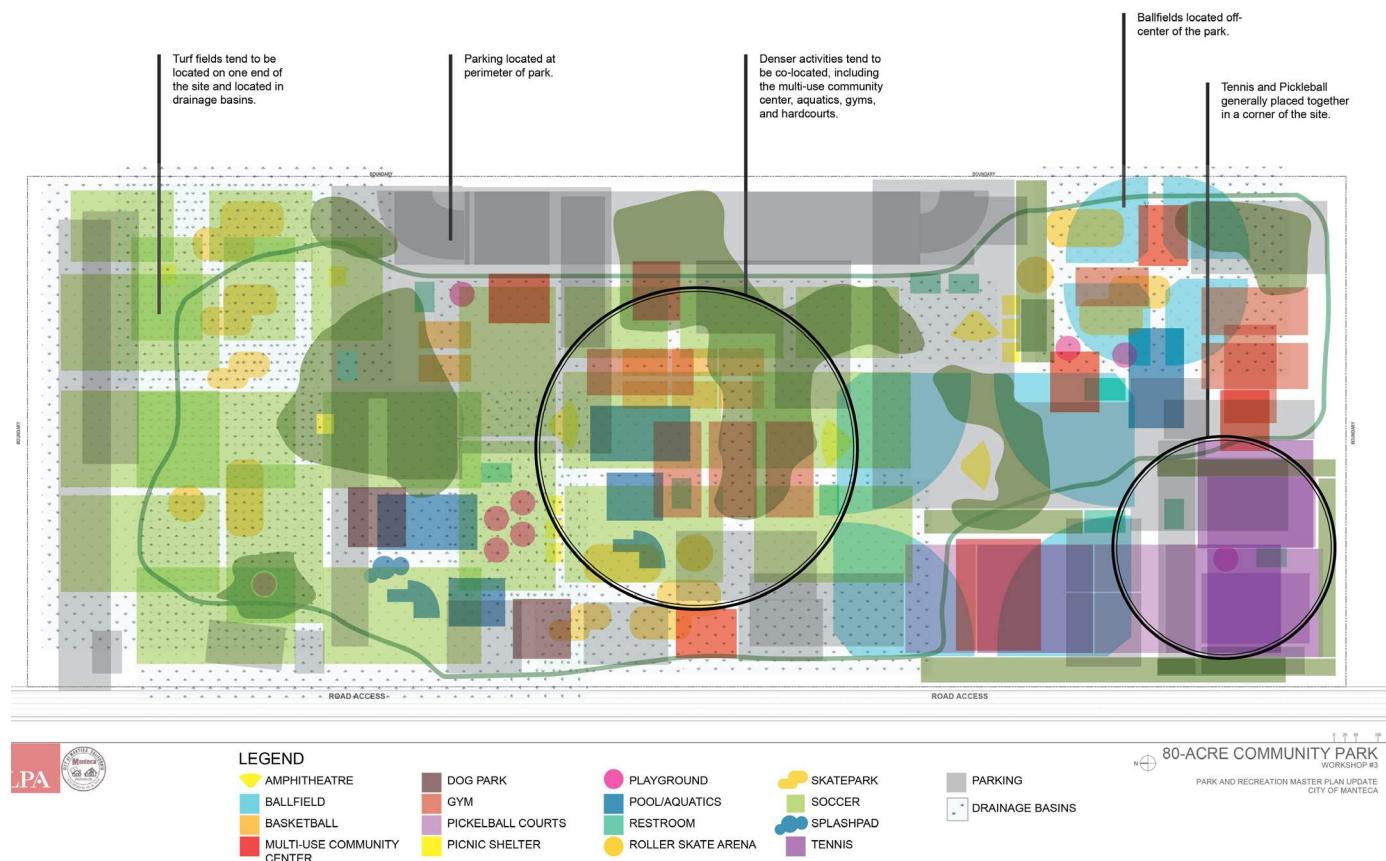


FIGURE 4-6 | COMMUNITY WORKSHOP 3 IMAGES AND SUMMARY DIAGRAM

4.8 ACREAGE ANALYSIS

The City strives to provide a minimum of five acres of park space per thousand residents. To ensure a balanced distribution of park amenities and to meet varying recreational needs, Manteca has set a goal to break down that 5 acres/1,000 residents into a mix of community, neighborhood and special-use parks.

The City currently has 451.23 acres of 455.28 acres required to meet that goal, or 99% of the standard. Distribution of the parkland includes 274.63 acres of neighborhood parks, 84.79 acres of community parks, and 91.81 acres of special-use parks.

This represents a current deficit of 6.3 acres of community parks. Special-use parks exceed the standard by 0.8 acres and neighborhood parks exceed by 1.5 acres.

TABLE 4-4

ACREAGE GOAL AND QUANTITIES

	POPULATION	PARK TYPE	NUM. OF PARKS	PARK ACREAGE	ACRES RATIO PER 1000	ACRES DEMANDED	ACRES SURPLUS OR DEFICIT
2016	72,880	Neighborhood		212.73	3	218.64	-5.90
		Community		78.46	1	72.88	5.60
		Special-use		90.94	1	72.88	18.10
		Total Parks	65	382.13	5	364.4	17.70
2024	91,055	Neighborhood		274.63	3	273.17	1.5
		Community		84.79	1	91.01	-6.3
		Special-use		91.81	1	91.01	0.8
		Total Parks	74	451.23	5	455.28	-4
2040	206,882 (est.)	Neighborhood		375.12	3	620.65	-245.5
		Community		164.79	1	206.88	-421
		Special-use		108.81	1	206.88	-98.1
		Total Parks	95	648.72	5	1034.41	-385.7

*2040 population estimate based on the 2023 Manteca General Plan.

Estimated park acreage by 2040 includes all parks currently in planning, as listed in Table 4-5.

CITYWIDE PARKS STANDARD

5.0 acres / 1,000 residents

NEIGHBORHOOD PARKS STANDARD

3 acres / 1,000 residents

COMMUNITY PARKS STANDARD

1 acre / 1,000 residents

SPECIAL-USE PARKS STANDARD

1 acre / 1,000 residents

It's important to note that despite the recreational value they provide, school grounds and private park sites are not credited in the acreage totals of this Master Plan, and neither are facilities and populations outside the City area.

Over the next 15 years, the city is anticipating to grow by over 200% and park development will need to grow commensurate to the population.

To keep pace with development after accounting for currently planned parks, there will be a need for 245.5 additional acres of neighborhood park acreage, 42.1 additional acres of community parks, and 98.1 additional acres of special-use parks.

TABLE 4-5
FUTURE PARKS

4.9 FUTURE PLANNED PARK FACILITIES

Currently, the City of Manteca has 100.5 acres of new neighborhood parks that will be developed within planned subdivisions, some still pending final approval. There is an additional 97 acres planned for future community and special-use parks. A breakdown of the planned facilities and the associated acreage can be found in the table below.

PLANNED COMMUNITY AND SPECIAL-USE PARKS

	ACRES
80-acre Community Park	80
New Community Center	4
New Performing Arts Center and Library	4
New Community Pool/Aquatics Center	5
New Senior Center	4

PLANNED NEIGHBORHOOD PARKS

SUBDIVISION	PARK NAME	YEAR APPROVED	YEAR EST. COMPLETION	ACRES
Delani	Laurel Park*	2022	est. 2025	6.2
Villa Ticino West - Unit 3	Valley Vista Park	2024	est. 2025	6.94
Oakwood Trails A	Oakview Park*	2023	est. 2025	5.8
Oakwood Trails D	Wildflower Park*	2023	est. 2025	10.15
Yosemite Square	Yosemite Square Park	est. 2024	est. 2026	7.79
Griffin Unit 7 Park	No Name Selected	est. 2024	est. 2026	2.6
Griffin Unit 9 Park	No Name Selected	est. 2024	est. 2026	1.75
Griffin Unit 10 Park	No Name Selected	est. 2026	est. 2027	1.98
Griffin Phase E	No Name Selected	Unknown	Unknown	3.3
Machado Ranch - Phase 2	No Name Selected	est. 2024	est. 2026	4.7
Machado Ranch - Phase 3	No Name Selected	est. 2025	est. 2026	6.5
The Trails - Park 2	No Name Selected	est. 2026	est. 2028	3.41
Kiper at Indelicato	No Name Selected	est. 2025	est. 2027	3.3
The Trails - Park 3	No Name Selected	Unknown	Unknown	7.2
The Trails - Park 4	No Name Selected	Unknown	Unknown	7.13
The Trails - Park 5	No Name Selected	Unknown	Unknown	3.76
The Trails - Park 6	No Name Selected	Unknown	Unknown	1.23
The Trails - Park 7	No Name Selected	Unknown	Unknown	0.95
Hat Ranch - Phase 2	Pillsbury Estates expansion	Unknown	Unknown	6.9
Hat Ranch - Phase 2	Pillsbury Estates expansion	Unknown	Unknown	8.9

TOTAL PLANNED ACREAGE **197.5**

*Indicates parks that opened in 2025, after this assessment had been completed. These parks have not been included in the current acreage calculations for the City.

4.10 NEEDS ASSESSMENT RESULTS

OUTREACH INPUT TOOLS

The Community Engagement process outlined in the previous section was a multiple-month process of data-collection and consensus-building. The focus group interviews and community workshops provided valuable qualitative data about the current condition of Manteca's parks, current facility needs, and projected deficiencies. The workshops also allowed for consensus-building among the community to find top areas of focus for the City.

Analysis of this data provide the foundation for the current and projected parks and recreational needs of the City. To derive the top needs, a matrix was developed that identified each of the park programs, amenities, and facility needs and which input tools stated they were priorities. These needs may include specific facilities, such as pickleball courts or an aquatics center, or programmatic needs, such as youth programs or improved maintenance and operations. The matrix to the right shows the top priorities and a summary follows.

FIGURE 4-7
OUTREACH PROCESS

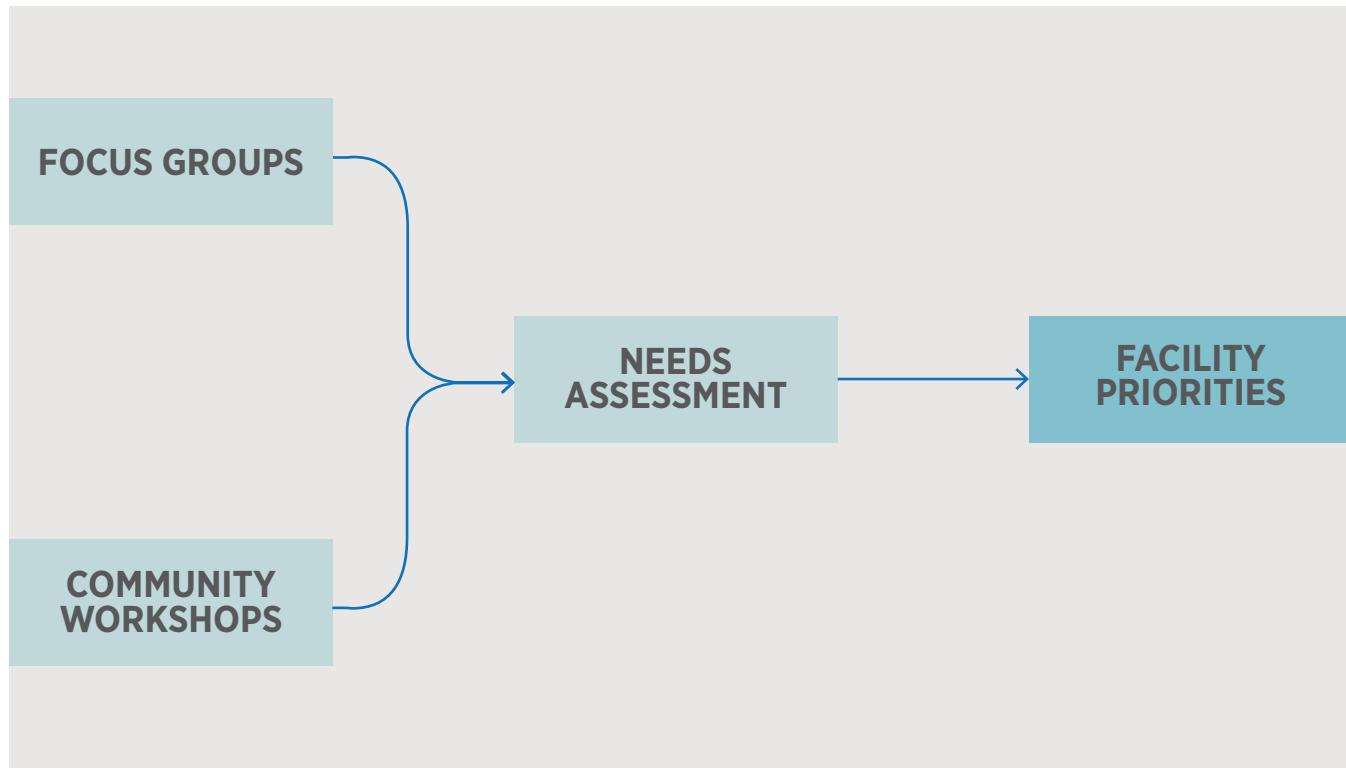


TABLE 4-6

OUTREACH INPUT TOOLS

IDENTIFIED NEEDS	NEEDS ASSESSMENT	QUANTITATIVE			QUALITATIVE			TOTAL OF INPUT THAT IDENTIFIED AS PRIORITY NEED
		FOCUS GROUP 1	FOCUS GROUP 2	FOCUS GROUP 3	COMMUNITY WORKSHOP 1	COMMUNITY WORKSHOP 2	COMMUNITY WORKSHOP 3	
GYMNASIUM / MULTI-USE RECREATION CENTER	1	1	1		1	1	1	6
SWIMMING / AQUATICS CENTER		1	1	1	1	1	1	6
MAINTAIN WHAT WE HAVE, IMPROVE SAFETY AND ACCESSIBILITY		1	1	1	1	1		5
PICKLEBALL	1			1	1	1	1	5
MORE FUNDING		1	1	1	1			4
TENNIS	1			1		1	1	4
AMPHITHEATERS		1				1	1	3
BETTER CITY COMMUNICATION		1	1	1				3
CITY PROGRAMS FOR YOUTHS AND SENIORS		1	1			1		3
ROLLER ARENA					1	1	1	3
SKATE PARK				1	1		1	3
THEATRE ARTS		1	1			1		3
TRAILS AND OPEN SPACE	1	1				1		3

RECREATION FACILITY NEEDS

The demand for certain recreation facilities is calculated based upon recommended ratios from the 2016 Master Plan, supplemented with nationally recommended ratios from the National Recreation and Parks Association (NRPA). The facility demand for each of the selected activities is also determined based upon current and future population figures. The total facility demand is compared to the existing facility inventory, which results in a surplus or deficit.

Of the fifteen activities surveyed, eight were identified as meeting needs or having a current surplus of facilities. The remainder show modest current deficits, as seen in table 4-7. Similar calculations were carried out to determine the demand levels at build-out of the City, when the City will reach a projected population of 206,882. Unless facilities are added, deficits will increase as the population grows to ultimate build-out.

NOTES REGARDING FACILITY CALCULATIONS IN TABLE 4-7

- Baseball - Practice backstops included in count.
- Basketball - Half outdoor basketball courts are counted as 50 percent
- Football - Fields shared between football and soccer are counted at half credit.
- Pickleball - Multistriped tennis courts counted as pickleball courts.
- Soccer - Soccer fields are counted as 'competition style' fields with permanent striping and/or co-located for at least 3 soccer fields together. Fields shared between football and soccer are counted at half credit.
- Softball - Practice backstops included in count.
- Swimming - One pool = 25mx25yds, or the equivalent of 6,150 sqft of water surface area.
- Trails - 10 miles of Class 1 bike lanes, as reported by the 2020 Manteca Active Transportation Plan.
- Joint-Use school facilities other than ballfields are counted at 50% to account for time not available to the public.

TABLE 4-7

CURRENT FACILITY NEEDS

BOLD values indicate major deficiencies.

FACILITY / PROGRAM	CURRENT MANTeca FACILITIES	JOINT-USE SCHOOL FACILITIES	TOTAL FACILITIES	CURRENT FACILITY RATIOS	RECOMMENDED FACILITY RATIOS	FACILITY DEMAND 2024	SURPLUS OR DEFICIT 2024	FACILITY DEMAND 2040	SURPLUS OR DEFICIT 2040
BASEBALL	17	15	32	2,845	4,200	21.7	10.3	49.3	-17.3
BASKETBALL (OUTDOOR)	22		22	4,139	4,090	22.3	-0.3	50.6	-28.6
DOG PARK	1		1	91,055	19,066	4.8	-3.8	10.9	-9.9
FOOTBALL	6	3	7.5	12,141	15,750	5.8	1.7	13.1	-5.6
GYMNASIUM	0		0	0	71,100	1.3	-1.3	2.9	-2.9
PICKLEBALL	3		3	30,352	8,850	10.3	-7.3	23.4	-20.4
PLAYGROUND	80		80	1,138	3,750	24.3	55.7	55.2	24.8
SENIOR CENTER	1		1	91,055	150,000	0.6	0.4	1.4	-0.4
SKATE PARK	1		1	91,055	100,000	0.9	0.1	2.1	-1.1
SOCCER	12	4	14	6,504	3,350	27.2	-13.2	61.8	-47.8
SOFTBALL	9		9	10,117	10,700	8.5	0.5	19.3	-10.3
SWIMMING	0.6	2	1.6	56,909	44,712	2.0	-0.4	4.6	-3.0
TENNIS	8		8	11,382	8,850	10.3	-2.3	23.4	-15.4
VOLLEYBALL	1		1	91,055	7,866	11.6	-10.6	26.3	-25.3
WALKING / JOGGING	10		10	9,106	3,478	26.2	-16.2	59.5	-49.5

TOP RECREATION PRIORITIES

1. GYMNASIUM / MULTI-USE RECREATION CENTER

The highest recreational priority within the City is the need for an indoor recreation facility. Multi-use recreation facilities appeal to a broad audience, as they can service youth, adult, and senior programs as well as sport programs like basketball and volleyball.

2. SWIMMING/AQUATICS CENTER

Manteca's current aquatics center is undersized, outdated and does not meet all the needs of the community. There is need for a competitive aquatics center that can support recreational and sport programs, especially water polo.

3. MAINTAIN EXISTING PARKS

Maintaining the status quo and ensuring the City's current facilities are safe and functional was a top priority recognized by the community. Fixing or adding security lighting may help some parks.

4. PICKLEBALL

Manteca's current pickleball courts are very popular and there is clear need for additional courts to meet current and rising demand. Adding lighted courts around the City will help meet the demand of one of the U.S.'s fastest growing sports.

5. MORE FUNDING

The community recognized a need to scale up funding for park facilities and recreation programs, in order to maximize what the City already has.

6. TENNIS

Tennis remains a popular sport in Manteca, and there is need for several additional lighted courts. A facility large enough to host competitions can also help drive revenue within the City.

7. AMPHITHEATERS

A venue for outdoor performances, concerts, and live events can bring incredible value to a community. The City operates one amphitheater, which is not sufficient or flexible enough for the community's needs.

8. BETTER CITY COMMUNICATION

The City may get better participation in recreational facilities and programs if the community knew about all the opportunities the City currently offers. Improving communication strategies to advertise these programs can go a long way in the recreational offerings of the City.

9. CITY PROGRAMS FOR YOUTHS AND SENIORS

Multi-generational centers and programs are incredible valuable to the community. After-school and summer programs for youth are effective at engaging young people with the community. Seniors are one of the largest-growing demographics in the community. While the City currently operates one Senior Center, it does not meet the needs of the community. A new Senior Center and programming are desired.

