

Table A-1: Capital Improvement Plan (page 1 of 2)

Facility	Location	Acreage	Estimated Cost ⁸	Other Funding Amount	Other Funding Sources	Costs Eligible for DIF	Anticipated Construction Year
Community & Specialty Parks							
Northgate Playground and Sport Improvements ¹	1750 Hoyt Ln	15.11	\$ 5,125,000	\$ 1,025,000	DIF Fund Balance	\$ 4,100,000	FY 2028
Woodward Community Park - National Fitness Campaign	710 East Woodward Ave	50.61	\$ 550,000	\$ 110,000	DIF Fund Balance	\$ 440,000	FY 2026
Morezone Conversion to Manteca Event Center	1323 W Center St	12.63	\$ 18,354,000			\$ -	NA
Marion Elliot Park Pickleball + Parking	245 S Powers Ave	3.71	\$ 6,568,300	\$ 1,313,660	DIF Fund Balance	\$ 5,254,640	FY 2028
Land Acquisition Community and Special Use Park Land ²							
1 - 5 Year Cost	Northern area of the City	46.70	\$ 5,043,600	\$ 5,043,600	TBD	\$ -	FY 2028
6 - 10 Year Cost	Northern area of the City	46.70	\$ 9,786,400	\$ 1,506,400	TBD	\$ 8,280,000	FY 2033
11 - 15 Year Cost	TBD/Other areas of the City	46.70	\$ 11,675,000	TBD	TBD	\$ 11,675,000	FY 2038
Community & Special Use Park Development							
Land Development 1 - 5 Year Cost	Northern area of the City	46.70	\$ 58,375,000	TBD	TBD	\$ 58,375,000	FY 2028
Land Development 6 - 10 Year Cost	Northern area of the City	46.70	\$ 58,375,000	TBD	TBD	\$ 58,375,000	FY 2033
Land Development 11 - 15 Year Cost	TBD/Other areas of the City	46.70	\$ 58,375,000	TBD	TBD	\$ 58,375,000	FY 2038
Spreckels Park & BMX Track	TBD	9.90	\$ 12,539,120	TBD	TBD	\$ 12,539,120	FY 2030
Woodward Park New Citywide Amenities: 8 Tennis Courts	710 E Woodward Ave	50.61	\$ 12,012,750	TBD	TBD	\$ 12,012,750	FY 2034
New Community Center	Northern area of the City	4.00	\$ 23,180,000	TBD	TBD	\$ 23,180,000	FY 2032
New Senior Center	Northern area of the City	4.00	\$ 31,394,870	TBD	TBD	\$ 31,394,870	FY 2032
New 80-Acre Community Park Phase 1 (1-5 years)	Northern area of the City	26.67	\$ 84,140,643	TBD	TBD	\$ 84,140,643	FY 2030
New 80-Acre Park Phase 2 (6 - 10 years)	Northern area of the City	26.67	\$ 48,881,773	TBD	TBD	\$ 48,881,773	FY 2034
New 80-Acre Park Phase 3 (11-15 years)	Northern area of the City	26.67	\$ 8,006,344	TBD	TBD	\$ 8,006,344	FY 2038
Community & Specialty Parks Subtotal			\$ 452,382,800			\$ 425,030,140	
Neighborhood Parks							
New Linear Parks and Trails (Year 1 - 5)	TBD ^{3,4,5}	16.67	\$ 13,336,000	TBD	TBD	\$ 13,336,000	FY 2028
New Linear Parks and Trails (Year 6 - 10)	TBD ^{3,4,5}	16.67	\$ 13,336,000	TBD	TBD	\$ 13,336,000	FY 2032
New Linear Parks and Trails (Year 11 - 15)	TBD ^{3,4,5}	16.66	\$ 13,328,000	TBD	TBD	\$ 13,328,000	FY 2038
New Neighborhood Park Development (1 - 5 Year Cost)	TBD ^{3,6}	81.30	\$ 65,040,000	TBD	TBD	\$ 65,040,000	FY 2028
New Neighborhood Park Development (6 - 10 Year Cost)	TBD ^{3,6}	81.30	\$ 65,040,000	TBD	TBD	\$ 65,040,000	FY 2032
New Neighborhood Park Development (11 - 15 Year Cost)	TBD ^{3,6}	81.30	\$ 65,040,000	TBD	TBD	\$ 65,040,000	FY 2038
New Neighborhood Park Land Acquisition (1 - 5 Year Cost) ²	TBD ^{3,6}	81.30	\$ 20,325,000			\$ 20,325,000	FY 2028
New Neighborhood Park Land Acquisition (6 - 10 Year Cost) ²	TBD ^{3,6}	81.30	\$ 20,325,000			\$ 20,325,000	FY 2032
New Neighborhood Park Land Acquisition (11 - 15 Year Cost) ²	TBD ^{3,6}	81.30	\$ 20,325,000			\$ 20,325,000	FY 2038
Neighborhood Parks Subtotal			\$ 296,095,000			\$ 296,095,000	

