
City of Manteca



MANTECA



PARKS AND RECREATION DEPT.
CREATING COMMUNITY THROUGH PEOPLE, PARKS AND PROGRAMS

Parks and Recreation Master Plan

FINAL DISTRIBUTION DOCUMENT
APPROVED BY CITY COUNCIL
DECEMBER 6, 2016

**Parks
Make
Life
Better!**



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City of Manteca



Parks and Recreation Master Plan

Chapter One
Executive Summary

MANTECA



PARKS AND RECREATION DEPT.

CREATING COMMUNITY THROUGH PEOPLE, PARKS AND PROGRAMS

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1.0 EXECUTIVE SUMMARY

The purpose of this Master Plan is to provide 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, now and into the future. The Master Plan findings and recommendations are based on a combination of community input derived from community workshops, targeted surveys, input from professional staff, City records, participation data and technical analysis and, as such, they represent community expectations.

Recreation Facility Needs Assessment

As part of the Master Plan process, considerable effort was devoted initially to identifying existing recreation resources and then interacting with the community and frequent facility users in an attempt to identify specific interests, needs and satisfaction with City programming and facilities. City staff was able to provide a significant amount of input regarding community participation levels, requests for services and facilities, and professional insight into trends and anticipated needs. In addition, a considerable amount of technical analysis was conducted regarding programs and facilities. A significant portion of this process included information-gathering in an attempt to assess community expectations, facility requirements, and demand and needs analysis. A summary of these efforts are as follows:

Community-Wide Telephone Survey: A total of 300 interviews were completed through use of a random digit dial sample process. The purpose was to provide a statistically valid basis for determining how residents participate in recreation activities and their areas of interest. The survey was validated by comparing demographic results of the survey to overall City resident demographics and by a manual audit of 10% of the surveys.

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 and its recreation facilities. The second focused on identifying preferred existing facilities and desired additions. The third discussed recreation programming and facility priorities. A number of individuals representing organizations or special interest groups attended more than one of these meetings.

Sports Organization Questionnaires: Twelve sports organizations that operate in the City responded to a questionnaire designed to gather information about participation, needs, and facilities used.

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, benchmark analysis, parkland acreage analysis, an assessment of program needs, and the physical condition of City facilities.

Parks and Recreation Department Mission Statement

The primary mission of the City of Manteca Parks and Recreation Department is to plan, acquire, develop and maintain parks, recreational, cultural and educational facilities and conserve them for future generations; to administer quality public recreational, human services, cultural and educational programs that will serve the needs of the residents in the Manteca area; and to facilitate and serve as a catalyst for private, non-profit and quasi-public provision of facilities and/or services.

Summary of Parkland Acreage Findings

The City currently manages more than 483 acres of parks, facilities, trails and recreation lands, or the equivalent of 6.63 acres per 1,000 residents. This figure is higher than many communities in California, which helps explain why the survey of Manteca’s residents reports a very 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 Chapter Four, Exhibit 4.3-2, the City currently has 212.73 acres of Neighborhood Park land. Using the City’s recommended parkland acreage goal for Neighborhood Parks of 3 acres per 1,000 residents (utilizing the current population figure of 72,880), there is currently a goal figure of 218.4 acres, resulting in a small current deficit of 5.67 acres. This is approximately the equivalent of one Neighborhood Park, and will soon be satisfied with the completion of Evans Estate Park, anticipated to be completed by January 2017. In the category of Community Park acreage, the current quantity of 78.46 acres is 5.58 acres over the required 72.88 acres. In the category of Special Use Facility/Parks, the City has constructed 90.94 acres of park lands for special uses, which is 18.06 acres beyond meeting the standard service level of one acre per 1,000 population.

Existing Facility Inventory Summary

- 49 Neighborhood Parks, totaling approximately 213 acres
- Six developed Community Park sites, totaling approximately 78 acres
- 10 Special Use Parks/Facilities totaling approximately 91 acres, including a major multi-use recreation trail that covers over 3.5 miles of terrain.