10. ROLLER ARENA + SKATE PARK

The City lacks an appropriate place for outdoor rollerskating. A large, covered arena can be a flexible outdoor space for a variety of events, including rollerskating. Additionally, there is need for a new skate park. The City's current skate park is undersized and outdated.

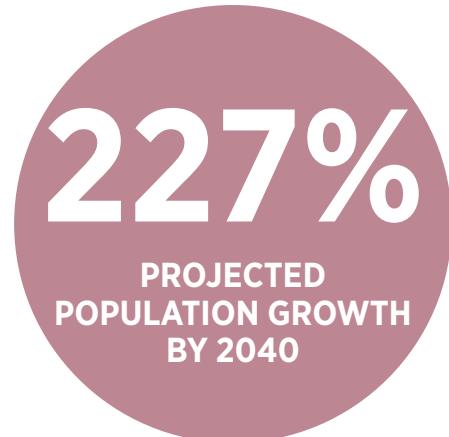
PROJECTED NEEDS

The City of Manteca is projected to grow nearly 227% by the year 2040, to a population of 206,882 residents. In order to meet the goal of five acres of parkland for every 1,000 residents, this will require the dedication of additional parkland as development occurs. Currently, Manteca is slightly under the goal, with only 5.7 additional acres needed to serve its current population of 91,055. Several parks are in development that will bridge that gap to meet the goal.

By 2040, Manteca will require an additional 579 acres of parks, for a total of 1,034 acres. There are several developments planned around the City that will bring additional neighborhood parks, but additional community and special-use parks will need to be added by the City in order to meet demand. The City currently has plans for a new roughly 80-acre community park and several special-use facilities such as an aquatics center that will help meet demand. Those facilities are discussed in the next section of this document.

Development of additional parks will ultimately entail an in-depth stakeholder process to determine specific programmatic elements on a project-by-project basis, but by establishing participation rate standards, the City can set minimum standards for Level of Service (LOS). By extrapolating current participation rates across projected growth patterns, we can determine how many additional facilities, programs, and amenities of each type will be required to meet the needs of the community.

Community engagement found that swimming, pickleball, and tennis are highly popular activities. The data also showed that though less widely participated in, roller sports had a high demand for new facilities. Youth and senior classes also show as an area of need.



CURRENT PARKLAND DISTRIBUTION

NEIGHBORHOOD PARKS

274.63 acres / (91,055 / 1,000) =
3.02 acres / 1,000 residents

COMMUNITY PARKS

84.79 acres / (91,055 / 1,000) =
0.93 acres / 1,000 residents

Special-use PARKS

91.81 acres / (91,055 / 1,000) =
1.01 acres / 1,000 residents

ATTACHMENT 2

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5.0 RECOMMENDATIONS

IN THIS SECTION:

- 5.1 RECOMMENDATIONS OVERVIEW
- 5.2 RECOMMENDATIONS FOR CURRENT AND FUTURE FACILITIES
- 5.3 ADDITIONAL FUTURE PARK OPPORTUNITIES

5.0 | RECOMMENDATIONS

5.1 RECOMMENDATIONS OVERVIEW

This section identifies potential opportunities to meet the park and recreation needs identified in the Needs Assessment (Section 4) of this Master Plan. These recommendations represent the findings and opinions/suggestions of the consultant and are not approved actions that the City is obligated to pursue or complete.

The adoption of the Master Plan and updated Fee Study does not obligate the City of Manteca to a specific annual funding commitment for implementing the recommendations outlined in the documents. The Master Plan is expected to be implemented over several years. Once adopted, updated Park Fees will be collected from new developments to support planning for project implementation. This process may involve additional feasibility studies for specific projects. Planning efforts will be addressed through the annual Capital Improvement Plan process. Potential funding sources could include partnerships, general or special taxes, special assessments, bonds, grants, operational revenue, and other methods.

To meet demand as the City grows, new facilities could be added at existing parks, currently planned parks, future unplanned areas, or new properties acquired for such purposes. This allows the City a variety of means for meeting the recreation needs of the community. Each facility and project would need to be evaluated on a case-by-case basis, through an extensive community process, to determine the how the facility can best meet and reflect the needs of the community. This Master Plan strives to identify opportunities to consider for the development of future parks and facilities to meet identified current and future recreation needs.

HIGHLIGHTS

- 131 new acres of community parks, 109 acres of special-use parkland, and 50 miles of new trails will be required to meet the needs of Manteca's growing population by 2040.
- Park development is recommended over three phases, from 1-5 years, 6-10 years, and 11-15 years.
- Facility upgrades and expansions are recommended at five existing community or special-use parks.
- A new 80-acre community park is in consideration to co-locate a variety of new recreation facilities and open space, along with a large, rentable, outdoor event venue.

Proposed recommendations are evaluated and selected through the City's annual Capital Improvement Project (CIP) budget and prioritization processes, which are subject to available funding. Once a project is selected, it follows a structured pathway that includes community to determine the specific amenities and design elements for each project.

OVERALL CONCEPT

The City of Manteca is projected to grow 227% by the year 2040, to a population of over 200,000 residents. In order to meet the goal of five acres of parkland for every 1,000 residents, this will require the dedication and development of 585 acres of additional parkland as development occurs.

Due to their specialized nature, the following section only provides recommendations for several

community and special-use parks that will help meet the projected needs. Additional community or special-use parks may be needed to maintain the City's goal of one acre of each park type for each 1,000 residents. It is important to note additional neighborhood parks will also need to be dedicated to keep pace with residential development. The City has clear guidelines to help with the development of neighborhood parks on a case-by-case basis. To meet the needs of the community, neighborhood parks should be developed at a scale to maintain three acres of parkland per 1,000 residents.

RECOMMENDED ACTIONS:

- The City should pursue opportunities to acquire new lands for the dedication of community and special-use parks.
- Parks should be planned and distributed throughout the City to provide equitable access to park and recreational facilities for residents.
- Increased trail connectivity and opportunities should be emphasized, focusing on corridors and links to adjacent natural open space, parks, schools, neighborhoods, and commercial areas.
- New residential development could be planned to include parks and recreation facilities that adequately serve the planned population and complement and enhance the City park system as a whole.
- Continue to provide parkland acreage quantities consistent with the City's overall standard of five acres per 1,000 residents broken down into each of the three categories:

Neighborhood Parks (3 acres per 1,000 pop.)

Community Parks (1 acres per 1,000 pop.)

Special-use Parks (1 acres per 1,000 pop.), with appropriate distribution throughout the community.

5.0 | RECOMMENDATIONS

EXISTING PARKS

5.2 RECOMMENDATIONS FOR CURRENT AND FUTURE FACILITIES

WOODWARD COMMUNITY PARK

710 EAST WOODWARD AVENUE

SIZE: 50.61 acres

Woodward Park is the premier community park in Manteca and the largest. As such, it provides immense recreational value, including soccer, picnic facilities, splash pad, and basketball. The addition of new lighted tennis courts and associated parking would provide a facility for competitive or recreational tennis in the middle of the City.

RECOMMENDATIONS



TENNIS COURTS

Addition of eight new lighted tennis courts.



ADDITIONAL PARKING

TIMELINE: 6-10 years

ESTIMATED COST: \$12,012,750

CURRENT PARK AMMENITIES



MULTI-USE FIELD
4 LIGHTED FIELDS



OTHER SOCCER FIELD
18 YOUTH FIELDS



PLAYGROUND
3 PLAYGROUNDS



FUTURE SPLASH PAD



FITNESS EQUIPMENT



COVERED
PICNIC AREA



BBQ
2 GRILLS



RESTROOMS



OPEN SPACE



PARKING

FIGURE 5-1 | WOODWARD PARK RECOMMENDATIONS



5.0 | RECOMMENDATIONS

EXISTING PARKS

NORTHGATE PARK

1750 HOYT LANE

SIZE: 15.11 acres

Northgate Park's fields are heavily used and in need of major renovation so it can continue to be a hub of league soccer activity. The fields need to be completely replaced with new irrigation, sod, and perimeter fencing. It is also recommended to renovate the two existing playgrounds and build a new, inclusive playground within the park. These actions would extend the function and ensure it continues to service the community.

RECOMMENDATIONS



FIELD IMPROVEMENTS

Replace 110,000 sf of sod turf and irrigation, provide new perimeter fence.



PLAYGROUND IMPROVEMENTS

New 7,000 sf inclusive playground and replacement of two existing playgrounds

TIMELINE: 1-5 years

ESTIMATED COST: \$3,972,582

CURRENT PARK AMMENITIES



MULTI-USE FIELD
2 LIGHTED FIELDS



BALLFIELD
3 LIGHTED BALLFIELDS



HORSESHOE
2 HORSESHOE PITS



VOLLEYBALL
1 SAND VOLLEYBALL COURT



PARKING



COVERED
PICNIC AREA



PLAYGROUND
1, AGES 2-5
1, AGES 5-12



BBQ
6 GRILLS



OPEN SPACE



RESTROOMS

FIGURE 5-2 | NORTHGATE PARK RECOMMENDATIONS



5.0 | RECOMMENDATIONS

EXISTING PARKS

**MARION ELLIOTT
PARK AND POOL**

245 S POWERS AVENUE

SIZE: 3.71 acres

Marion Elliott Park and Pool is beloved by the community and functions as the City's only public pool. As a result, it is heavily used and cannot fully meet the demand of the community. Conversely, the park's softball field is under-utilized. It is recommended that the park be renovated in two phases. The first phase would replace the softball field with new lighted pickleball courts and associated parking. Phase two should, once the new aquatics center is built, seek to fully renovate and rebuild the aquatics program. This would include a new competition pool, new recreational pool, pool building, and pool deck and lawn area.

RECOMMENDATIONS**PHASE 1**

Conversion of existing softball field into 12 new pickleball courts, court lighting, and associated parking

TIMELINE: 1-5 years**ESTIMATED COST:** \$6,568,300**PHASE 2**

Replacement of existing pool with new 25yd x 35m lap pool, recreational pool, equipment and locker building, lawn area, and associated sitework.

TIMELINE: 11-15 years**ESTIMATED COST:** \$24,924,239

CURRENT PARK AMMENITIES



POOL
1 LAP POOL
1 TOT POOL



BALLFIELD
1 LIGHTED BALLFIELD



RESTROOMS



PLAYGROUND
3 PLAY STRUCTURES



COVERED
PICNIC AREA



OPEN SPACE



BBQ
2 GRILLS



PARKING

FIGURE 5-3 | MARION ELLIOTT PARK AND POOL RECOMMENDATIONS



5.0 | RECOMMENDATIONS

EXISTING PARKS

MORENZONE AND UNION PARKS

307 NORTH UNION ROAD

SIZE: UNION ROAD PARK: 7.73 acres

SIZE: UNION ROAD TENNIS PARK: 1.6 acres

SIZE: MORENZONE: 3.30 acres

Morenzzone Field and Union Park are located near the golf course. Currently, Morenzzone Field's singular softball field is underutilized and difficult to maintain. Adjacent to Union Park, the City's Service and Maintenance Yard is at capacity and needs expansion. A portion of the park could be converted to additional storage for the Service Yard, while Morenzzone Field could be converted into an outdoor venue with support building and associated gardens. Such an event space could help generate revenue for the City.

RECOMMENDATIONS



EVENT VENUE

New Manteca event center for community programs and rentable for events.

TIMELINE: 11-15 years

ESTIMATED COST: \$18,354,000

CURRENT PARK AMMENITIES



TENNIS
6 LIGHTED COURTS



OPEN SPACE



BALLFIELD



RESTROOMS



PARKING
SHARED WITH GOLF COURSE

FIGURE 5-4 | MORENZONE AND UNION PARK RECOMMENDATIONS



5.0 | RECOMMENDATIONS

EXISTING PARKS

SPRECKELS PARK AND BMX TRACK

941 SPRECKELS AVENUE

SIZE: 9.9 acres

Manteca's current skate park is outdated and undersized. The location of the skate park prohibits expansion, so alternate sites will need to be considered. The open space at Spreckels Park could be one location for a new skate park. The size and location of the new skate park would be contingent on the ability to resize the existing drainage basin, which serves the region. Recent stormwater-management projects in the area may reduce the need for this basin, allowing for a new skate park. Spreckels Park's adjacency to the BMX track could be synergistic with a new use like a skate park.

RECOMMENDATIONS**NEW SKATE PARK**

30,000 sq ft skate park.
Contingent on resizing the current basin

**RESTROOMS****TIMELINE:** 1-5 yrs**ESTIMATED COST:** \$12,539,120

CURRENT PARK AMMENITIES

**BMX TRACK**

1,200FT LONG ABA BMX TRACK

**OPEN SPACE****PARKING**

FIGURE 5-5 | SPRECKELS PARK AND BMX TRACK RECOMMENDATIONS



5.0 | RECOMMENDATIONS

FUTURE PARKS

NEW COMMUNITY PARK

SITE NOT YET ESTABLISHED

EST. SIZE: 80 acres

The addition of new park sites and parkland will be necessary as the City grows, especially Community Parks, which are currently under the desired level of service. The City is considering acquiring land for a new Community Park in the northern region of the City, which could range from 50 to 80 acres in size.

This new community park would aim to create several amenities for the community that will support local and regional events, recreation, and possibly generate revenue.

A large portion of the park would be programmed for a new lighted soccer facility large enough to host local and regional soccer tournaments. The fields will be a mix of natural and synthetic turf fields to ensure all weather functionality. The natural turf soccer fields will also need to be designed to accommodate a regional drainage basin.

An outdoor event space and amphitheater would also be part of the park. The amphitheater will include seating for community-scale events, lighting, and sound, with an adjacent open space large enough for regional events of 20,000 people. This event lawn would be flanked by an arboretum and open space.

This park would also include a 4-court indoor gym, several playgrounds and picnic facilities, restrooms, outdoor fitness equipment, hardcourts for tennis, trails, and parking for 1,000 cars.



TIMELINE: Phased over 15 years

ESTIMATED TOTAL COST: \$141,028,760

PHASE 1 (1-5 yrs): \$84,140,643

PHASE 2 (6-10 yrs): \$48,881,773

PHASE 3 (11-15 yrs): \$8,006,344

FIGURE 5-6 | 80-ACRE PARK SITE PLAN



RECOMMENDED AMMENITIES

0' 100' 200'



AMPHITHEATER
1,000-seat capacity

BASKETBALL
4 outdoor courts

FITNESS
5 fitness stations
2,000 sq ft fitness/event pavilion

GYM
4 sport courts
40,000 sq ft

PICKLEBALL
12 courts

PICNIC SHELTER
3 shelters
1,200 sq ft each

PLAYGROUND
2 playgrounds, ages 2-5
2 playgrounds, ages 5-12

RESTROOMS
2 restroom buildings, in addition to gym restrooms

SOCER
12 High school level fields:
4 synthetic, 8 natural turf.
1 synthetic tournament field.
65x120 yd each.

TOURNAMENT FIELD HOUSE
4,000 sq ft

PARKING
1,029 total stalls

DRAINAGE BASIN
20 acres

PRIMARY CIRCULATION
SECONDARY CIRCULATION
1/3 MILE FITNESS LOOP

5.0 | RECOMMENDATIONS**FUTURE PARKS****NEW AQUATICS FACILITY**

SITE NOT YET ESTABLISHED

EST. SIZE: 5 acres

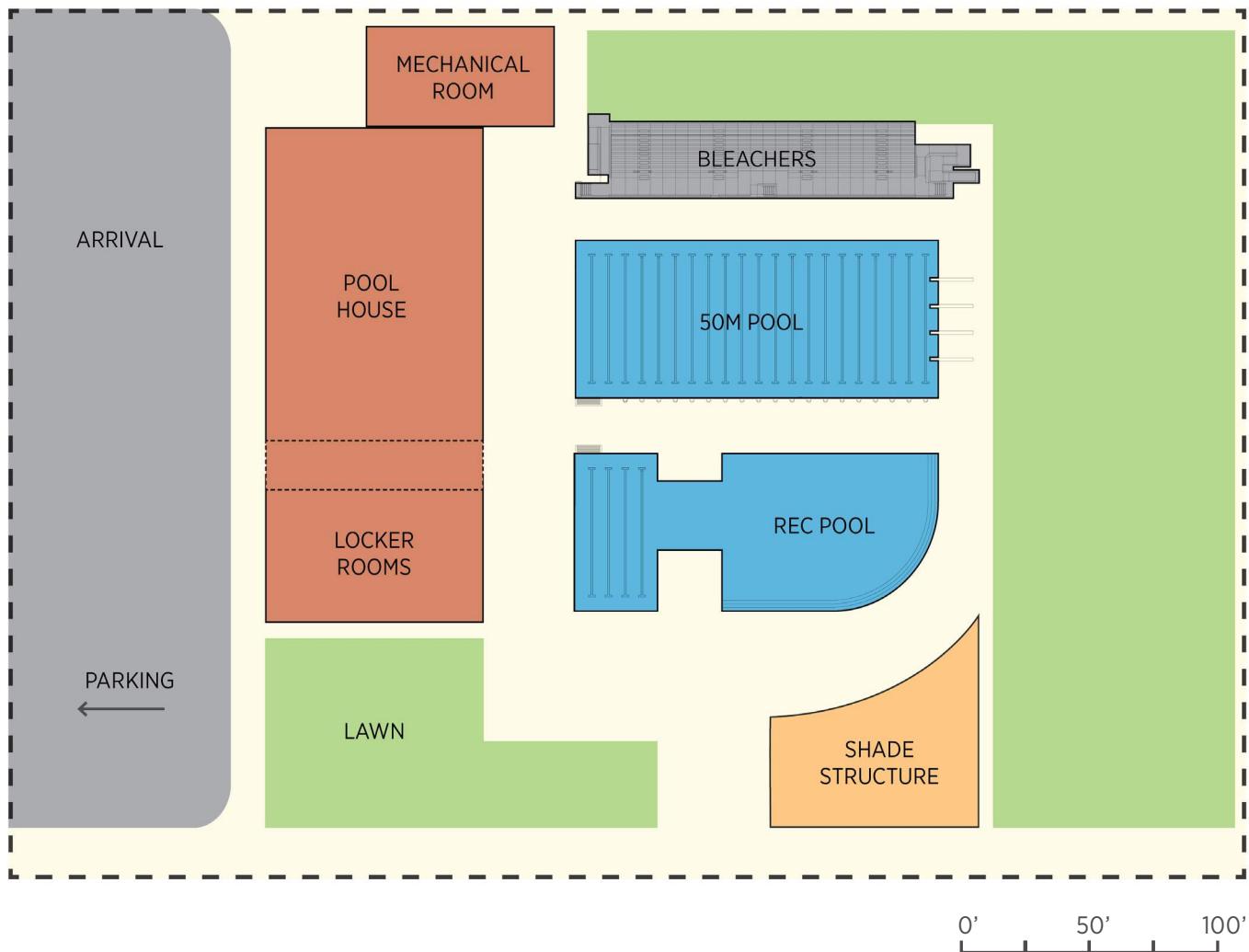
The city would like to develop a new aquatics center on a property within the city. The facility should be sized to meet the recreational and competitive swim needs of the community and region. A new 50 meter pool will accommodate competition swim, water polo, as well as educational and recreational swim programs.

Additionally, the center should include a recreational pool for community use. A new pool house, equipment room, lockers, and associated sitework should be part of the facility.