Table A-1: Capital Improvement Plan (page 2 of 2)

Facility	Location	Acreage	Estimated Cost ⁸	Other Funding Amount	Other Funding Sources	Costs Eligible for DIF	Anticipated Construction Year
Recreation Facilities							
New Performing Arts / Library + Site Development	Northern area of the City	4.00	\$ 92,356,780	TBD	TBD	\$ 92,356,780	FY 2035
New Aquatics Facility: 50M Pool + Rec Pool	Northern area of the City	5.00	\$ 47,417,122	TBD	TBD	\$ 47,417,122	FY 2036
Marion Elliot Pool Renovation	245 S Powers Ave	4.10	\$ 24,924,239	TBD	TBD	\$ 24,924,239	FY 2037
<i>Recreation Facilities Subtotal</i>			\$ 164,698,141	TBD	TBD	\$ 164,698,141	
Total Planned Park Facilities Projects			\$ 913,175,941			\$ 885,823,281	
Exclusions from Total Estimated Construction Costs							
Spreckels Park & BMX Track ⁷	TBD	9.90	\$ 12,539,120	NA	NA	\$ 12,539,120	NA
Morezone Conversion to Manteca Event Center	1323 W Center St	12.63	\$ 18,354,000	NA	NA	\$ 18,354,000	NA
<i>Exclusions Subtotal</i>			\$ 30,893,120			\$ 30,893,120	
Total Adjusted Construction Costs			\$ 882,282,821			\$ 854,930,161	
<i>Less Remaining Existing Fund Balance (FY 24-25)</i>						\$ (22,339,937)	
Costs Eligible for DIF						\$ 832,590,224	

Notes:

- 1 Excludes the costs for the field renovations, field fencing, and sports lighting. Costs differ from the Parks Master Plan (2026), as City Staff had additional cost information as of July 2026.
- 2 After consulting with City staff and representatives of the Building Industry Association, park land costs used in this analysis differ from the Parks Master Plan Update, January 2026. While comparable land sales in the region supported a cost per acre of up to \$550,000, this study uses a more conservative cost of \$250,000 per acre to address the concerns of the BIA.
- 3 The Parks Master Plan (2026) 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.
- 4 Per the Parks Master Plan (2026) planned park and trail facilities include the following: Villa Ticino West – Unit 3 – Valley Vista Park (6.94 acres); Yosemite Square – Yosemite Square Park (7.79 acres); Griffin – Unit 7 Park (2.60 acres); Griffin – Unit 9 Park (1.75 acres); Griffin – Unit 10 Park (1.98 acres); Griffin – Phase E Park (3.30 acres); Machado Ranch – Phase 2 Park (4.70 acres); Machado Ranch – Phase 3 Park (6.50 acres); The Trails – Park 2 (3.41 acres); Kiper at Indelicato Park (3.30 acres); The Trails – Park 3 (7.20 acres); The Trails – Park 4 (7.13 acres); The Trails – Park 5 (3.76 acres); The Trails – Park 6 (1.23 acres); The Trails – Park 7 (0.95 acres); and Hat Ranch – Phase 2 – Pillsbury Estates Expansion (6.90 acres and 8.90 acres).
- 5 The total cost for new Linear Parks and Trails is based on \$800,000 per acres, which is lower than the Parks Master Plan.
- 6 Per the Parks Master Plan (2026) in order to meet a ratio of 3 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. The total acres differs slightly from the Nexus Study based on population projection assumptions. The total cost her differs slightly from the Parks Master Plan, but is based on \$800,000 per acre.
- 7 Removed Spreckles Park & BMX Track per direction of the City.
- 8 Land acquisition is included in the cost estimate for all parks. The City demonstrates a long-standing commitment to funding and maintaining parkland for both existing and future residents through multiple funding mechanisms. The City leverages multiple funding sources beyond Park Fees including grants, reserve funds, General Fund contributions, and partnerships. As early as 2009, Manteca had more than 20 park projects with over \$3.3 million that included a variety of funding sources outside of impact fees. The City developed the Big League Dreams sports complex through a public-private partnership. In 2024, the City voted to place a 3/4-cent sales tax increase to address critical needs. Measure Q funds roadway and infrastructure repairs; neighborhood patrols and crime prevention efforts; fire protection services; quality of life programs such as parks, public facilities, local business support, homeless services, youth services, and other areas based on Council and community priorities. The City works with non-profit partners such as the Friends of Manteca Parks and Recreation Foundation to support park programming and facility improvements. Manteca regularly pursues federal and state funding, including the Community Development Block Grant program, Land and Water Conservation Fund, and the Outdoor Recreation Legacy Partnership.

Source:

City of Manteca Parks and Recreation Master Plan Update and Cost Estimates prepared by LPA Design Studios, Inc. (January 2026) and the City of Manteca.