In addition to the above, based upon the identification of additional facility needs outlined on page 4-31, by year 2035 a cumulative total of approximately 130 acres of Neighborhood Park land development would be required, as well as a total of approximately 38.5 acres of Community Park land, and 26 acres of Special Use Facility/Park lands. This amount is approximate and could be met by a combination of utilizing existing undeveloped parkland and acquiring new parkland to develop.

Overall General Findings - Recreation Assessment

As an outcome of the assessment process, it is apparent that the City has done a very good job of providing and maintaining parks/open spaces, facilities and programs that are well accepted by City residents and that successfully meet the City’s existing recreation needs in almost all areas. However, as with any broad City service, the Master Plan process identified opportunities for: program service enhancements; new and/or expanded facilities; and additional maintenance requirements. Further, the process highlighted that evolving changes in community demographics, including age, nationality, and race, will be combined with overall changes in recreational expectations to generate a demand for modified services and facilities in the future. As such, the intent of this plan is to provide an effective tool for meeting these challenges.

Recreation Programming Recommendations

The City provides a full range of community programs for all age groups that are well utilized and well received by the community. As an example, during a recent fiscal year, there were a total of over 100,000 visits to the Senior Center alone. Over 18% of the community reports utilizing recreation programs frequently (at least once a week), while 35% of the community reports a preference for Fine Arts or Performing Arts programs.

As detailed in Chapter Four, a variety of needs-assessment tools were utilized to determine the type and amount of new or enhanced programs and services that would be beneficial now and in the future. Further, for the purpose of evaluating current and future recreation program needs, a number of local, state and national trends were analyzed, including demographic shifts, changing lifestyles (particularly between “Gen X” and “Gen Y” demographics), sustainability, and changes related to the workplace. Overall, based on the data collected, there are no significant gaps in programming service. Notwithstanding this, the overall process did identify opportunities for additional programming which are detailed fully in Chapter Four. Some of the most notable opportunities for programming enhancements are as follows:

Youth and Teen Programs

- Investigate collaboration opportunities to identify flexible space for expanding teen programs or program future dedicated space in a multi-use community facility
- If possible, expand financial assistance to participants considered to be low income

Physical Fitness, Health, and Well Being

- Explore methods to expand the trail system and provide more connections into neighborhoods
- Continue and expand efforts to promote exercise and good nutrition
- Develop healthy lifestyle programs
- Help address the growing health needs of an aging population by expanding gentle aerobics program options



Inclusion of All Populations

- Explore cooperative agreements with other Central Valley communities to provide programming for the developmentally disabled
- Utilize emerging techniques to help understand and expand recreation opportunities for persons of diverse ethnicity

Strengthen Outdoor Recreation Opportunities

- Develop a “Park/Trail Steward” Volunteer Program for environmental enhancements, education, safety and maintenance
- Continue to collaborate with other agencies to strengthen and expand outdoor education opportunities

Cultural Arts and Community Events

- Provide greater access to arts programs by offering programs at venues closer to residents’ homes
- Develop multi-cultural arts programs and activities that promote personal connections among participants

Aquatics

- Evaluate the opportunity to include new aquatics facilities or features in future park development

Outreach and Partnerships to Serve Adults Age 50+

- Within existing programming, continue and expand the emphasis on well-balanced fitness programs
- Provide more “inter-generational programming” to bring various age groups together
- Develop more programs to engage younger, active senior adults who don’t self-identify as “senior citizens”

Support Services

In addition to reviewing recreation programming opportunities, the assessment of recreation programming includes a subsection outlining recommendations regarding enhanced support services which could benefit recreation programming overall. This subsection focuses on coordinated fiscal and overall planning within the City, assuring a well-trained and stable work force, enhanced opportunities for volunteerism, and continued growth in the marketing of City services. Some of the most notable recommendations include:

- Increase cooperation with local service clubs for volunteer assistance and financial support
- Pursue additional public-private partnerships to provide recreational programs
- Review potential for additional rentable group picnic sites
- Continue City branding and marketing plan
- Develop and utilize social-media marketing tools

Recreation Facility Recommendations

The Facility Needs Assessment outlined in Chapter Four 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, Chapter Five 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.