TIMELINE: 6-10 years

ESTIMATED TOTAL COST: \$47,417,122

FIGURE 5-7 | NEW AQUATIC FACILITY



RECOMMENDED AMMENITIES

 50M POOL AND REC POOL

 SHADE STRUCTURE

 POOL HOUSE

 OPEN SPACE

5.0 | RECOMMENDATIONS

NEW PARKS

5.3 ADDITIONAL FUTURE PARK OPPORTUNITIES

ADDITIONAL NEIGHBORHOOD PARKS

In order to meet a ratio of three acres of neighborhood park per 1,000 residents, 344.3 acres of additional neighborhood park(s) will be required by 2040. 100.5 of these acres can be met by currently planned parks and subdivisions, while the remaining 243.8 acres must be accounted for by build-out. The pace of neighborhood park development should match development pace of new homes, resulting in approximately 81.3 acres every five years.

TIMELINE: 1-15 years

ESTIMATED COST: \$196,620,000

ADDITIONAL COMMUNITY & SPECIAL-USE PARKS

While this plan identifies a new 80-acre park and several special-use facilities such as the Performing Arts Center or Senior Center, some additional acreage of each park type will be required to meet the needs of the community. Approximately 50 acres of community parks will be needed, and 92 acres of special-use parks. The following recommended facilities will offer an estimated total 25 acres of special-use parkland. This estimate is based on spatial requirements while the actual properties acquired for each facility may vary. A robust outreach program will be required to determine the specific amenities and purposes of each new facility.

NATURE-BASED PARK

EST. SIZE: 8 acres

Pursuant to General Plan Goal CF-4.7, priority should be given to the development of a new nature-based community park. This park can be developed as part of a conservation program for natural resource lands, and should provide unique opportunities for nature-based activities such as hiking, fishing, or wildlife viewing.

TIMELINE: 1-15 years

ESTIMATED COST: \$10,000,000

TRAILS

This document and the City's Active Transportation Plan identifies a need for additional biking and walking trails to better connect parts of the City. As development occurs, additional trails and linkages should be built.

TIMELINE: 1-15 years

ESTIMATED COST: \$68,320,000

SENIOR CENTER

EST. SIZE: 4 acres

The City needs to replace its aging Senior Center in order to continue to provide the level of service the community has grown accustomed to. The building would provide meeting and event space, meeting rooms, restrooms, parking and all associated sitework. This facility could be built at the current Senior Center site, or on a new site elsewhere in the City.

TIMELINE: 1-5 years

ESTIMATED COST: \$31,394,840

PERFORMING ARTS / LIBRARY

EST. SIZE: 4 acres

One of the needs identified by the community was a place for performing arts. A new 40,000 sf performing arts center and library/media resource center should be prioritized in the next 10 years. The City would need to evaluate options for locating this special-use facility, but likely would need to acquire new property.

TIMELINE: 6-10 years

ESTIMATED COST: \$92,356,780

COMMUNITY CENTER

EST. SIZE: 4 acres

The City is considering the construction of a new 20,000 sf multi-use Community Center. The building would provide meeting and event space, meeting rooms, restrooms, parking and all associated sitework. The City would need to evaluate potential sites for this facility, but would likely need to acquire additional property

TIMELINE: 1-5 years

ESTIMATED COST: \$23,180,000



ATTACHMENT 2

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6.0 FUNDING AND IMPLEMENTATION STRATEGIES



IN THIS SECTION:

6.1 Funding and Implementation Strategies

6.2 Park Impact Fee Nexus Study

6.1 FUNDING AND IMPLEMENTATION STRATEGIES

ROUGH ORDER OF MAGNITUDE ESTIMATE COST AND PHASING

In addition to assessing the current and future recreational needs of the community, a parks master plan should identify and plan for the potential cost of implementing the plan. This allows the City to seek funding opportunities to meet specific needs and to respond to available budget and economic pressures. A phased approach is critical to implementation, to reduce burden on the City and to create a long term vision that prioritizes development in order to meet the needs of the community.

The following section will look at construction estimates of probable costs for the park facilities identified in the previous sections. Project estimates are general in nature and developed to show estimated potential costs and/or range of costs. Costs should be considered as approximations of individual facilities and used for budgetary purposes. Actual project costs will depend on design, size of facility, additional support facilities, utilities, infrastructure, and environmental conditions, as well as site-specific conditions which require additional study and have not been evaluated by this Master Plan.

The following phasing plan is only recommended if financial resources are available. Implementation of park facilities can be re-ordered as priorities of the community change. To assess exact needs of the community, a robust community input process should be completed on a project-by-project basis.

In addition to the specific facilities mentioned in subsequent paragraphs, each phase will need to acquire and develop additional parkland for each park. For estimation purposes, a rough cost

PARKLAND DEVELOPMENT COSTS

NEIGHBORHOOD PARKS

Land acquisition: not included
Design & Construction: \$800,000/acre
Total: \$800,000/acre

COMMUNITY PARKS

Land acquisition: \$550,000/acre
Design & Construction: \$1,250,000/acre
Total: \$1,800,000/acre

SPECIAL-USE PARKS

Land acquisition: \$550,000/acre
Design & Construction: \$1,250,000/acre
Total: \$1,800,000/acre

per acre has been developed to account for the cost to acquire, design, and construct, in 2025 dollars, the generic acres of parkland. The cost of neighborhood parkland acquisition can usually be shared with home developers through in-lieu-of-fee mechanisms, and therefore only the cost of the design and construction for neighborhood parks is included. These parks have less intensive recreational requirements, which cost less to build. Therefore, neighborhood parks are calculated at \$800,000/acre.

Community and special-use parks require more intensive and specialized facilities, and thus have an elevated cost per acre, at \$1.25M/acre.

The cost estimate that follows includes all hard costs (construction) as well as soft costs (design, engineering, construction management and permitting costs) and land acquisition costs that are eligible under the AB 1600 and AB 602 legislation that provides the legal justification for Developer Impact Fees.

TABLE 6-1

CONSTRUCTION COST SUMMARY

BASE SCOPE ELEMENTS	TOTAL	
NEW 80-ACRE PARK	\$84,140,643	PHASE 1 (1-5 YRS)
NORTHGATE PARK TURF* AND PLAYGROUND RENOVATIONS	\$3,972,582	
MARION ELLIOTT PARK RENOVATION: PICKLEBALL AND PARKING	\$6,568,300	
SPRECKELS SKATE PARK AND RESTROOM	\$12,539,120	
NEW COMMUNITY CENTER	\$23,180,000	
NEW LINEAR PARKS AND TRAILS	\$17,080,000	
NEW SENIOR CENTER	\$31,394,870	
NEW 80-ACRE PARK	\$48,881,773	
NEW AQUATICS FACILITY: 50M POOL & REC POOL	\$47,417,122	
WOODWARD PARK TENNIS COURTS	\$12,012,750	
NEW PERFORMING ARTS & LIBRARY	\$92,356,780	PHASE 2 (6-10 YRS)
NEW LINEAR PARKS AND TRAILS	\$17,080,000	
NEW 80-ACRE PARK	\$8,006,344	
MORENZONE CONVERSION TO MANTECA EVENT CENTER*	\$18,354,000	
MARION ELLIOTT POOL RENOVATIONS	\$24,924,239	PHASE 3 (11-15 YRS)
NEW LINEAR PARKS AND TRAILS	\$34,160,000	
LAND ACQUISITION FOR COMMUNITY & SPECIAL-USE PARKS (TO BE SPLIT EVENLY AMONG EACH PHASE)	\$77,055,000	
NEIGHBORHOOD PARK DEVELOPMENT (TO BE SPLIT EVENLY AMONG EACH PHASE)	\$196,620,000	PARK DEVELOPMENT (ALL PHASES)
COMMUNITY AND SPECIAL-USE PARK DEVELOPMENT (TO BE SPLIT EVENLY AMONG EACH PHASE)	\$175,125,000	
TOTAL ESTIMATED CONSTRUCTION COST	\$930,568,525	

Costs given are in 2025 dollars. A detailed breakdown can be found in the estimate report located in the Appendix.

*Indicated projects are included in the total construction cost, but not as part of the fee nexus study

5.0 | FUNDING AND IMPLEMENTATION STRATEGIES



PHASE 1

1-5 YEARS

The first phase of development for parks and recreation facilities as identified in the 2025 Master Plan Update is planned to occur over the first five years, by the year 2030. Phase 1 should address some of the highest recreational needs identified in previous sections of this document. These most notably represent immediate needs/lack of facilities identified in the Needs Assessment, as in the case of pickleball, skate park, and soccer fields. The first phase of development within the 80-acre community park will occur, adding an amphitheater, outdoor event venue, and new soccer fields. Section 5 contains more in-depth descriptions of the specific recommendations for each park facility. Table 6-1 includes a breakdown of estimated costs per phase and facility.

SPECIFIC FACILITY COSTS: \$178,875,516

ADD'L PARK DEVELOPMENT COST: \$149,500,000

TOTAL PHASE 1 COST: \$328,375,516

PHASE 2

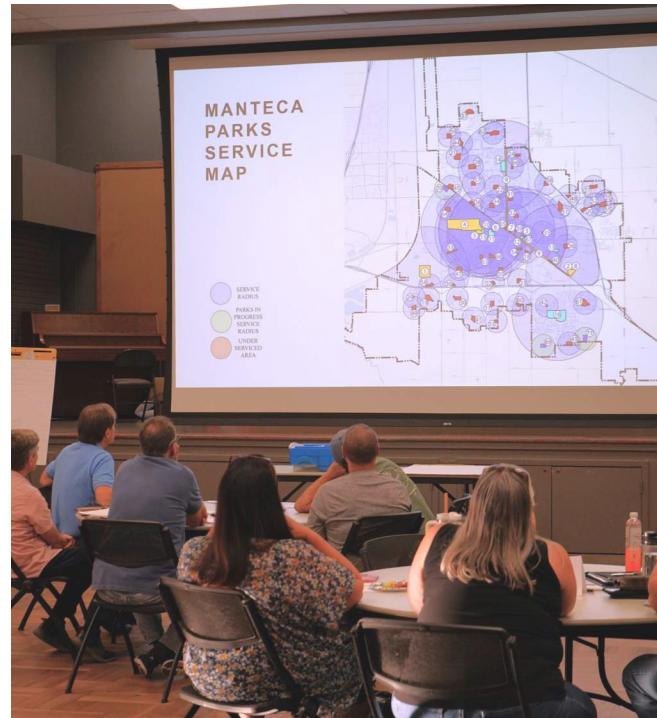
6-10 YEARS

The second phase will continue to develop the 80-acre community park, add new aquatics and performing arts centers, and add additional tennis courts to Woodward Park. Phase 2 for the 80-acre community park would include the development of a 4-court indoor gym. The aquatics center should support both recreational and competitive swim and include a 50 meter pool, a recreational pool, and new locker/pool building. The performing arts building should also include a library component to serve as a community hub for visual and performing arts. The City should also continue to develop additional neighborhood, community, and special-use parks as required to keep pace with development.

SPECIFIC FACILITY COSTS: \$217,748,426

ADD'L PARK DEVELOPMENT COST: \$149,500,000

TOTAL PHASE 2 COST: \$367,248,426



PHASE 3 11-15 YEARS

The third and final phase of development will complete the 80-acre community park, adding trails, parking, open space and outdoor basketball courts. Phase 3 should also look to convert under-utilized existing facilities into more functional amenities for the community. Morenzone Field should be converted from a softball field into a wedding and event venue with new building and gardens. The existing aquatics center at Marion Elliott Park should also be renovated to provide state-of-the-art swim facilities for the community. This shall include new lap swim pool and associated lawn area, new recreational swim pool, and a new pool/locker building. As with each previous phase, the city should continue to add parks as necessary to match growth patterns.

SPECIFIC FACILITY COSTS: \$85,444,583

ADD'L PARK DEVELOPMENT COST: \$149,500,000

TOTAL PHASE 3 COST: \$234,944,583

CAPITAL IMPROVEMENTS AND LAND-ACQUISITION COSTS

Capital cost estimates have been generated to indicate the value of new park acquisition and development needed to meet existing deficiencies and future needs, and are included in Appendix B. The figures in Table 4.4 represent the current deficiencies based upon the recommended park development shown in the Needs Assessment and the Goals, Policies and Actions Sections, and indicate impacts that new development will create in the City as new residents move into the area and impact recreation utilization.

Please refer to Section 3 of the Park Development Impact Fee Nexus Study prepared in conjunction with the Parks and Recreation Master Plan Update for expanded discussion of park acquisition and development fees, and the impacts new development will create.

6.2 PARK IMPACT FEE NEXUS STUDY OVERVIEW

The City currently collects park impact fees on new residential development. Additional parks and recreation facilities are required to serve the residents as development occurs within the City. Park impact fees fund the one-time cost of expanding the City's parks and recreational facilities in order to meet the impact of new development.

The City's Park Development Impact Fee Nexus Study Report (adopted by City Council in 2019) provides the legal and policy basis for the current impact fee structure. Currently, the City's park fee includes community parks, special-use parks, the aquatic center, a gymnasium, and the City's cost

to administer the program. It also includes the cost for land acquisition. Each developer is also currently required to continue to build and dedicate their neighborhood park facilities to meet the requirement of three acres per 1,000 residents.

Concurrent with this 2025 Master Plan Update the City hired Harris Associates to provide a new Park Development Impact Fee Nexus Study to establish new legal and policy basis for setting new park impact fees. State law (AB 1600) requires certain criteria be met in order to impose park impact fees.

Furthermore, additional legislation has been passed in recent years in an attempt to increase transparency and alleviate the housing crisis that California is experiencing. One of the most significant changes is the passing of AB 602, which was enacted by the State of California in 2021. AB 602 set a number of new requirements, including the requirement that agencies adopt a Capital Improvement Program (CIP) along with their nexus studies and that fees on residential units be collected on a per-square-footage basis unless the agency provides adequate justification as to why



TABLE 6-2

CONSTRUCTION COSTS ADJUSTED FOR IMPACT FEE

TOTAL ESTIMATED CONSTRUCTION COST <small>See Table 6-1</small>	\$930,568,525
PROJECTS EXCLUDED	TOTAL
NORTHGATE PARK TURF RENOVATIONS <i>Excluded sitework per Appendix B: Landscaping: natural turf, fences and gates Site lighting, including upgrading Musco lighting</i>	\$1,828,028
MORENZONE CONVERSION TO MANTECA EVENT CENTER	\$18,354,000
ADJUSTED CONSTRUCTION COSTS	\$910,386,497

Costs given are in 2025 dollars. A detailed breakdown can be found in the estimate report located in the Appendix.

collecting fees on a square footage basis is not appropriate for their jurisdiction.

Therefore, the Park Development Impact Fee Nexus Study has to demonstrate a reasonable relationship between new development and the need for new parks and recreational facilities as a result of that development. The fee cannot be used to address deficiencies or maintenance to existing public facilities, only new facilities. Table 6-2 lists projects that will be excluded from the Park Development Fee Nexus Study because they do not meet the requirements listed above. Subtracting these project costs from the total construction costs of the master plan offers an adjusted construction cost for use in the fee calculations.

The Park Development Impact Fee Nexus Study includes the analysis of the need for additional parkland and facilities to accommodate new development in the City and the fees that are necessary in order to ensure that new development provides adequate funding to meet

increased park needs. The Park Development Impact Fee Nexus Study uses the Existing Inventory Method methodology for calculating the fee. As stated in the “Impact Fee Nexus Study Template” prepared for the California Department of Housing and Community Development by Terner Center for Housing Innovation at UC Berkeley, with the Existing Inventory Method “New development will fund the expansion of facilities at the same standard as currently used to service existing development.” The fee is calculated based on a per capita basis, based on the existing improvements, to establish the existing level of service per capita. This figure can then be used to calculate impacts on the parks and recreation system.

The levels of service (LOS) per capita are determined by dividing existing total area of a park or facility into the population. The City’s existing level of service is 4.94 acres of improved parks.

Costs can then be determined using the estimated construction cost for a development project (new park or facility) and the LOS.

ATTACHMENT 2

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ATTACHMENT 2

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APPENDIX A - COMMUNITY ENGAGEMENT RESULTS



IN THIS SECTION:

A1. Focus Groups

A2. Community Workshop #1
Results

A3. Community Workshop #2
Results

A4. Community Workshop #3
Results

A1. FOCUS GROUPS

FOCUS GROUP #1: SENIORS AND VOLUNTEER ORGANIZATIONS

September 4, 2024. 10am - 11:30am

Topic #1: What characteristics make Manteca a great place to live, work and play?

Sense of community

Centrally located: Access to freeways and the surrounding regions

Surrounding landscape and water resources

Fruit stands: local and available fruits and vegetables

Lots of activities: skating, bike park

Agricultural diversity and ag. Programs at high schools (FFA)

Topic #2: What issues or challenges face Manteca's ability to be a great place to live work and play?

Communication from city about facilities and activities (NOTE: the city does do outreach via Facebook, Instagram, website, and a virtual newsletter. But not all residents, especially seniors, can access this)

Funding

Slow implementation of first master plan

The city needs to validate the usefulness of its amenities

Trail access finalized to Ripon/Stockton, Modesta & Stockton (did this belong to a different question?)

Access to open space and regional parks

Limitations for wellness programs (not enough space)

Topic #3: Are there any new recreation programs that seem to be needed in Manteca? Or expansions of existing recreation programs needed?

Water aerobics

Year-round aquatics programs

Theatre arts

Amphitheaters

Outdoor shuffleboard, bocce

Wheelchair basketball

More awareness of existing programs

More encouragement to utilize amenities

Adult league basketball program

More nature experiences

Topic #4: Are there any park facilities that seem to be needed or expanded in Manteca?

Gymnasium

Amphitheaters, especially ones that creatively use vacant space, like infiltration ponds. (See examples in Lathrop, Tracy, Stockton, Newman)

Community spaces need adequate:

Parking

Lighting for safety

Accessibility

Community wide rec ctr/gym/aquatic center, sports fields

Topic #5: How can Parks and Recreation make senior services and volunteering opportunities more effective?

Door to door transportation services for seniors to reduce isolation. Either a shuttle or expanded public transportation

More communication from the city

Local news could advertise what is already available to do at the senior center

Evening programs

More programs to encourage an “active senior lifestyle”, including transit, wellness center, exercise routes

Topic #6: How could the Senior Center functionality be improved?

Address the parking deficiency

Flow of building disturbs activities

More storage

Rental capacity impacted

Lobby is tight for ADA access

Scooter charging stations to they don't clutter other spaces

Parking at golf course and tennis center

Community residents are actively engaged

Lots of events

Commuters

Diversity

Topic #2: What are the challenges to Manteca's business and special events operations?

Commuters: on roads and weekends

Commuters tend to not be as engaged in city life, nor do they know about city events.

Lots of opinions

Traditional old ways

Access to information

Lack of engagement

Downtown parking

Vehicle dependent. Residents don't want to walk far to reach an event.

Resistance to change

Lack of facilities to keep pace with the growth

Challenge to maintain current funding for programs

Lack of performing art spaces

Lack of opportunity for arts

Lack of aquatic center

No place for water polo

Swim lessons are at capacity

Lack of year-round swimming

Unhoused community members

Parks being used beyond their original expectations

FOCUS GROUP #2: BUSINESS AND SPECIAL EVENTS

September 4, 2024. 1:30pm - 3pm

Topic #1: What characteristics make Manteca a great place to live, work and play?

Centrally located in the middle of the valley

Small town charm (and growing)

APPENDIX**Topic #3: What are some opportunities that can be used in Manteca to improve the special events and business community?**

Empty building reuse
Incubator - generate small businesses
Consistency in community building
Consistency in business hours (later hours when customers are present) (closed Tuesday, Wednesday?)
PBID?
Downtown feel is different
No gathering spot in downtown
Valid historic downtown offers big opportunity
FEZ is good opportunity
Needs revenue boosters
Measure Q is good momentum for opportunities

Topic #4: Are there any gaps in facilities in Manteca that you can identify?