The adoption of the Master Plan and updated Fee Study does not commit the City of Manteca to a specific annual funding contribution for the development of the recommendations noted in the documents. Implementation of the Master Plan would likely occur over many years. Once adopted, updated Park Fees will be collected on new development to begin planning towards project implementation. Project implementation may include additional feasibility studies for specific projects. Planning for the projects will be brought forward through the annual Capital Improvement Plan process. Potential sources of funding may include partnerships, general/special taxes, special assessments, bonds, grants, operational revenue and other methods.

The recommendations and findings related to facilities are listed below:

Facility Changes/Additions to Meet Existing Demand

- Three additional soccer fields to enable decreasing the usage at park sites that are currently over-programmed, and seek funding and installation of synthetic turf at selected new facilities
- Two additional indoor youth basketball courts
- One additional swimming pool

Facility Changes/Additions to Meet Anticipated Future Demand

- Additional youth baseball fields
- Additional youth softball fields
- Additional multi-sports long fields (soccer, football, rugby and lacrosse), with emphasis on synthetic turf opportunities at future facilities
- Additional multi-use jogging/walking/bicycling trails
- Two additional indoor basketball courts
- One additional swimming pool
- Four additional tennis courts

Non-Facility-Based Recommendations to Meet Current and Future Demand

- Increase volunteer opportunities in park, trail and open-space operations
- Pursue additional public-private partnerships to provide expanded recreational programs
- Emphasize opportunities for improved trail connectivity
- Encourage more onsite recreational facilities within new residential developments

Park Facility Maintenance Items

- Improve irrigation systems to increase water-conservation capabilities
- Parking lot paving improvements
- Continue ADA-compliant renovations to existing facilities
- Basketball court renovations, repaving

Funding and Implementation Recommendations

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 potential improvements in Chapter Five, Recommendations.

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 Chapter Five.

Goals, Policies, and Actions

Chapter Three provides the Goals, Policies, and Actions of Manteca Parks and Recreation Department. This chapter provides a comprehensive multi-year projection (to 2035) of achievable and measurable action items for staff, the Recreation and Parks Commission, and the City Council to consider in the prioritization and allocation of resources to meet the recreation, parks, and trails needs of the community.

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City of Manteca



Parks and Recreation Master Plan

Chapter Two
Introduction



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2.0 INTRODUCTION

The Parks and Recreation Master Plan is based on the guiding principle that the quality of life in the 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 Society¹ and the National Recreation and Park Association² describe the many important ways recreation facilities and programming can help in creating healthy lifestyles and livable communities, including:

- Strengthen community image and sense of place
- Support economic development
- Strengthen safety and security
- Promote health and wellness
- Foster human development
- Increase cultural unity
- Protect environmental resources
- Facilitate community-building and engagement
- Provide recreational experiences

“Local parks and recreation are the gateways to healthy, prosperous and connected communities”²

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.

Approach and Document Organization

The Master Plan document is organized into the following sections:

Chapter One: Executive Summary

Summarizing the planning process, key findings and recommendations of this planning effort affords the reader a synopsis for quick reference.

Chapter Two: Introduction

This section provides an overview of the purpose of the Master Plan, the process utilized, and the brief history and demographic characteristics that make Manteca unique.

¹ California Park and Recreation Society (CPRS) VIP Project: Creating Community in the 21st Century, www.cprs.org

² National Recreation and Park Association, <http://www.nrpa.org/About-NRPA/Impacting-Communities/>, May 2013

Chapter Three: 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.

Chapter Four: Recreation Facility Needs Assessment

Understanding the existing conditions in the community is an essential step in the Master Plan process. The Needs Assessment provides an inventory of the City's parks and recreation facilities, as well as other recreation facilities open to the public, and includes discussions of public school facilities, private recreation facilities, and a listing of other publicly-owned lands ("opportunity sites") within and surrounding the City limits.

The Needs Assessment further provides a detailed assessment of the recreation facility needs of the existing and future Manteca community. Data from the community were obtained to develop an understanding of the demand for a variety of facilities. Both qualitative and quantitative information sources are discussed. 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.

Community-Wide Telephone Survey: The phone survey provides current, statistically valid information specific to Manteca that gives detailed information for the types of recreation facilities most often utilized by Manteca residents. A total of 300 randomly selected, geographically distributed households in Manteca were interviewed.

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

Chapter Five: Recommendations

Chapter Five 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 Chapter Four and are the result of existing inventory, analysis of demand, community input, and consideration of established goals and policies.

Appendices

For reference, the Appendix chapter of this report contains the full original report of the Community-Wide Telephone Survey results, and the complete Park Acquisition and Improvement Fee Update.

2.1 Purpose of the Master Plan

The purpose of this Master Plan is to provide a realistic and visionary guide for the creative, orderly development and management of parks, trails, recreation facilities, open space, and programs for the City, now and into the future. This Master Plan is an implementation tool for the Recreation and Parks Commission and City staff, providing strategies for addressing the City's vision, as well as goals, policies and strategies based on current analysis, community and professional staff input.

This Master Plan envisions a future in harmony with the environment, with an emphasis on recreation opportunities, community health, well-being and sustainability.

Key questions discussed in this Master Plan include:

- **What changes in demographic and utilization patterns will affect the City's recreation and park needs?**
- **What additions or modifications to parks, recreational facilities, and programs have occurred?**
- **What role do parks, facilities, open space, trails, and recreation programs have in the lives of City residents?**
- **What types of parks, facilities, and programs does the community need, and what are the most important priorities?**
- **What changes should be made to existing parks, facilities, and programs?**

Over the years, Manteca has actively undertaken a variety of planning efforts pertaining to recreation and community services programs, including: the Public Services and Facilities Element of the General Plan; customer surveys; analysis of recreation participation patterns; customer and community requests; individual park and facility master plans; land-use studies; and trail planning. This Master Plan and the included Park Acquisition and Improvement Fee Update (found in the Appendix), fulfill requirements called for in the General Plan. The process utilized for this plan builds on many of these previous planning efforts and incorporates new community and staff input that has resulted in providing an up-to-date understanding of current and future recreation needs and opportunities specific to Manteca.

2.2 Context

Physical Setting

Manteca started as a community of the fertile Central Valley of California around 1871. Farming and ranching activities and its location as the gateway to Yosemite National Park have influenced growth in the town to a current population of approximately 72,880 persons.

Relatively flat topography and open space provided opportunities for neighborhood development and many park and recreation facilities, walking trails, and bicycling trails were constructed and contribute strongly to community identity and the 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 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 Yokut Indian Tribe and other tribes.
- In the early 1800s, Spanish settlers attempted to establish mission sites in the 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.

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. Exhibit 1 displays the current and projected demographic estimates as detailed by the 2013 American Community Survey, 2014 California Department of Finance estimates, and 2010 U.S. Census data.

- ◆ A review of historical *population growth* for residents of the City and residents of San Joaquin County as a whole was performed for perspective, examining data from the Federal Census as of 2000 and 2010. These Census data describe the *actual* size of the resident population base and how it has changed over time. An updated *estimate* of growth for population in the City and the County as of 2014 is also provided by the California Department of Finance.
- ◆ A review of historical *household (occupied housing unit) growth* for the City and for San Joaquin County as a whole was reviewed for perspective, examining data from the Federal Census as of 2000 and 2010. These Census data describe the *actual* size of the resident household base and how it has changed over time. An updated *estimate* of growth for households in the City and the County as of 2014 is also provided by the California Department of Finance.
- ◆ A review of historical *demographic trends* for City residents and for residents of San Joaquin County as a whole was reviewed for perspective, examining data from the Federal Census as of 2000 and 2010. The Census data describe the *actual* make-up of the community and how it is changing over time, using many demographic factors, such as age, presence of children, household size, ethnicity, and income. *Estimates* from the 2013 American Community Survey are also included.
- ◆ A *forecast of population and housing unit growth* to 2035 for the community was reviewed, relying upon City Department of Economic Development data.