Update the park impact fee
Measure Q
Surveying business owners collaboration
Look at hatch example?
Multi use rec center / sports / aquatics
Infill in existing buildings and spaces
Aquatic center for valley-wide events
Tournament level sports multi-use
Satellite rec buildings around town parks to have staff on-site
Splash pads at smaller neighborhood parks

Topic #5: Please identify any potential threats to success in Manteca

Traffic congestion
Lack of adequate police station
Cost increases for staffing, operations, and construction
Funding staff for operations
Development's fair share of infrastructure costs
Time (do things now)
Lack of awareness of arts positive impact of quality of life, economics, & sense of place

Topic #6: Improving efficiency

More volunteering opportunities with the city (although the parks and rec department already hosts 500 volunteers per year)
Opportunities to collaborate with outsourcing and space sharing
Cross pollination of information and resources
Access to restrooms in large parks
Mixers – chamber of commerce / Parks staff / program providers
Expand definition of 'library'
Cooking and nutrition
Community wellness center
More shade in parks, variety of picnic shelters, design for the heat, restrooms
Multi-purpose vision. Some of the more successful event centers offer space for multiple interest groups: West Sac Community Center, Elk Grove

FOCUS GROUP #3: SPORTS ORGANIZATIONS

September 4, 2024. 5pm - 6:30pm

Topic #1: Please provide your sport's focus and approximate size

Soccer:

Competitive 230 U8-U15/16 (500)

Rec 1036 U6-U14

Trending up now to pre-covid numbers

N.G.L.L. (Little League)

1 of 3 little league orgs in town

420 players

50 special-needs players in a Challenger League, which is a very fast growing program. Sprang from 16 to 50 participants in the past year!

6x11 teams, 30 14-15 year olds

= 450 to 500 total participants

Manteca Youth Softball

320-350 participants

Manteca Football Club

325 competitive soccer players

2-3 weekend tournaments a year, drawing teams and supports from across NorCal.

Attracts around 4,500 people

Manteca Dolphins

186 swimmers

Tennis

40-60, 60-80 participants

80-120 during tournaments

Skateboard

Including roller blading and freestyle bikes

BMX

hosts 75-150 racers, 700?

Draws people from the Bay, Sacramento, across the valley.

Is the only public BMX track around

Topic #2: What characteristics make Manteca a great place to live, work and play?

Central location to whole of Norcal

Freeway access

7 million people between Sac-Merced

Small town feel

Nice place to live, parks

Shade in parks

Youth sports & participation

Extra lessons

Multiple sports

Variety of activities

Inclusion – residents are engaged

Good fund raising

Topic #3: What issues or challenges face Manteca's ability to be a great place to live work and play?

Traffic

Bottleneck of leadership

Growth pains

Amenities keeping pace with growth

Covid impacts

Under amenitized small parks

Permitting process too cumbersome

Funding

Vandalism and homelessness

Maintenance

APPENDIX**Topic #4: What are the best sports facilities in Manteca?**

- Tennis center
- Woodward park
- Shasta park
- Morenzone Ballfield
- BMX track
- Solera
- Chadwick

- 3 pool complex
- Concessions
- Tournament complex
- ADA access
- Measure Q
- Tennis and pickleball complex

Topic #5: What are the worst facilities in Manteca?

- Northgate (softball and baseball, overused for soccer)
- Skatepark
- Primavera
- Dutra
- Library
- Basin sites

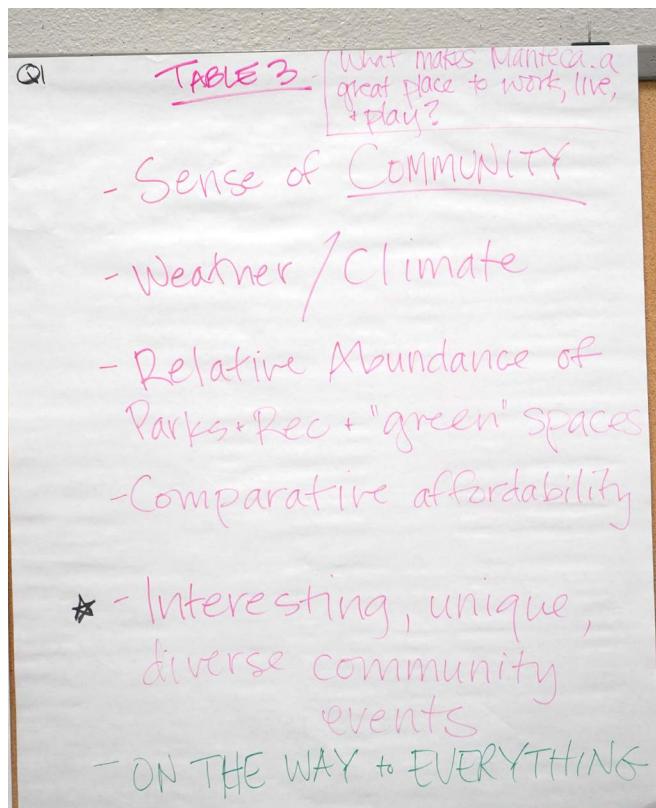
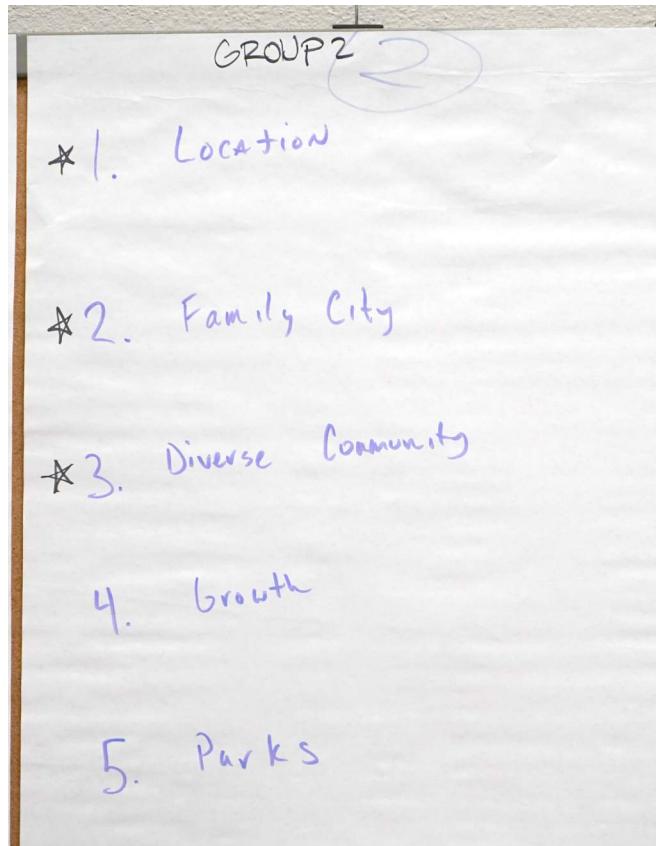
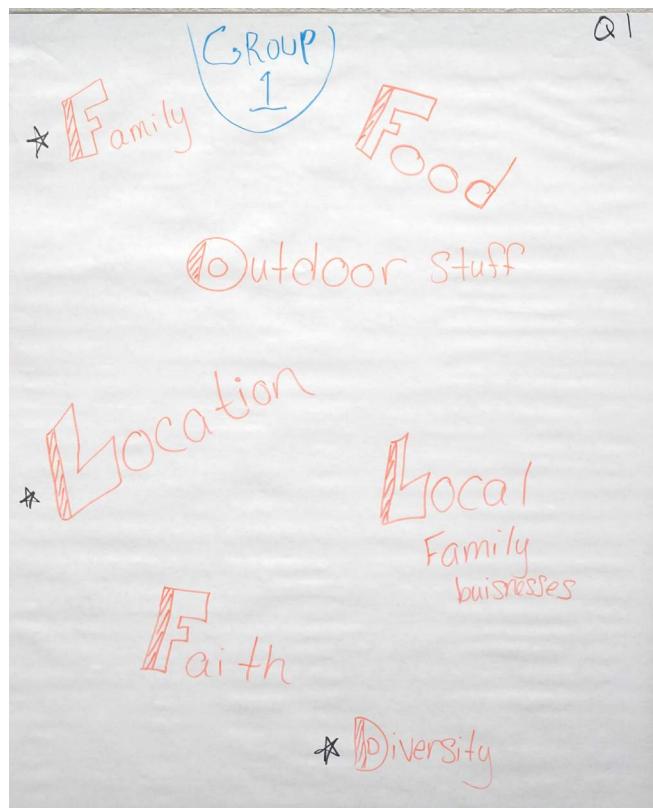
Topic #6: What are top opportunities for improving sports in Manteca?

- Raise funding
- Accessibility
- Get more facilities
- Approval to add shade
- Better communication
- Practice backstops in parks
- Permanent soccer goals
- Lights
- Utilize indoor surplus buildings for rain proof practices
- Lights at M pool
- Storage containers
- Deep pool for polo and diving

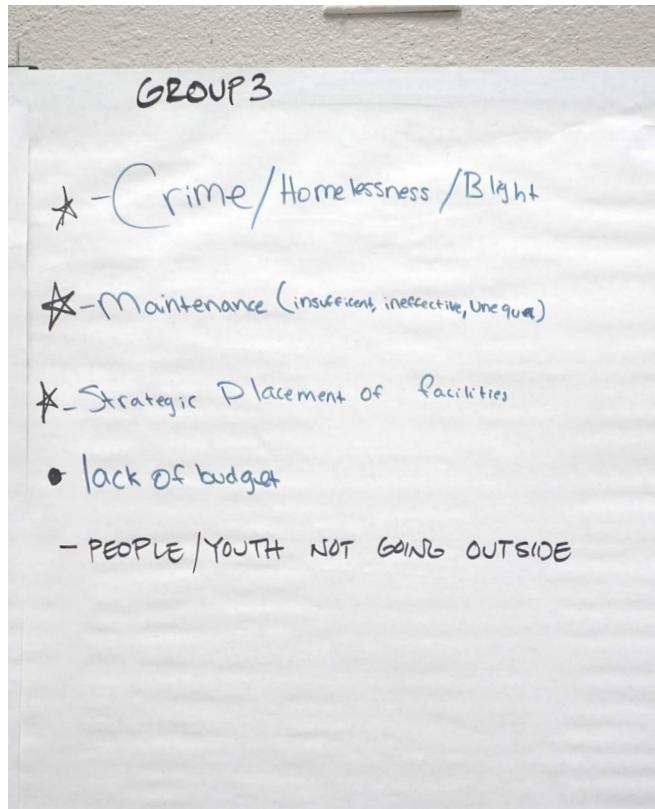
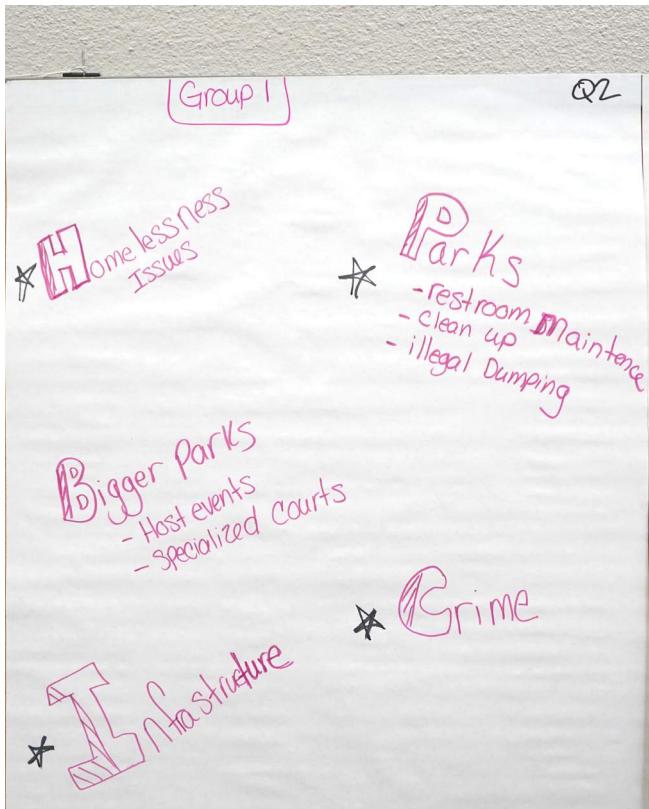
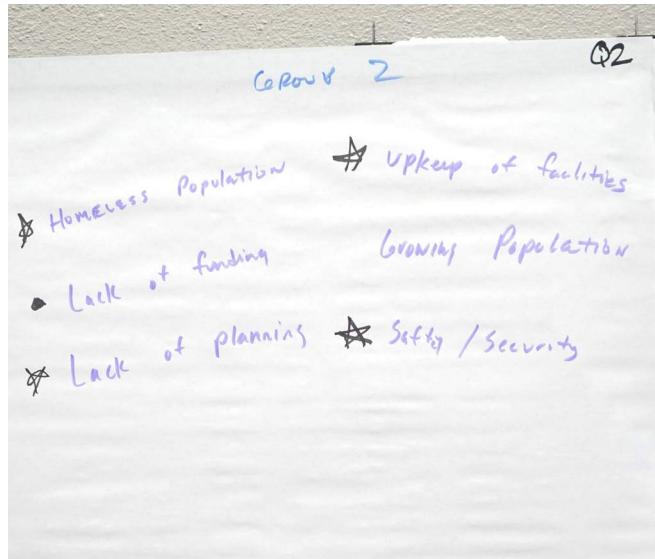
A2. COMMUNITY WORKSHOP #1 RESULTS

September 12, 2024. 6-8pm

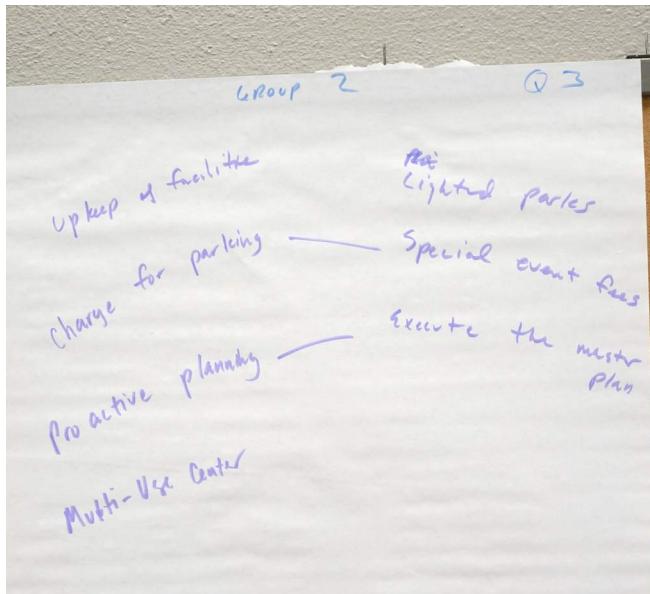
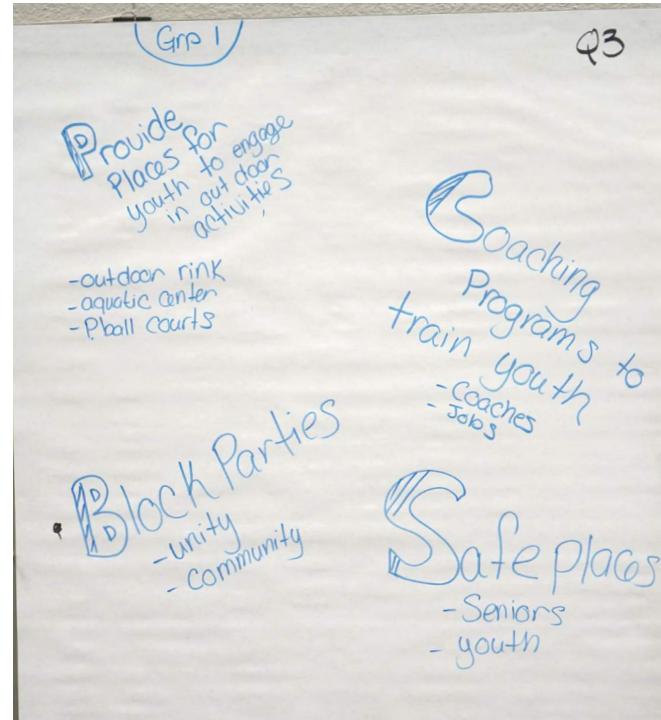
Q1. What are the TOP 5 most important community characteristics that make Manteca a great place to live, work, and play?



Q2. What are the TOP 5 issues or trends that may be negatively impacting those important community characteristics and should be considered in the Parks and Recreation Master Plan?



Q3. What ROLE can parks, recreation and community services play in addressing those issues, and support the community characteristics that make Manteca a great place to live, work and play?

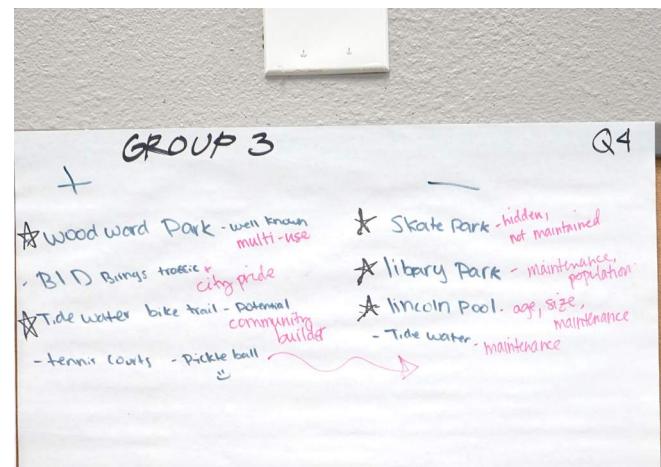
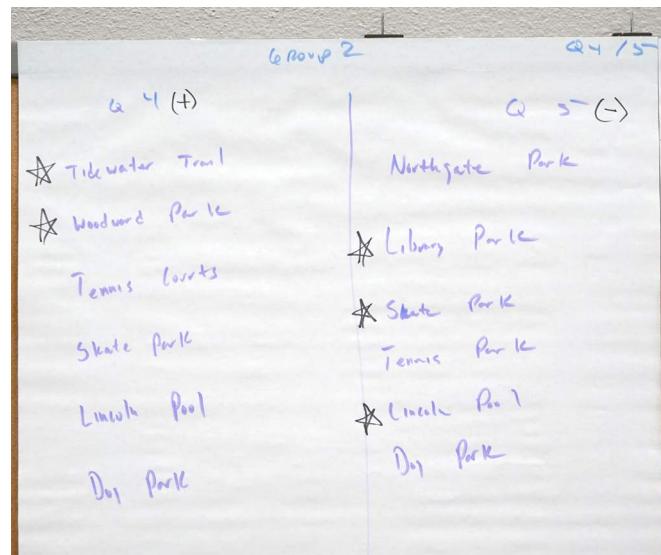
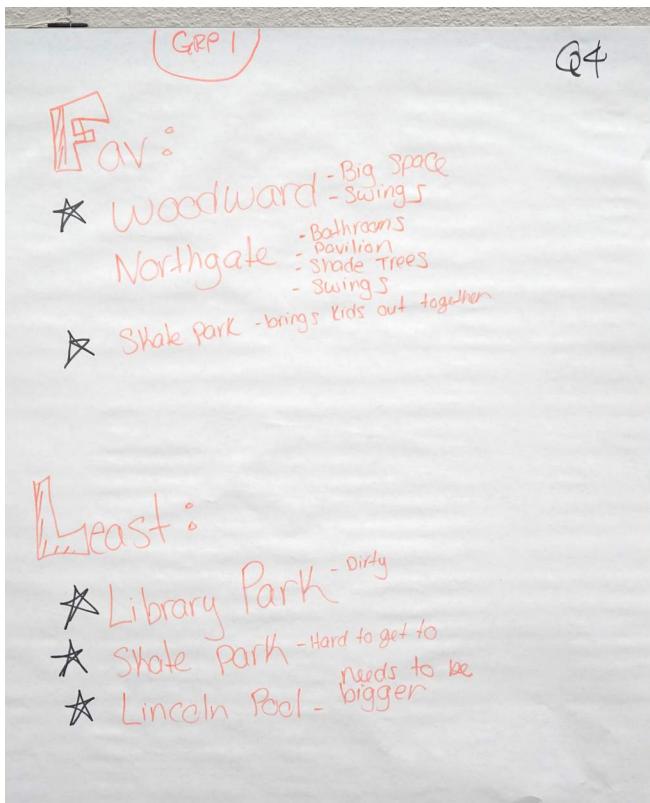


Q3 GROUP 3

- Community Outreach
- investigating & pursuing funding options
- maximizing social media presence
- Partnering with other ~~agencies~~ agencies & institution
- City pride & socialization.