Historical Population Growth

Exhibit 1, Demographic Trends in the City, presents a twelve-year history of population growth within the City and San Joaquin County. As Exhibit 1 illustrates, population growth in the City during the 2000 to 2014 time frame occurred at a rate of 36.2%, with approximately 3,932 new City residents documented each year on average.

The City's growth rate of 36.2% compares with a 21.6% rate of growth for the County as a whole. Thus, the City's population growth during this time frame was significantly higher than the rate in the County overall.

Historical Household Growth

Exhibit 1 also presents a 14-year history of household growth within the City and San Joaquin County. As Exhibit 1 illustrates, household growth in the City during the 2000 to 2014 time frame occurred at a rate of 32.1%, with approximately 470 new households documented each year on average. The

household growth rate of 32.1% between 2000 and 2014 compares with an 18.4% rate of growth for the County as a whole.

Historical Demographic Trend

To enhance the analysis of population and household growth previously provided, a collection of demographic characteristics for the resident population was compiled from the Federal Census of 2000 and, for comparison, 2010, as well as estimates up to 2014. This collection of characteristics has been prepared for the City and the County and is presented in Exhibit 1. Exhibit 1 highlights the following demographic trend:

- ◆ Average household size has increased in the City from 2.98 persons per household in 2000 to 3.15 persons per household in 2014, while the trend observed in the County (from 3.0 in 2000 to 3.2 in 2014) revealed similar stability.

Exhibit 1
DEMOGRAPHIC TRENDS IN THE CITY OF MANTECA

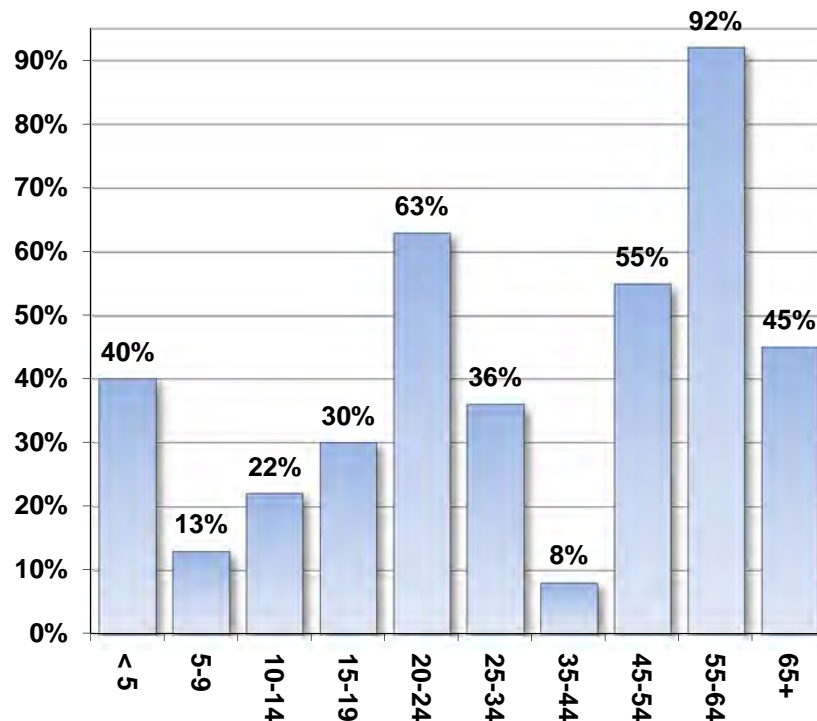
Item	City of Manteca				San Joaquin County						
	2000*	2010**	2013***	% of Total	2014****	% change 2000-2010	2010**	2013***	% of Total	2014****	% change 2000-2010
Total Population	49,258	67,086	70,732	72.880	36.2	663,698	685,306	700,220	710,731	21.6	
Occupied Housing Units	16,368	21,618	22,326	22,947	32.1	181,629	215,007	216,707	217,966	18.4	
Persons Per Household	2.98	3.08	3.14	3.15	3.4	3.00	3.12	3.17	3.20	4.0	
Median Household Income	\$46,199	\$60,944	\$67,478	31.9	31.9	\$41,216	\$52,674	\$51,769		27.8	
Percent of Population by Age:											
Under 5 years	3,716	5,183	5,686	8.0%	39.5	44,960	54,228	53,509	7.6%	20.6	
5 to 9 years	4,491	5,083	5,377	7.6%	13.2	50,511	54,810	54,887	7.8%	8.5	
10 to 14 years	4,629	5,662	5,808	8.2%	22.3	49,896	56,165	56,753	8.1%	12.6	
15 to 19 years	4,305	5,588	5,335	7.5%	29.8	47,915	55,382	55,850	8.0%	21.8	
20 to 24 years	2,759	4,485	4,945	7.0%	62.6	37,668	48,451	52,070	7.4%	28.6	
25 to 34 years	6,456	8,789	9,590	13.6%	36.1	75,540	90,815	93,674	13.4%	20.2	
35 to 44 years	8,576	9,286	9,319	13.2%	8.3	86,601	90,738	90,453	12.9%	4.8	
45 to 54 years	6,324	9,798	8,978	12.7%	54.9	68,748	91,839	91,915	13.1%	33.6	
55 to 64 years	3,426	6,569	8,079	11.4%	91.7	41,960	68,697	73,917	10.6%	63.7	
65 years and over	4,576	6,653	7,615	10.8%	45.4	59,799	71,181	77,192	11.0%	19.0	
Median Age	32.5	33.6	33.5	3.4	3.4	31.9	32.7	33.1		2.5	
Population by Race/Ethnicity:											
White	31,556	31,476	31,940	45.2%	-0.3	267,002	245,919	244,337	34.9%	-7.9	
Hispanic	12,363	25,317	27,645	39.1%	104.8	172,073	266,341	278,237	39.7%	54.8	
Asian/Pacific Islander	1,912	4,851	5,801	8.2%	153.7	66,238	97,795	101,775	14.5%	47.6	
Black	1,406	2,669	2,751	3.9%	89.8	37,689	48,540	47,858	6.8%	28.8	
Other	2,021	2,783	2,585	3.7%	37.7	20,596	26,711	28,013	4.0%	29.7	
Households That Are:											
Households with Children <18	7,860	9,681	8,908	39.9%	23.2	82,308	95,866	92,678	43.0%	16.5	
Households without Children <18	8,508	11,937	13,418	60.1%	40.3	99,321	119,141	123,029	57.0%	20.0	
One Person/Household	3,051	3,902	4,327	19.4%	27.9	37,650	42,389	44,121	20.5%	12.6	
Percent of Households That Are:											
Owners	10,305	13,521	13,041	58.4%	31.2	109,667	127,270	122,697	56.9%	16.1	
Renters	6,063	8,087	9,285	41.6%	33.5	71,962	87,737	93,010	43.1%	21.9	
Median Housing Value	\$156,100	\$354,900	\$208,800	127.4	48.8	\$142,400	\$246,000	\$198,900		72.8	
Median Rent	\$724	\$1,077	\$1,170	\$617	\$985	\$617	\$985	\$986		59.6	

* 2000 Census
** 2010 Census
*** 2013 American Community Survey 3-Year Estimate
**** Calif. Dept of Finance (2014 E-5 Estimates)

Source: RJM Design Group, Inc.