Q4. What are your FAVORITE parks and recreation facilities in the City of Manteca? Why?

Q5. What are your LEAST favorite parks and recreation facilities in the City of Manteca? Why?



Q6. What are the MOST IMPORTANT parks and recreation needs in the City of Manteca?

WHAT WE NEED : GRP5 Q5

- ★ Pools/ Aquatic features!!
- Pickleball courts /
- Walled skate/soccer/roller hockey facility
- Performance Spaces (AmphiTheaters community concerts, performances, presentations, etc.)
- Program offerings of varying types

Group 2 Q4

Multi-Use ^{REC.} Center (PICKLEBALL)

★ Aquatic Center

Safety / Security

Dog Park

Skate Park

9

Group 1 Q5

Advertise + Host old school games

↑
↓

Youth Programs

★ Kate Park

① Pickleball Court (Large) complex

★ Aquatic Center
- Pool
- waterslides

Bike/Walking Trail

APPENDIX

TABLE A-1

INDIVIDUAL RESPONSES - WORKSHOP 1

Q1: What are the TOP 5 most important community characteristics that make Manteca a great place to live, work, and play?	Q2: What are the TOP 5 issues or trends that may be negatively impacting those important community characteristics and should be considered in the Parks and Recreation Master Plan?	Q5: What ROLE can parks, recreation and community services play in addressing these issues and support the community characteristics that make Manteca a great place...?
Family, faith, friends, fun, freedom, food, fitness	The homeless people: can we help them detox and find structure in their lives through family, friends and churches?	Keep it family friendly and safe. Help the homeless and drug addicts via churches, family and friends.
Small town, big old shade trees, open spaces, local family businesses, farming	Growing too fast, space to host events, space to host city sports teams, homelessness, dumping	Build outdoor spaces for team sports (not everyone makes high school sports team). Places for kids to work, like lifeguard or at a rec center. Coaching programs.
Relatively high number of green spaces. Parks are abundant. Proximity to big-draw locations (Sierras, Pacific Coast). Climate. Diversity in populations.	Rapid growth, crime/homelessness/blight, funding/economy. Trend toward indoor/online entertainment (which works against the community). Maintenance (insufficient, ineffective). Strategic placement.	Community outreach (what we are doing here and now, listen to voices, monitor trends). Partner with other community institutions (law enforcement, education, etc) to maximize cooperation and bye-in. Investigating and pursuing various funding streams. Maximize social media for communication.
Abundance of parks, sense of community (unity), community events.	Homelessness and blight. Lack of correct maintenance. Geography (appropriate location of services).	Community outreach (like this meeting). Data on local usage and need. Find new sources of funding.
Family city, central location, diversity, weather lends to going outdoors.	Homelessness, video games, anti-social, vandalism, maintenance (new vs. old), School vs city.	Parks and Rec plays a role in socialization, meeting neighbors, health and wellness
Diverse population, parks and rec activities	Growing population, lack of modern facilities, homeless population, lack of funding	Build new facilities. Renovate old facilities. Build multi-generation centers. Build aquatic center. Raise taxes. Raise fees. Carry out the master plan. Update the master plan.
Location, work, small town feel, family, farming community	Costs, inflation, growth of the city, maintenance, replacement, etc.	Upgrade facilities, multi-use facilities, lighted parks, turf facilities for winter sports, special events (with parking fees)
Friendly people. Beautiful parks. Affordable comparatively.	Cost of maintenance to physical decay. Inequality/desirability of old areas vs. new. Lack of bathrooms. Homelessness.	More after-school programming and leagues, ie summer day camps.
Family city, wonderful community, lots of growth allows for great work.	Skatepark in disrepair (action sports). Dog park. Lack of aquatics. Lack of maintenance. Community safety.	Mental health/wellness. Social wellness. Family and friend bonding. Release and absorb energy.
Activities/opportunities to engage with other residents to develop relationships. "Community building". Can work and live as easily as play.	Decreased opportunities for recreation as population increases. Aging infrastructure of parks. Lack of space to expand or build a new rec facility. Lack of safe bike lanes to connect to city. Cost of parks and Rec.	Upkeep (ex. Lights at tennis courts). Actively plan for new facilities. Listen and survey to find out the needs of the community. Community center.
Helpful citizens for animals (?). Nice parks for the kids to play. Great food places. Still has a small fell compared to the Bay.	Building too much without updating existing first. Planning more community events. More unique activity centers to keep community tight. Adding more trails for community.	Community outreach. Secure funding possible grants. Planning accurately. Working with other departments. More social media presence for attention!
Location to a variety of recreation	N/A	More funding.
Weather, lack of crowds, cost of living.	Existing parks need to be maintained much better. We have the weather but lack enough infrastructure to 'play'. Need oversight and supervision over construction or maintenance.	Built a sense of community (meeting new people). City pride (wow, Manteca has such great parks with so much to do)

ATTACHMENT 2

Q5: What are your FAVORITE parks and recreation facilities in the City of Manteca? Why?	Q5: What are your LEAST favorite parks and recreation facilities in the City of Manteca? Why?	Q6: What are the MOST IMPORTANT parks and recreation needs in the City of Manteca?
Pickleball courts! Why: fun with friends and fitness	I like them all	More pickleball courts!!! It's the fastest growing sport in America.
Northgate (big trees and swings). Woodward (open space and still has swings)	Woodward (soccer season). Lincoln Pool (we need a bigger pool). Library Park	Pool/Aquatic center. Why: Only 1 current pool, not big enough for the growth of our city. High school pools are busy with high school sports. Creates jobs for youth.
Woodward park (close to home, multi use, recognizable, well known). Big League Dreams. All pool facilities! (city and school, etc. Much needed in our climate). Neighborhood parks with good gathering spaces. Tidewater (love the potential). Tennis courts.	Tidewater (maintenance). Skate park. Lincoln pool (too small). Library park.	Pools - our city facilities are woefully inadequate and we have many interested citizens. Accessible facilities, indoor and outdoor. Performance spaces for community concerts, presentations, etc. Court spaces (ie pickleball)
Pools (need one in all corners, 3 more). Exercise facilities. Amphitheater/stage for community events.	Library Park	Pools! Outdoor community gathering amphitheater. Pickleball. Exercise equipment.
Tennis courts (pickleball). Woodward/ grandkids soccer. Northgate little league /pavilion.	Library Park	Pickleball with dedicated courts and lights. Aquatic center, water park
Senior center, lincoln pool, Woodward park	Library park, S Lincoln park.	Aquatic center/pools/ water play. Multi-use facilities. Safety and security.
Woodward Park = soccer fields and walk path. Parks and Recreation, Boys and Girls Club. BMX (kept very good).	Northgate (big holes), library park (homeless)	Multi-use facility community center. Sports complex = fenced in = north gate upgrade. Long term goal on master plan. Aquatic center. Upgrade the ones we have
Woodward park (shade, for walking, jogging, dog training)	none	Pool (work with schools). More programming - e.g. summer programs. Shade structure with tables.
Skatepark (mental wellness, socialization, physical fitness). Dog park (great for our pets). Playgrounds (great for children)	Skatepark (5k sqft small, no water, restrooms). Library (homelessness)	Skatepark (current skatepark is 5k sqft while 10k sqft is recommended per 25k residents. Current skatepark has harsh terrain, compacted, inaccessible, no water or restrooms). Aquatics (lack of space and facility). Dog Park (more than current). Diverse and specialty parks, multi-use facilities.
Tennis courts at Golf course are lighted, can play pickleball. Tennis courts at Library Park, can play pickleball. Tidewater trail, can bike across some of the city safely.	Tennis courts at Union Park are too crowded and lights keep breaking. Library Park feels unsafe.	A community center that supports multiple recreational activities. Pool. Tennis/pickleball. Fields. Skate park. Baseball. Volleyball.
Big league dreams is very nice and brings a lot of people. Bike trails are nice.	Skatepark (needs a lot of updates and growth). Library park (needs updates as well).	Skate park. Lincoln pool. Library Park
Tidewater trail/tracks	Library Park. Dog park.	Multi use center that can be used year round.
Tidewater trail	Tidewater trail (maintenance)	Dedicated pickleball courts. Walled skate, soccer, roller hockey rink. Shared highschool and city resources.

APPENDIX

Photos below of discussion between attendants of Community Workshop 1 on September 12th and Workshop 2 on October 3rd.



A3. COMMUNITY WORKSHOP #2 RESULTS

October 3, 2024. 6-8pm

MANTECA PARKS AND REC MASTER PLAN UPDATE		TABLE 1
WORKSHOP 2 LIST OF REQUESTS		
The following compiles all comments on Manteca programs and facilities during the course of focus group meetings and workshop 1 as part of the 2024 Master Plan update.		
(6) Recreation Facilities		(5) Community-wide services suggestions
<ul style="list-style-type: none"> Upgrade aging park amenities More amphitheaters More bike lanes and infrastructure for bike safety More trails More nature experiences Gymnasium Multiple uses of infiltration basins across town. More lighting for safety Better accessibility at city facilities Senior center upgrades: more storage and an ADA accessible lobby Multi-use community center 3-pool Aquatics Center <ul style="list-style-type: none"> Water aerobics Water polo Water park Splashpads Outdoor shuffleboard Bocce ball Exercise equipment Volleyball courts Pickleball Courts Roller hockey rink Wellness center <ul style="list-style-type: none"> More parking at city parks and facilities More restrooms in community parks City-run tournament sport field complex More shade in parks More practice backstops in neighborhood parks for baseball and softball Permanent soccer goals in select parks Synthetic turf fields for winter sports Concessions stands at major tournament parks More sport amenities in smaller, neighborhood parks TENNIS COURTS <ul style="list-style-type: none"> CRICKET DOG PARK 		
<ul style="list-style-type: none"> More volunteering opportunities with the city Community concerts Other special events Neighborhood block parties Host old-school games: hopscotch, jump rope, etc ACTION SPORTS LESSONS <ul style="list-style-type: none"> YOUTH IN DISABILITY PICKLEBALL LESSONS 		<ul style="list-style-type: none"> Reuse vacant buildings for basic services Reuse vacant buildings for performing art spaces Reuse vacant buildings for rainy day sports practice More consistent business hours Collaboration between Manteca businesses Create a gathering space downtown Satellite recreation buildings to have staff on-site at community parks Expand homelessness programs Prevent vandalism More communication from the city about their programs and amenities Improve police station Charge more for parking to raise funds Safe spaces for youths and seniors outdoors City better utilize social media for outreach Expand the Manteca library to incorporate more resources and basic needs beyond books Door to door transportation services for seniors to reduce isolation.
(3) Recreation Programs		(2) Existing Parks/facilities to renovate/expand:
<ul style="list-style-type: none"> Cooking and nutrition programs Jobs for youths Coach-training program Summer camps Wheelchair basketball Adult league basketball program Evening senior programs Theatre art programs Year-round aquatics programs More volunteering opportunities with the city Community concerts Other special events Neighborhood block parties Host old-school games: hopscotch, jump rope, etc ACTION SPORTS LESSONS <ul style="list-style-type: none"> YOUTH IN DISABILITY PICKLEBALL LESSONS 		<ul style="list-style-type: none"> Dog Park Dutra Park Library Park Lincoln Pool Northgate Park Primavera Park Skatepark Tidewater Trail Tennis Courts at Union Park Woodward Park City-wide trails Open space LIBRARY TENNIS COURTS
		VETERINARIAN DAY IN THE PARK

TABLE 2

MANTECA PARKS AND REC
MASTER PLAN UPDATEWORKSHOP 2
LIST OF REQUESTS

The following compiles all comments on Manteca programs and facilities during the course of focus group meetings and workshop 1 as part of the 2024 Master Plan update.

(1a) Recreation Facilities

- • Upgrade aging park amenities
- • More amphitheaters
- • More bike lanes and infrastructure for bike safety
- • More trails
- • More nature experiences
- • Gymnasium
- • Multiple uses of infiltration basins across town.
- • More lighting for safety
- • Better accessibility at city facilities
- • Senior center upgrades: more storage and an ADA accessible lobby
- • Multi-use community center
- • 3-pool Aquatics Center
 - Water aerobics
 - Water polo
 - Water park
 - Splashpads
 - Outdoor shuffleboard
 - Bocce ball
 - Exercise equipment
 - Volleyball courts
- • Pickleball Courts
- • Roller hockey rink
- • Wellness center
- • More parking at city parks and facilities
- • More restrooms in community parks
- • City-run tournament sport field complex
- • More shade in parks
 - More practice backstops in neighborhood parks for baseball and softball
 - Permanent soccer goals in select parks
 - Synthetic turf fields for winter sports
 - Concessions stands at major tournament parks
- • More sport amenities in smaller, neighborhood parks
- • **TENNIS COURTS**
 - CRICKET
 - DOG PARK

(3) Recreation Programs

- Cooking and nutrition programs
- Jobs for youths
- Coach-training program
- Summer camps
- Wheelchair basketball
- Adult league basketball program
- Evening senior programs
- • Theatre art programs
- Year-round aquatics programs
- More volunteering opportunities with the city
- Community concerts
- Other special events
- Neighborhood block parties
- Host old-school games: hopscotch, jump rope, etc
- • **ACTION SPORTS CLASSES**
- • **YOUTH W/ DISABILITIES PROGRAMS**
- • **DISCREET LEAGUE**

(5) Community-wide services suggestions

- Reuse vacant buildings for basic services
- • Reuse vacant buildings for performing art spaces
- • Reuse vacant buildings for rainy day sports practice
- • More consistent business hours
- • Collaboration between Manteca businesses
- • Create a gathering space downtown
- • Satellite recreation buildings to have staff on-site at community parks
- • Expand homelessness programs
- • Prevent vandalism
- • More communication from the city about their programs and amenities
- • Improve police station
- • Charge more for parking to raise funds
- • Safe spaces for youths and seniors outdoors
- • City better utilize social media for outreach
- • Expand the Manteca library to incorporate more resources and basic needs beyond books
- • Door to door transportation services for seniors to reduce isolation.

(3) Existing Parks/facilities to renovate/expand:

- Dog Park
- Dutra Park
- • Library Park
- Lincoln Pool
- Northgate Park
- Primavera Park
- Skatepark
- Tidewater Trail
- • Tennis Courts at Union Park
- Woodward Park
- City-wide trails
- Open space
- • **LIBRARY COURTS (TENNIS)**

• VETERINARY DAY
IN THE PARK.

MANTECA PARKS AND REC
MASTER PLAN UPDATEWORKSHOP 2
LIST OF REQUESTS

The following compiles all comments on Manteca programs and facilities during the course of focus group meetings and workshop 1 as part of the 2024 Master Plan update.

TABLE 3

(10) Recreation Facilities

- ★ Upgrade aging park amenities
- ★ More amphitheaters
 - More bike lanes and infrastructure for bike safety
 - More trails
 - More nature experiences
 - Gymnasium
- ★ Multiple uses of infiltration basins across town.
 - More lighting for safety
- ★ Better accessibility at city facilities
- ★ Senior center upgrades: more storage and an ADA accessible lobby
- ★ Multi-use community center
- ★ 3-pool Aquatics Center
 - Water aerobics
 - Water polo
 - Water park
 - Splashpads
 - Outdoor shuffleboard
 - Bocce ball
 - Exercise equipment
 - Volleyball courts
- ★ Pickleball Courts
- ★ Roller hockey rink
 - Wellness center
 - More parking at city parks and facilities
 - More restrooms in community parks
 - City-run tournament sport field complex
- ★ More shade in parks
 - More practice backstops in neighborhood parks for baseball and softball
 - Permanent soccer goals in select parks
 - Synthetic turf fields for winter sports
 - Concessions stands at major tournament parks
 - More sport amenities in smaller, neighborhood parks
- TENNIS COURTS
- CRICKET
- DOG PARK

(3) Recreation Programs

- Cooking and nutrition programs
- Jobs for youths
- Coach-training program
- Summer camps
- Wheelchair basketball
- Adult league basketball program
- Evening senior programs
- Theatre art programs
- ★ Year-round aquatics programs
- More volunteering opportunities with the city
- ★ Community concerts
 - Other special events
 - Neighborhood block parties
 - Host old-school games: hopscotch, jump rope, etc
- ★ ACTION SPORTS VENONS
- ★ YOUTH W/ DISABILITIES PROGRAMS

(5) Community-wide services suggestions

- ★ Reuse vacant buildings for basic services
 - Reuse vacant buildings for performing art spaces
 - Reuse vacant buildings for rainy day sports practice
 - More consistent business hours
 - Collaboration between Manteca businesses
- ★ Create a gathering space downtown
 - Satellite recreation buildings to have staff on-site at community parks
- ★ Expand homelessness programs
 - Prevent vandalism
- ★ More communication from the city about their programs and amenities
 - Improve police station
 - Charge more for parking to raise funds
 - Safe spaces for youths and seniors outdoors
- ★ City better utilize social media for outreach
 - Expand the Manteca library to incorporate more resources and basic needs beyond books
 - Door to door transportation services for seniors to reduce isolation.

(3) Existing Parks/facilities to renovate/expand:

- Dog Park
- Dutra Park
- ★ Library Park
- ★ Lincoln Pool
 - Northgate Park
 - Primavera Park
 - Skatepark
- ★ Tidewater Trail
 - Tennis Courts at Union Park
 - Woodward Park
 - City-wide trails
 - Open space
- LIBRARY TENNIS COURTS

. VETERINARY DAY
IN THE PARK

A4. COMMUNITY WORKSHOP #3 RESULTS

October 22, 2024. 6-8pm

Work within your group to envision facilities for a future 80-acre community park.

Requirements:

- Parking for at least 1000 vehicles
- Space for at least 25 acres of drainage basin

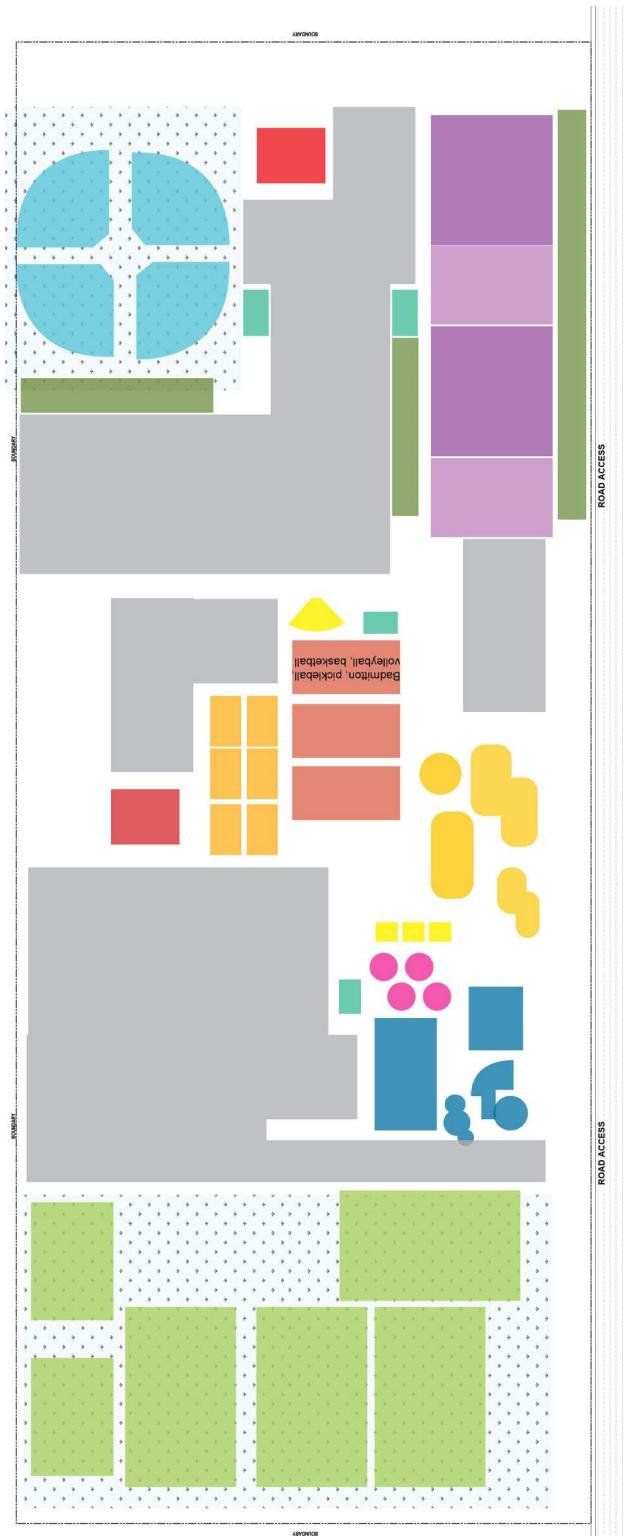
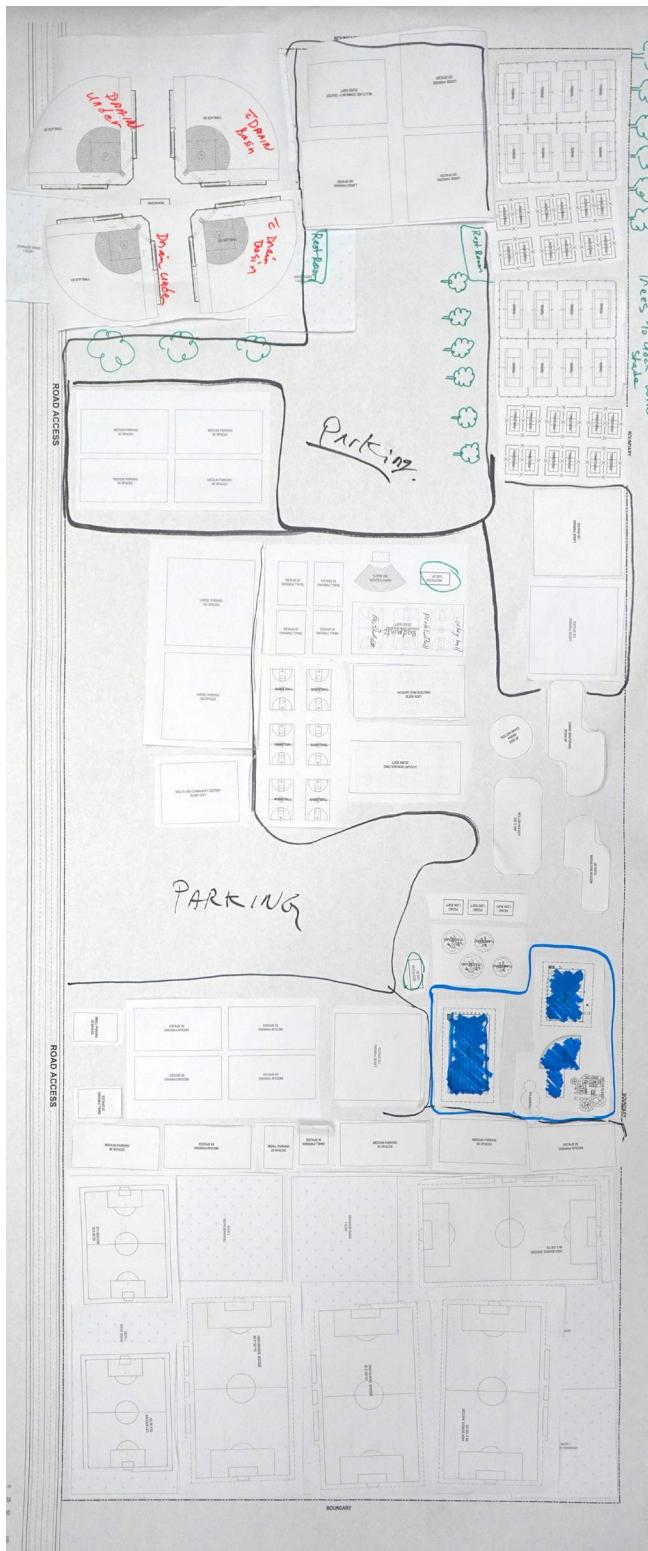
Recommended: choose facilities that respond to the priorities selected in Workshop 2

LEGEND

 AMPHITHEATRE	 DOG PARK	 PLAYGROUND
 BALLFIELD	 GYM	 POOL/AQUATICS
 BASKETBALL	 PICKELBALL COURTS	 RESTROOM
 MULTI-USE COMMUNITY CENTER	 PICNIC SHELTER	 ROLLER SKATE ARENA
 SKATEPARK	 PARKING	
 SOCCER		
 SPLASHPAD	 DRAINAGE BASINS	
 TENNIS		

ATTACHMENT 2

FIGURE A-1 | WORKSHOP 3 - GROUP 1



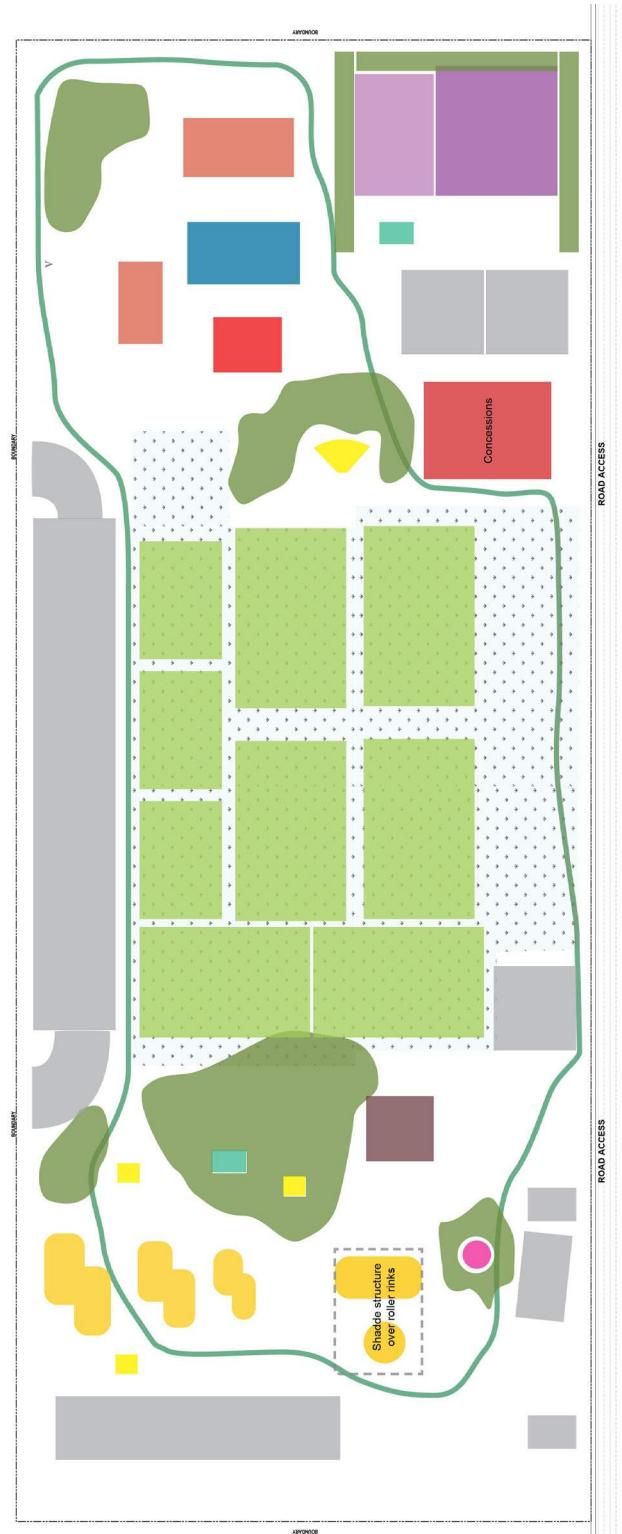
APPENDIX

ATTACHMENT 2

FIGURE A-2 | WORKSHOP 3 - GROUP 2



FIGURE A-3 | WORKSHOP 3 - GROUP 3



ATTACHMENT 2

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APPENDIX B - ROUGH ORDER OF MAGNITUDE & PHASING

IN THIS SECTION:

R.O.M. + Phasing



Building Partnerships

Master Plan Cost Estimate, R5

October 2, 2025

City of Manteca
Parks and Recreation
Manteca, CA



MANTECA
CALIFORNIA

Prepared for LPA Design Studios, Inc.

INTRODUCTION

BASIS OF ESTIMATE

This Cost Estimate is based upon information provided by LPA Design Studios, Inc. along with verbal guidance from the design team.

ESTIMATE MARK UPS

The following markups are included from this estimate:

1) General Conditions	Included in unit costs.
2) Overhead and Profit (OH&P)	Included in unit costs.
3) Bonds & Insurance	Included in unit costs.
4) Design Contingency	Included in unit costs.
5) Escalation, not included	Excluded
6) Design Fees (10%)	Included in unit costs.
7) Permits (2%)	Included in unit costs.
8) Construction Management (5%)	Included in unit costs.
9) Construction Contingency (5%)	Included in unit costs.

EXCLUSIONS

The following items are excluded from this estimate:

- 1) Plan check fees, inspections and testing.
- 2) Escalation beyond 2025.
- 3) FF and E, unless specifically referenced in this estimate.
- 7) Soft costs unless noted otherwise.
- 8) Asbestos abatement / hazardous material removal.
- 9) Off-site work.
- 10) Night time and weekends work.
- 11) Accelerated construction schedule.
- 12) Special foundations or soil treatments. Standard foundations are assumed.

ITEMS AFFECTING COST ESTIMATE

Items that may change the estimated construction cost may include but are not limited to the following:

- 1) Unforeseen sub-surface condition.
- 2) Any changes to the scope of work not included in this report. We recommend updating the estimate to capture the value of any changes.
- 3) Sole source procurement.
- 4) Any changes or delay from the projected construction schedule.

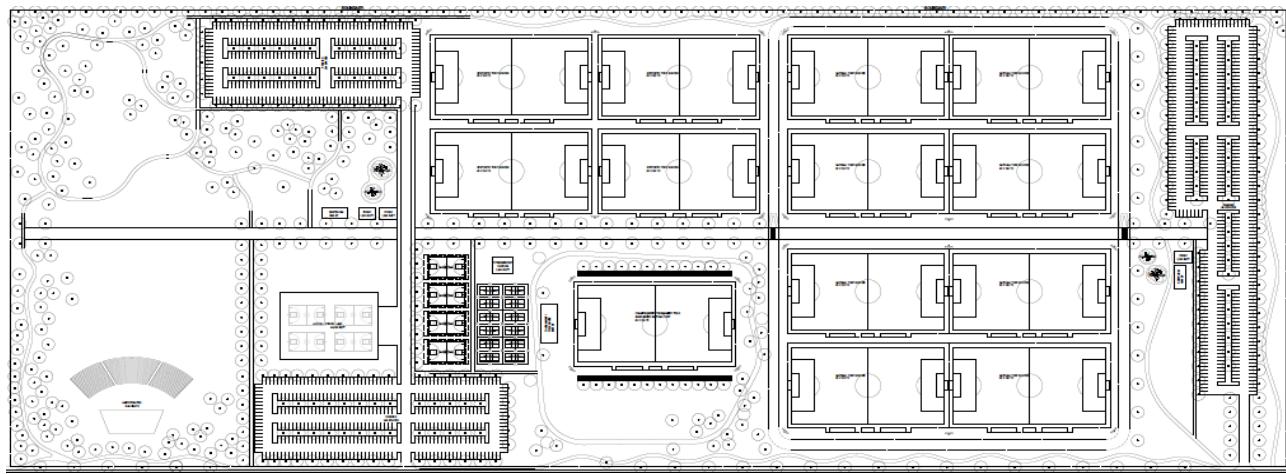
CLARIFICATIONS

- 1) This estimate is based on the assumption of a competitive bid environment by a minimum of four at the General Contractor and the Subcontractor level.
- 2) This estimate assumes the use of prevailing wages. This project assumes no Project Labor Agreement (PLA).
- 3) This estimate assumes design-bid-build procurement method.
- 4) The prequalification process for General Contractor and Subcontractor has not been included in this estimate. If prequalification will be implemented, it will have a significant cost impact on the project.

CONSTRUCTION COST SUMMARY

Base Scope Elements	Total Construction Cost (2025\$)
1 - 5 YEAR	
New 80-Acre Park	\$84,140,643
Northgate Park New Citywide Amenties: Sports Fields & Inclusive Accessible Playground	\$3,972,582
Marion Elliott Pool New Citywide Amenties: Pickleball + Parking	\$6,568,300
Spreckles BMX Park Renovation: New Skate Park + Restroom	\$12,539,120
Land Acquistion Community and Special Use Park Land (46.7acres x \$550k/acre)	\$25,685,000
Neighborhood Park Development (81.8acres x \$800k/acre)	\$65,440,000
Community & Special Use Park Development (46.7acres x \$1.25M/acre)	\$58,375,000
New Community Center at 80 Acre Park	\$23,180,000
Linear Parks and Trails - 25%	\$17,080,000
New Senior Center on 4-Acre Lot	\$31,394,870
TOTAL	\$328,375,516
6 - 10 YEAR	
New 80-Acre Park: Gym and Parking	\$48,881,773
New Aquatics Facility: 50M Pool + Rec Pool (5 Acres)	\$47,417,122
Woodward Park New Citywide Amenties: 8 New Tennis Courts	\$12,012,750
New Performing Arts / Library + Site Development (4 Acres)	\$92,356,780
Land Acquistion Community and Special Use Park Land (46.7acres x \$550k/acre)	\$25,685,000
Neighborhood Park Development (81.8acres x \$800k/acre)	\$65,440,000
Community & Special Use Park Development (46.7acres x \$1.25M/acre)	\$58,375,000
Linear Parks and Trails - 25%	\$17,080,000
TOTAL	\$367,248,426
11 - 15 YEAR	
New 80-Acre Park: Outdoor Basketball, Dog Park, Playground 2, Picnic 2, Running Trail, Fitness Loop and Pavilion	\$8,006,344
Morenzone Conversion to Manteca Events Center	\$18,354,000
Marion Elliott Pool Reno : Aquatics (25yd x 35M Pool + Rec Pool)	\$24,924,239
Land Acquistion Community and Special Use Park Land (46.7acres x \$550k/acre)	\$25,685,000
Neighborhood Park Development (81.8acres x \$800k/acre)	\$65,440,000
Community & Special Use Park Development (46.7acres x \$1.25M/acre)	\$58,375,000
Linear Parks and Trails - 50%	\$34,160,000
TOTAL	\$234,944,583
TOTAL ESTIMATED CONSTRUCTION COST (FULL BUILD-OUT)	\$930,568,525

New 80-Acre Park



New 80-Acre Park Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$11,346,000
<i>New Construction</i>			
Field House Building	4,000 SF	\$5,856,000	\$1,464.00
Restroom Buildings (2 ea)	3,000 SF	\$5,490,000	\$1,830.00
B Sitework			\$72,794,643
<i>Sitework</i>			\$72,794,643
Site Development	1,784,266 SF	\$38,890,319	\$21.80
Surrounding Site Features, Courts, Fields	1,131,552 SF	\$24,533,645	\$21.68
Parking Lots	274,067 SF	\$9,370,679	\$34.19
Subtotal		\$84,140,643	\$24.07
Escalation, not included			Excluded
TOTAL ESTIMATED CONSTRUCTION COST			\$84,140,643

Parks and Recreation

Manteca, CA

Master Plan Cost Estimate, R5

10/02/25

New 80-Acre Park Detail Elements

Element	Quantity	Unit	Unit Cost	Total
A Building Scope				
New Construction				
Field House Building New Building (1-story)	4,000	gsf	\$1,464.00	<u>\$5,856,000</u>
Subtotal - Field House Building				<u>\$5,856,000</u>
Restroom Buildings (2 ea) New Building (1-story)	3,000	gsf	\$1,830.00	<u>\$5,490,000</u>
Subtotal - Community Center				<u>\$5,490,000</u>

Parks and Recreation

Manteca, CA

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New 80-Acre Park Detail Elements

Element	Quantity	Unit	Unit Cost	Total
B Sitework				
Sitework				
Site Development				
Site demolition including landscape	3,496,222	sf	\$0.30	\$1,062,851
Earthwork, allowance (assumes a balanced site)	3,496,222	sf	\$0.30	\$1,062,851
Concrete pavers, vehicular	39,987	sf	\$68.40	\$2,735,111
Concrete pavers, pedestrian	42,800	sf	\$53.20	\$2,276,960
Concrete sidewalk	99,475	sf	\$22.80	\$2,268,030
Concrete ramp	1,066	sf	\$98.80	\$105,321
Concrete stairs and handrails	700	sf	\$91.20	\$63,840
Concrete curb / bond beam / banding, allowance	6,169	lf	\$38.00	\$234,422
Trees	498	ea	\$1,064.00	\$529,872
Landscaping	1,600,238	sf		Included below
Shrubs and ground cover, including irrigation (allow 10%)	160,024	sf	\$18.24	\$2,918,834
Native / natural turf and grasses (balance of site)	1,440,214	sf	\$5.32	\$7,661,940
New site walls / fencing, allowance	3,496,222	sf	\$0.08	\$265,713
Trash enclosure	1	ls	\$190,000.00	\$190,000
Site signage, allowance	1	ls	\$243,200.00	\$243,200
Site specialties, allowance	1	ls	\$380,000.00	\$380,000
Site utilities, allowance				
Electrical	3,496,222	sf	\$1.52	\$5,314,257
Musco lighting	22	ea	\$304,000.00	\$6,688,000
Site lighting, allowance	3,496,222	sf	\$0.30	\$1,062,851
Low voltage (Fiber backbone)	3,496,222	sf	\$0.08	\$265,713
Storm drain	3,496,222	sf	\$0.53	\$1,859,990
Sanitary sewer	3,496,222	sf	\$0.15	\$531,426
Gas, not required	3,496,222	sf		Excluded
Domestic water	3,496,222	sf	\$0.15	\$531,426
Fire water	3,496,222	sf	\$0.18	\$637,711

Subtotal - Site Development **\$38,890,319**

Parks and Recreation

Manteca, CA

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New 80-Acre Park Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Surrounding Site Features, Courts, Fields				
Amphitheater				
Stage area, hardscape	7,734	sf	\$30.40	\$235,114
Seating, not included				Excluded
Fence and gates	900	lf	\$380.00	\$342,000
Picnic Areas (2 areas)				
Slab foundation	2,400	sf	\$34.96	\$83,904
Shade structure	2,400	sf	\$380.00	\$912,000
Benches and specialties	2	ea	\$22,800.00	\$45,600
Playground Areas (2 areas)				
Playground surfacing	4,720	sf	\$47.12	\$222,406
Playground equipment w/ integrated shade (2-5)	1	ea	\$228,000.00	\$228,000
Playground equipment w/ integrated shade (5-12)	1	ea	\$342,000.00	\$342,000
Championship Field				
Natural turf, sand-based	83,956	sf	\$7.83	\$657,208
Stadium bleachers	1,500	seat	\$532.00	\$798,000
Sports equipment, allowance	1	ea	\$53,200.00	\$53,200
Scoreboard	1	ea	\$114,000.00	\$114,000
Soccer Fields (12 fields)				
Synthetic turf, including base and striping	335,475	sf	\$38.00	\$12,748,050
Natural turf, sand-based	670,949	sf	\$7.83	\$5,252,189
Sports equipment, allowance	12	ea	\$38,000.00	\$456,000
Pickleball Courts (12 courts)				
Post-tension slab, including plexi-pave surfacing	24,818	sf	\$60.80	\$1,508,934
Nets	12	ea	\$7,600.00	\$91,200
Fence, including gates	1,460	lf	\$304.00	<u>\$443,840</u>

Subtotal - Surrounding Site Features, Courts, Fields \$24,533,645

Parks and Recreation

Manteca, CA

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New 80-Acre Park Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Parking Lots				
Parking lot #1 (294 spaces)				
AC pavement	90,513	sf	\$15.20	\$1,375,798
Hardscape (path of travel), allowance	9,051	sf	\$45.60	\$412,739
Curb	3,684	lf	\$38.00	\$139,992
Parking space	294	ea	\$114.00	\$33,516
Landscaping at islands	14,371	sf	\$22.80	\$327,659
Trees	22	ea	\$1,064.00	\$23,408
Striping/signage	90,513	sf	\$2.28	\$206,370
Lighting, allowance	104,884	sf	\$5.32	\$557,983
EV charging infrastructure	59	ea	\$6,840.00	\$402,192
EV charging stations	15	ea	\$7,600.00	\$111,720
Parking lot #3 (463 spaces)				
AC pavement	146,525	sf	\$15.20	\$2,227,180
Hardscape (path of travel), allowance	14,653	sf	\$45.60	\$668,154
Curb	6,211	lf	\$38.00	\$236,018
Parking space	463	ea	\$114.00	\$52,782
Landscaping at islands	22,658	sf	\$22.80	\$516,602
Trees	33	ea	\$1,064.00	\$35,112
Striping/signage	146,525	sf	\$2.28	\$334,077
Lighting, allowance	169,183	sf	\$5.32	\$900,054
EV charging infrastructure	93	ea	\$6,840.00	\$633,384
EV charging stations	23	ea	\$7,600.00	<u>\$175,940</u>

Subtotal - Parking Lots **\$9,370,679**

Northgate Park New Citywide Amenties: Sports Fields & Inclusive Accessible Playground



NORTHGATE PARK

COMMUNITY PARK

1750 HOYT LN, MANTECA

15.11 acres

— — — PARK BOUNDARY

0' 100' 200'

DRAINAGE BASIN

EXISTING PARK PROGRAM

- MULTI-USE FIELD
2 LIGHTED FIELDS
- COVERED STRUCTURE
- BALLFIELD
3 LIGHTED BALFIELDS
- PLAYGROUND
1, AGES 2-5
1, AGES 5-12
- HORSESHOE
2 HORSESHOE PITS
- BBQ
6 GRILLS
- VOLLEYBALL
1 SAND VOLLEYBALL COURT
- OPEN SPACE
- PARKING
- RESTROOM

OPPORTUNITIES

- FIELD IMPROVEMENTS
 - +REPLACED SOD TURF - 110,000 SQFT
 - +NEW IRRIGATION
 - +PERIMETER FENCE - 1,500 FT
- PLAYGROUND IMPROVEMENTS
 - +NEW INCLUSIVE PLAYGROUND - 7,000 SQFT
 - +IMPROVE EXISTING 2 PLAYGROUNDS - 10,300 SQFT

**Northgate Park New Citywide Amenities: Sports Fields & Inclusive Accessible Playground
Summary**

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
B Sitework	\$3,972,582		
Sitework	\$3,972,582		
Site Development	17,400 SF	\$3,972,582	\$228.31
Subtotal Escalation, not included		\$3,972,582 Excluded	\$228.31
TOTAL ESTIMATED CONSTRUCTION COST		\$3,972,582	

Parks and Recreation

Manteca, CA

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Northgate Park New Citywide Amenities: Sports Fields & Inclusive Accessible Playground Detail Elements

Element	Quantity	Unit	Unit Cost	Total
B Sitework				
Sitework				
Site Development				
Site demolition including landscape	17,400	sf	\$0.84	\$14,546
Earthwork, allowance (assumes a balanced site)	17,400	sf	\$0.76	\$13,224
New hardscape / landscape / ADA path of travel, allowance	10,000	sf	\$30.40	\$304,000
Landscaping				
Natural turf, sand-based	111,000	sf	\$7.83	\$868,908
Fence and gates	1,480	lf	\$380.00	\$562,400
Playground Areas (2 areas)				
Playground surfacing	7,100	sf	\$47.12	\$334,552
Playground equipment w/ integrated shade, accessible	1	ls	\$750,000.00	\$750,000
Site signage, allowance	1	ls	\$45,600.00	\$45,600
Site specialties, allowance	1	ls	\$114,000.00	\$114,000
Site utilities, allowance				
Electrical	17,400	sf	\$15.20	\$264,480
Site lighting including upgrade existing musco, allowance	17,400	sf	\$22.80	\$396,720
Storm drain	17,400	sf	\$7.60	\$132,240
Sanitary sewer	17,400	sf	\$5.32	\$92,568
Gas, not required				Excluded
Domestic water	17,400	sf	\$4.56	\$79,344
Fire water, not required				Excluded

Subtotal - Site Development **\$3,972,582**

Marion Elliott Pool New Citywide Amenities: Pickleball + Parking



ATTACHMENT 2

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Marion Elliott Pool New Citywide Amenities: Pickleball + Parking Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
B Sitework			\$6,568,300
Sitework			\$6,568,300
Site Development	75,000 SF	\$6,568,300	\$87.58
Subtotal		\$6,568,300	\$87.58
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST		\$6,568,300	

Parks and Recreation

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Marion Elliott Pool New Citywide Amenties: Pickleball + Parking Detail Elements

Element	Quantity	Unit	Unit Cost	Total
B Sitework				
Sitework				
Site Development				
Site demolition including landscape	75,000	sf	\$1.14	\$85,500
Earthwork, allowance (assumes a balanced site)	75,000	sf	\$0.76	\$57,000
Concrete sidewalk	10,000	sf	\$22.80	\$228,000
Parking lot (50 spaces), allowance	20,000	sf	\$38.00	\$760,000
Pickleball courts including fencing and gates, allowance	12	ea	\$190,000.00	\$2,280,000
Landscaping				
Shrubs and ground cover, including irrigation (allow 10%)	5,000	sf	\$18.24	\$91,200
Site signage, allowance	1	ls	\$45,600.00	\$45,600
Site specialties, allowance	1	ls	\$114,000.00	\$114,000
Site utilities, allowance				
Electrical	75,000	sf	\$4.56	\$342,000
Musco lighting	6	ea	\$304,000.00	\$1,824,000
Site lighting, allowance	75,000	sf	\$2.28	\$171,000
Storm drain	75,000	sf	\$4.56	\$342,000
Sanitary sewer	75,000	sf	\$1.52	\$114,000
Gas, not required				Excluded
Domestic water	75,000	sf	\$1.52	\$114,000
Fire water, not required				Excluded

Subtotal - Site Development **\$6,568,300**

Spreckles BMX Park Renovation: New Skate Park + Restroom



EXISTING PARK PROGRAM

- BMX TRACK
1,200FT LONG ABA BMX TRACK
- OPEN SPACE
- PARKING

OPPORTUNITIES

- New skate park.
30,000 SQFT SKATE PARK.
CONTINGENT ON RESIZING
THE CURRENT BASIN
- Restroom

DRAINAGE BASIN

BMX TRACK AND SPRECKLES RECREATION PARK

SPECIAL USE PARK

941 SPRECKELS AVE, MANTECA

9.9 acres

N 0 100' 200'

— — — PARK BOUNDARY

Spreckles BMX Park Renovation: New Skate Park + Restroom Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$2,745,000
<i>New Construction</i>			<i>\$2,745,000</i>
Restroom Buildings (1 ea)	1,500 SF	\$2,745,000	\$1,830.00
B Sitework			\$9,794,120
<i>Sitework</i>			<i>\$9,794,120</i>
Site Development	184,000 SF	\$9,794,120	\$53.23
Subtotal		\$12,539,120	\$68.15
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST			\$12,539,120

Parks and Recreation

Manteca, CA

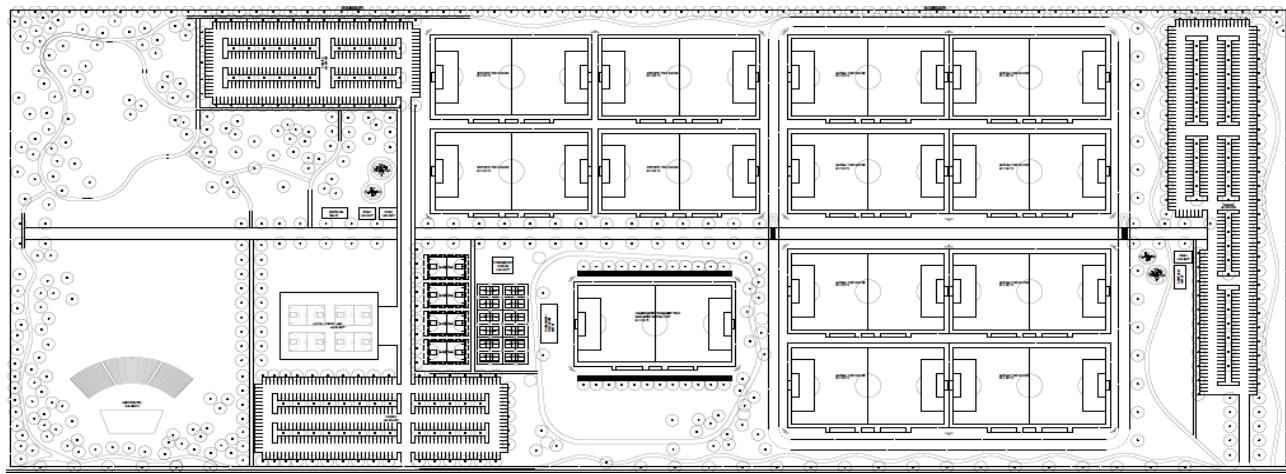
Master Plan Cost Estimate, R5

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Spreckles BMX Park Renovation: New Skate Park + Restroom Detail Elements

Element	Quantity	Unit	Unit Cost	Total
A Building Scope				
<i>New Construction</i>				
<i>Restroom Buildings (1 ea)</i>				
New Building (1-story)	1,500	gsf	\$1,830.00	<u>\$2,745,000</u>
<i>Subtotal - Gymnasium Building</i> <u>\$2,745,000</u>				
B Sitework				
<i>Sitework</i>				
<i>Site Development</i>				
Site demolition including landscape	184,000	sf	\$1.14	\$209,760
Earthwork, allowance (assumes a balanced site)	184,000	sf	\$0.76	\$139,840
Concrete sidewalk	25,000	sf	\$22.80	\$570,000
Skate park, allowance	30,000	sf	\$182.40	\$5,472,000
Landscaping				
Shrubs and ground cover, including irrigation (allow 10%)	10,000	sf	\$18.24	\$182,400
Basin, native planting, allowance	117,500	sf	\$7.60	\$893,000
Site signage, allowance	1	ls	\$45,600.00	\$45,600
Site specialties, allowance	1	ls	\$114,000.00	\$114,000
Site utilities, allowance				
Electrical	184,000	sf	\$3.80	\$699,200
Site lighting, allowance	184,000	sf	\$2.28	\$419,520
Storm drain	184,000	sf	\$3.04	\$559,360
Sanitary sewer	184,000	sf	\$0.76	\$139,840
Gas, not required				Excluded
Domestic water	184,000	sf	\$1.06	\$195,776
Fire water	184,000	sf	\$0.84	<u>\$153,824</u>
<i>Subtotal - Site Development</i> <u>\$9,794,120</u>				

New Community Center at 80 Acre Park



New Community Center at 80 Acre Park Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$23,180,000
<i>New Construction</i>			<i>\$23,180,000</i>
Community Center	20,000 SF	\$23,180,000	\$1,159.00
Subtotal		\$23,180,000	\$6.63
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST		\$23,180,000	

Parks and Recreation

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New Community Center at 80 Acre Park Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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A Building Scope**New Construction*****Community Center***

New Building, including PV

Community Center (1-story)

20,000 gsf

\$1,159.00

\$23,180,000***Subtotal - Community Center*** **\$23,180,000**

City of Manteca
Parks and Recreation
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New Senior Center on 4-Acre Lot

New Senior Center on 4-Acre Lot Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$23,180,000
<i>New Construction</i>			<i>\$23,180,000</i>
Community Center	20,000 SF	\$23,180,000	\$1,159.00
B Sitework			\$8,214,870
<i>Sitework</i>			<i>\$8,214,870</i>
Site Development	174,240 SF	\$8,214,870	\$47.15
Subtotal		\$31,394,870	\$8.98
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST			\$31,394,870

Parks and Recreation

Manteca, CA

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New Senior Center on 4-Acre Lot Detail Elements

Element	Quantity	Unit	Unit Cost	Total
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A Building Scope**New Construction****Community Center**

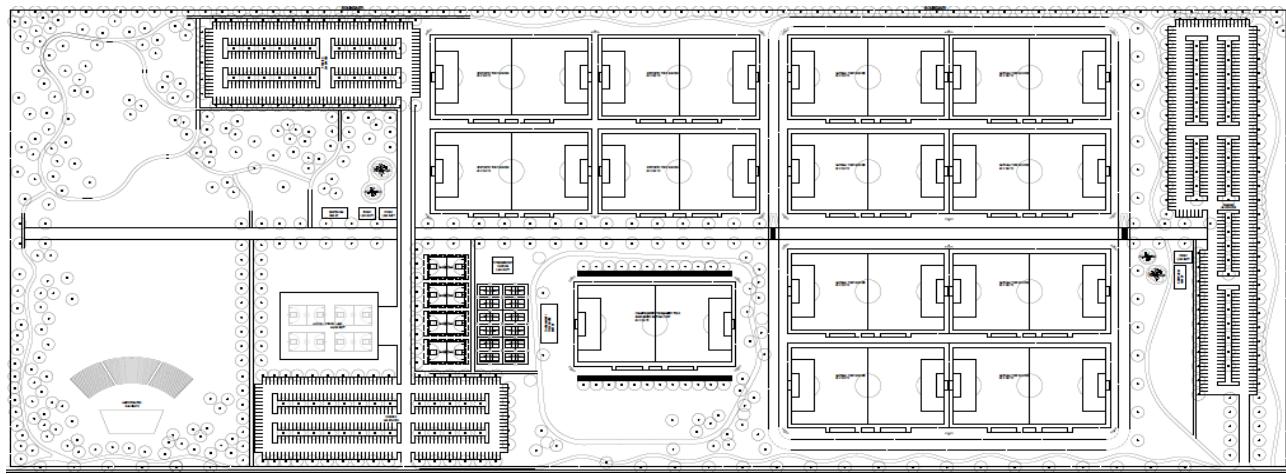
New Building, including PV Senior Center (1-story)	20,000	gsf	\$1,159.00	<u>\$23,180,000</u>
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Subtotal - Community Center \$23,180,000**B Sitework****Sitework****Site Development**

Site demolition including landscape	174,240	sf	\$1.14	\$198,634
Earthwork, allowance (assumes a balanced site)	174,240	sf	\$0.76	\$132,422
New hardscape / landscape / parking / ADA path of travel, allowance	174,240	sf	\$30.40	\$5,296,896
New site walls / fencing, allowance	1	ls	\$118,560.00	\$118,560
Trash enclosure	1	ls	\$190,000.00	\$190,000
Site signage, allowance	1	ls	\$45,600.00	\$45,600
Site specialties, allowance	1	ls	\$114,000.00	\$114,000
Site utilities, allowance				
Electrical	174,240	sf	\$3.80	\$662,112
Site lighting, allowance	174,240	sf	\$2.28	\$397,267
Low voltage (Fiber backbone)	174,240	sf	\$0.38	\$66,211
Storm drain	174,240	sf	\$3.04	\$529,690
Sanitary sewer	174,240	sf	\$0.76	\$132,422
Gas, not required	174,240	sf		Excluded
Domestic water	174,240	sf	\$1.06	\$185,391
Fire water	174,240	sf	\$0.84	<u>\$145,665</u>

Subtotal - Site Development \$8,214,870

New 80-Acre Park: Gym and Parking



New 80-Acre Park: Gym and Parking Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$40,260,000
<i>New Construction</i>			<i>\$40,260,000</i>
Gymnasium Building	40,000 SF	\$40,260,000	\$1,006.50
B Sitework			\$8,621,773
<i>Sitework</i>			<i>\$8,621,773</i>
Site Development	205,356 SF	\$4,378,023	\$21.32
Parking Lots	124,004 SF	\$4,243,750	\$34.22
Subtotal		\$48,881,773	\$238.03
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST			\$48,881,773

Parks and Recreation

Manteca, CA

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New 80-Acre Park: Gym and Parking Detail Elements

Element	Quantity	Unit	Unit Cost	Total
A Building Scope				
New Construction				
Gymnasium Building				
New Building, including PV				
Gymnasium (1-story), 4-courts	40,000	gsf	\$1,006.50	<u>\$40,260,000</u>
Subtotal - Gymnasium Building				<u>\$40,260,000</u>
B Sitework				
Sitework				
Site Development				
Site demolition including landscape, covered in 1-5year scope				Excluded
Earthwork, allowance (assumes a balanced site), majority of earthwork covered in 1-5year	205,356	sf	\$0.76	\$156,071
Concrete pavers, vehicular	8,410	sf	\$68.40	\$575,244
Concrete pavers, pedestrian	7,942	sf	\$53.20	\$422,514
Concrete sidewalk	15,000	sf	\$22.80	\$342,000
Concrete curb / bond beam / banding, allowance	700	lf	\$38.00	\$26,600
Trees	23	ea	\$1,064.00	\$24,472
Landscaping	10,000	sf		Included below
Shrubs and ground cover, including irrigation, allowance	10,000	sf	\$18.24	\$182,400
New site walls / fencing, allowance	205,356	sf	\$0.38	\$78,035
Site signage, allowance	1	ls	\$53,200.00	\$53,200
Site specialties, allowance	1	ls	\$114,000.00	\$114,000
Site utilities, allowance				
Electrical	205,356	sf	\$4.56	\$936,423
Site lighting, allowance	205,356	sf	\$1.52	\$312,141
Low voltage (Fiber backbone)	205,356	sf	\$0.76	\$156,071
Storm drain	205,356	sf	\$1.82	\$374,569
Sanitary sewer	205,356	sf	\$1.14	\$234,106
Gas, not required	205,356	sf		Excluded
Domestic water	205,356	sf	\$1.14	\$234,106
Fire water	205,356	sf	\$0.76	<u>\$156,071</u>
Subtotal - Site Development				<u>\$4,378,023</u>

Parks and Recreation

Manteca, CA

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10/02/25

New 80-Acre Park: Gym and Parking Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<i>Parking Lots</i>				
Parking lot #2 (348 spaces)				
AC pavement	106,716	sf	\$15.20	\$1,622,083
Hardscape (path of travel), allowance	10,672	sf	\$45.60	\$486,625
Curb	4,269	lf	\$38.00	\$162,222
Parking space	348	ea	\$114.00	\$39,672
Landscaping at islands	17,288	sf	\$22.80	\$394,166
Trees	26	ea	\$1,064.00	\$27,664
Striping/signage	106,716	sf	\$2.28	\$243,312
Lighting, allowance	124,004	sf	\$5.32	\$659,701
EV charging infrastructure	70	ea	\$6,840.00	\$476,064
EV charging stations	17	ea	\$7,600.00	<u>\$132,240</u>
<i>Subtotal - Parking Lots</i>				<u>\$4,243,750</u>

City of Manteca
Parks and Recreation
Manteca, CA
Master Plan Cost Estimate, R5

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New Aquatics Facility: 50M Pool + Rec Pool (5 Acres)

New Aquatics Facility: 50M Pool + Rec Pool (5 Acres) Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$13,725,000
<i>New Construction</i>			<i>\$13,725,000</i>
Pool Building	9,000 SF	\$13,725,000	\$1,525.00
B Sitework			\$33,692,122
<i>Sitework</i>			<i>\$33,692,122</i>
Site Development	217,800 SF	\$33,692,122	\$154.69
Subtotal		\$47,417,122	\$217.71
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST			\$47,417,122

Parks and Recreation

Manteca, CA

Master Plan Cost Estimate, R5

10/02/25

New Aquatics Facility: 50M Pool + Rec Pool (5 Acres) Detail Elements

Element	Quantity	Unit	Unit Cost	Total
A Building Scope				
<i>New Construction</i>				
<i>Pool Building</i>				
New Building (1-story)	9,000	gsf	\$1,525.00	<u>\$13,725,000</u>
				Subtotal - Pool Building <u>\$13,725,000</u>
B Sitework				
<i>Sitework</i>				
<i>Site Development</i>				
Site demolition, allowance	217,800	sf	\$3.04	\$662,112
Earthwork, allowance (assumes a balanced site)	217,800	sf	\$2.28	\$496,584
Concrete sidewalk	50,000	sf	\$22.80	\$1,140,000
Competition pool including equipment, allowance	12,300	sf	\$836.00	\$10,282,800
Rec pool including equipment, allowance	10,000	sf	\$874.00	\$8,740,000
Pool deck, allowance	20,000	sf	\$83.60	\$1,672,000
Parking, allowance	87,500	sf	\$38.00	\$3,325,000
Fencing and gates, allowance	750	lf	\$456.00	\$342,000
Landscaping				
Shrubs and ground cover, including irrigation (allow 10%)	29,000	sf	\$18.24	\$528,960
Site signage, allowance	1	ls	\$114,000.00	\$114,000
Site specialties, allowance	1	ls	\$380,000.00	\$380,000
Site utilities, allowance				
Electrical	217,800	sf	\$15.20	\$3,310,560
Site lighting, allowance	217,800	sf	\$4.56	\$993,168
Storm drain	217,800	sf	\$3.42	\$744,876
Sanitary sewer	217,800	sf	\$1.52	\$331,056
Gas, not required	217,800	sf		Excluded
Domestic water	217,800	sf	\$1.52	\$331,056
Fire water	217,800	sf	\$1.37	\$297,950
				Subtotal - Site Development <u>\$33,692,122</u>

Woodward Park New Citywide Amenties: 8 New Tennis Courts



ATTACHMENT 2

Parks and Recreation
Manteca, CA
Master Plan Cost Estimate, R5

10/02/25

Woodward Park New Citywide Amenties: 8 New Tennis Courts Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
B Sitework			\$12,012,750
Sitework			\$12,012,750
Site Development	119,500 SF	\$12,012,750	\$100.53
Surrounding Site Features, Courts, Fields			
Parking Lots			
Subtotal		\$12,012,750	\$3.44
Escalation, not included			Excluded
TOTAL ESTIMATED CONSTRUCTION COST		\$12,012,750	

Parks and Recreation

Manteca, CA

Master Plan Cost Estimate, R5

10/02/25

Woodward Park New Citywide Amenties: 8 New Tennis Courts Detail Elements

Element	Quantity	Unit	Unit Cost	Total
B Sitework				
Sitework				
Site Development				
Site demolition including landscape	119,500	sf	\$1.52	\$181,640
Earthwork, allowance (assumes a balanced site)	119,500	sf	\$1.52	\$181,640
Concrete sidewalk	15,000	sf	\$22.80	\$342,000
Parking lot (50 spaces), allowance	17,500	sf	\$38.00	\$665,000
Tennis courts (post-tension) including fencing and gates, allowance	8	ea	\$585,200.00	\$4,681,600
Landscaping				
Shrubs and ground cover, including irrigation (allow 10%)	15,000	sf	\$18.24	\$273,600
Site signage, allowance	1	ls	\$76,000.00	\$76,000
Site specialties, allowance	1	ls	\$129,200.00	\$129,200
Site utilities, allowance				
Electrical	119,500	sf	\$3.42	\$408,690
Musco lighting	14	ea	\$304,000.00	\$4,256,000
Site lighting, allowance	119,500	sf	\$1.52	\$181,640
Storm drain	119,500	sf	\$2.66	\$317,870
Sanitary sewer	119,500	sf	\$0.76	\$90,820
Gas, not required	119,500	sf		Excluded
Domestic water	119,500	sf	\$0.91	\$108,984
Fire water	119,500	sf	\$0.99	<u>\$118,066</u>

Subtotal - Site Development \$12,012,750

City of Manteca
Parks and Recreation
Manteca, CA
Master Plan Cost Estimate, R5

10/02/25

New Performing Arts / Library + Site Development (4 Acres)

ATTACHMENT 2

Parks and Recreation
Manteca, CA
Master Plan Cost Estimate, R5

10/02/25

New Performing Arts / Library + Site Development (4 Acres) Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$82,350,000
<i>New Construction</i>			<i>\$82,350,000</i>
New Performing Arts / Library Building	45,000 SF	\$82,350,000	\$1,830.00
Field House Building			
Restroom Buildings (2 ea)			
B Sitework			\$10,006,780
<i>Sitework</i>			<i>\$10,006,780</i>
Site Development	40,000 SF	\$10,006,780	\$250.17
Surrounding Site Features, Courts, Fields			
Parking Lots			
Subtotal		\$92,356,780	\$26.42
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST			\$92,356,780

Parks and Recreation

Manteca, CA

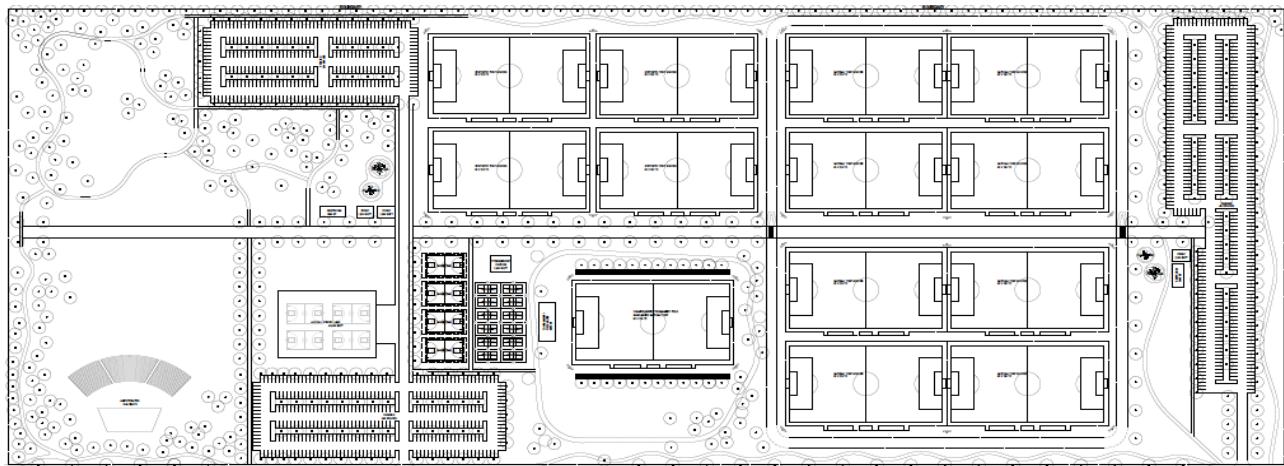
Master Plan Cost Estimate, R5

10/02/25

New Performing Arts / Library + Site Development (4 Acres) Detail Elements

Element	Quantity	Unit	Unit Cost	Total
A Building Scope				
<i>New Construction</i>				
New Performing Arts / Library Building				
New Building, including PV				
Performing Arts / Library (2-story)	45,000	gsf	\$1,830.00	<u>\$82,350,000</u>
Subtotal - New Performing Arts / Library Building				<u>\$82,350,000</u>
B Sitework				
<i>Sitework</i>				
Site Development				
Site demolition, allowance	174,240	sf	\$1.90	\$331,056
Earthwork, allowance (assumes a balanced site)	174,240	sf	\$1.52	\$264,845
Concrete sidewalk	40,000	sf	\$22.80	\$912,000
Parking lot, allowance	80,000	sf	\$38.00	\$3,040,000
Fencing, gates and walls, allowance	174,240	sf	\$4.56	\$794,534
Landscaping				
Shrubs and ground cover, including irrigation (allow 10%)	31,740	sf	\$18.24	\$578,938
Site signage, allowance	1	ls	\$76,000.00	\$76,000
Site specialties, allowance	1	ls	\$182,400.00	\$182,400
Site utilities, allowance				
Electrical	174,240	sf	\$11.40	\$1,986,336
Site lighting, allowance	174,240	sf	\$3.04	\$529,690
Storm drain	174,240	sf	\$3.42	\$595,901
Sanitary sewer	174,240	sf	\$1.52	\$264,845
Gas, not required	174,240	sf		Excluded
Domestic water	174,240	sf	\$1.44	\$251,603
Fire water	174,240	sf	\$1.14	<u>\$198,634</u>
Subtotal - Site Development				<u>\$10,006,780</u>

New 80-Acre Park: Outdoor Basketball, Dog Park, Playground 2, Picnic 2, Running Trail, Fitness Loop and Pavilion



New 80-Acre Park: Outdoor Basketball, Dog Park, Playground 2, Picnic 2, Running Trail, Fitness Loop and Pavilion Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
B Sitework		\$8,006,344	
Sitework	\$8,006,344		
Site Development	116,593 SF	\$2,231,960	\$19.14
Surrounding Site Features, Courts, Fields	42,281 SF	\$5,774,384	\$136.57
Subtotal		\$8,006,344	\$68.67
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST		\$8,006,344	

Parks and Recreation

Manteca, CA

Master Plan Cost Estimate, R5

10/02/25

New 80-Acre Park: Outdoor Basketball, Dog Park, Playground 2, Picnic 2, Running Trail, Fitness Loop and Pavilion Detail Elements

Element	Quantity	Unit	Unit Cost	Total
B Sitework				
Sitework				
Site Development				
Site demolition including landscape, covered in 1-5year scope				Excluded
Earthwork, allowance (assumes a balanced site), majority of earthwork covered in 1-5year	116,593	sf	\$0.76	\$88,611
Concrete sidewalk	10,000	sf	\$22.80	\$228,000
Trees	35	ea	\$1,064.00	\$37,240
Landscaping	25,000	sf		Included below
Shrubs and ground cover, including irrigation (allow 10%)	2,500	sf	\$18.24	\$45,600
Native / natural turf and grasses (balance of site)	22,500	sf	\$5.32	\$119,700
New site walls / fencing, allowance	116,593	sf	\$0.38	\$44,305
Site signage, allowance	1	ls	\$60,800.00	\$60,800
Site specialties, allowance	1	ls	\$83,600.00	\$83,600
Site utilities, allowance				
Electrical	116,593	sf	\$3.04	\$354,443
Site lighting, allowance	116,593	sf	\$1.52	\$177,221
Low voltage (Fiber backbone)	116,593	sf	\$0.53	\$62,027
Storm drain	116,593	sf	\$3.42	\$398,748
Sanitary sewer	116,593	sf	\$1.52	\$177,221
Gas, not required	116,593	sf		Excluded
Domestic water	116,593	sf	\$1.52	\$177,221
Fire water	116,593	sf	\$1.52	<u>\$177,221</u>

Subtotal - Site Development **\$2,231,960**

Parks and Recreation

Manteca, CA

Master Plan Cost Estimate, R5

10/02/25

New 80-Acre Park: Outdoor Basketball, Dog Park, Playground 2, Picnic 2, Running Trail, Fitness Loop and Pavilion Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Surrounding Site Features, Courts, Fields				
Dog Park, allowance	1	ls	\$380,000.00	\$380,000
Picnic Areas (1 areas)				
Slab foundation	1,200	sf	\$34.96	\$41,952
Shade structure	1,200	sf	\$380.00	\$456,000
Benches and specialties	1	ea	\$22,800.00	\$22,800
Fitness/Event Pavilion				
Shade structure	2,000	sf	\$402.80	\$805,600
Rubber surface, including base	2,000	sf	\$47.12	\$94,240
Fitness equipment	1	ls	\$228,000.00	\$228,000
Fitness Stations / Fitness Loop (5 stations)				
Synthetic track surfacing	21,419	sf	\$33.44	\$716,251
Concrete curb / bond beam / banding, allowance	3,570	lf	\$38.00	\$135,660
Rubber surfacing	3,534	sf	\$47.12	\$166,522
Fitness equipment	1	ls	\$53,200.00	\$53,200
Playground Areas (4 areas)				
Playground surfacing	9,440	sf	\$47.12	\$444,813
Playground equipment w/ integrated shade (2-5)	2	ea	\$228,000.00	\$456,000
Playground equipment w/ integrated shade (5-12)	2	ea	\$342,000.00	\$684,000
Basketball Courts (4 courts)				
Pavement, including plexi-pave surfacing	26,107	sf	\$38.00	\$992,066
Hoops (set of 2)	4	ea	\$24,320.00	\$97,280

Subtotal - Surrounding Site Features, Courts, Fields **\$5,774,384**

Morenzone Conversion to Manteca Events Center



UNION ROAD TENNIS AND MORENZONE BALLFIELD
SPECIAL USE PARK

EXISTING PARK PROGRAM

UNION ROAD TENNIS 307 N UNION RD. 7.73 acres

- TENNIS**
6 LIGHTED COURTS
- RESTROOM**
- OPEN SPACE**
- PARKING**
SHARED WITH GOLF COURSE

OPPORTUNITIES

- PHASE 1**
CITY SERVICE YARD EXPANSION.
35,000 SQFT

MORENZONE BALLFIELD 1323 W CENTER ST. 3.30 acres

OPPORTUNITIES

- PHASE 1**
RENTABLE VENUE FOR WEDDINGS
OR OTHER EVENTS

DRAINAGE BASIN

Morenzone Conversion to Manteca Events Center Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
B Sitework			\$18,354,000
<i>Sitework</i>			<i>\$18,354,000</i>
Site Development	115,000 SF	\$18,354,000	\$159.60
Subtotal			\$18,354,000
Escalation, not included			Excluded
TOTAL ESTIMATED CONSTRUCTION COST			\$18,354,000

Parks and Recreation

Manteca, CA

Master Plan Cost Estimate, R5

10/02/25

Morenzone Conversion to Manteca Events Center Detail Elements

Element	Quantity	Unit	Unit Cost	Total
<i>B Sitework</i>				
<i>Sitework</i>				
<i>Site Development</i>				
New rentable events center, allowance	115,000	sf	\$159.60	<u>\$18,354,000</u>
<i>Subtotal - Site Development</i>				<u>\$18,354,000</u>

Lincoln Park Renovation: Aquatics (25yd x 35M Pool + Rec Pool)



EXISTING PARK PROGRAM

- POOL
1 LAP POOL
1 TOT POOL
- BALLFIELD
1 LIGHTED BALLFIELD
- RESTROOM
- PLAYGROUND
3 PLAY STRUCTURES
- PICNIC STRUCTURE
- OPEN SPACE
- BBQ
2 GRILLS
- PARKING

OPPORTUNITIES

- PHASE 1**
12 new pickleball courts
TO REPLACE EXISTING BALLFIELD
 - + COURT LIGHTING
 - + NEW PARKING
- PHASE 2**
Upgrades to Lincoln Pool
 - +25YRD X 35M, PLAYABLE FOR WATER POLO
 - + REC POOL
 - + POOL HOUSE: 4,200 SQFT

Lincoln Park Renovation: Aquatics (25yd x 35M Pool + Rec Pool) Summary

SYSTEM / SUBSYSTEM	SUBSYSTEM COST	SYSTEM COST	COST/SF
A Building Scope			\$6,405,000
<i>New Construction</i>			\$6,405,000
Pool House Building	4,200 SF	\$6,405,000	\$1,525.00
B Sitework			\$18,519,239
<i>Sitework</i>			\$18,519,239
Site Development	47,000 SF	\$18,519,239	\$394.03
Subtotal		\$24,924,239	\$530.30
Escalation, not included		Excluded	
TOTAL ESTIMATED CONSTRUCTION COST			\$24,924,239

Parks and Recreation

Manteca, CA

Master Plan Cost Estimate, R5

10/02/25

Lincoln Park Renovation: Aquatics (25yd x 35M Pool + Rec Pool) Detail Elements

Element	Quantity	Unit	Unit Cost	Total
A Building Scope				
New Construction				
Pool House Building				
New Building (1-story)	4,200	gsf	\$1,525.00	<u>\$6,405,000</u>
Subtotal - Pool House Building <u>\$6,405,000</u>				
B Sitework				
Sitework				
Site Development				
Site demolition including pools, buildings and landscape	47,000	sf	\$10.64	\$500,080
Earthwork, allowance (assumes a balanced site)	47,000	sf	\$3.04	\$142,880
Concrete sidewalk	10,000	sf	\$22.80	\$228,000
Competition pool including equipment, allowance	8,610	sf	\$836.00	\$7,197,960
Rec pool including equipment, allowance	8,110	sf	\$874.00	\$7,088,140
Pool deck, allowance	10,000	sf	\$83.60	\$836,000
Fencing and gates, allowance	500	lf	\$456.00	\$228,000
Landscaping				
Shrubs and ground cover, including irrigation (allow 10%)	6,080	sf	\$18.24	\$110,899
Site signage, allowance	1	ls	\$76,000.00	\$76,000
Site specialties, allowance	1	ls	\$182,400.00	\$182,400
Site utilities, allowance				
Electrical	47,000	sf	\$15.20	\$714,400
Site lighting, allowance	47,000	sf	\$4.56	\$214,320
Storm drain	47,000	sf	\$9.12	\$428,640
Sanitary sewer	47,000	sf	\$4.56	\$214,320
Gas, not required	47,000	sf		Excluded
Domestic water	47,000	sf	\$4.56	\$214,320
Fire water	47,000	sf	\$3.04	<u>\$142,880</u>
Subtotal - Site Development <u>\$18,519,239</u>				