- ◆ As Exhibit 2 reveals, during the 2000-to-2010 time frame, the greatest growth in population by age group was evidenced among City residents 55 to 64 years of age (92% increase). This trend mirrors that evidenced in many communities, a reflection of the aging of a group known as the Baby Boomers. Growth in this age group in the City suggests consideration be given to assuring that senior facilities and services are adequate to serve this burgeoning population group. The 40% increase in the youngest age category indicates a good number of young families adding to the population over the 10-year period.

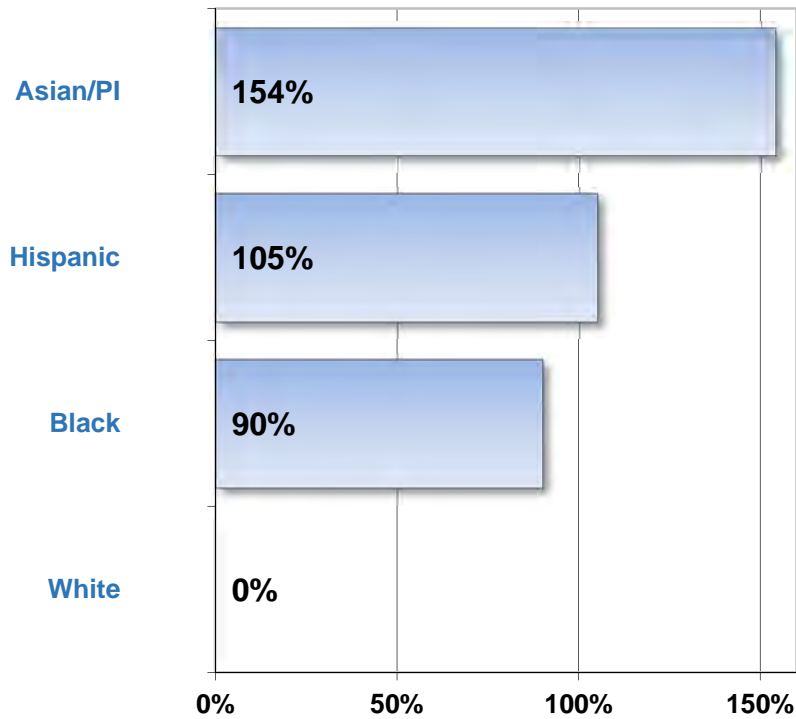
Exhibit 2
Population Change by Age Group
City of Manteca: 2000 to 2010



- ◆ Exhibit 2 also reveals that during the 2000-to-2010 time frame, the lowest increase in population by age group was evidenced among City residents 35 to 44 years of age (8%), those 5 to 9 years of age (13%), and those 10 to 14 years of age (22%). While there are some age groups increasing more rapidly than others, overall these data indicate a balanced growth pattern of population, with the exception of the previously mentioned advanced-age groups' increases due to the 1950s Baby Boom.

- ◆ As a result of the changes in the distribution by age, the median age in the City increased modestly from 32.5 years in 2000 to more than 33.6 years in 2010. Similar aging of the population countywide was also noted.
- ◆ Examining the City’s population by race and ethnicity, the share of residents identifying themselves as White remained flat from 2000 to 2010, while increases were noted among those identifying themselves as Black, Asian, or Hispanic. These share changes were a reflection of differing population growth rates by race and ethnicity that are presented in Exhibit 3. Similar race or ethnic diversification was also noted in the County trends.

Exhibit 3
Change in Population by Race/Ethnicity
City of Manteca: 2000 to 2010



- ◆ The City's proportion of homeowners has stayed the same over the ten-year period between Censuses (63%), and is higher than the County trend (60% in 2000 to 59% in 2010).
- ◆ The *estimated* median housing value of \$354,900 in the City in 2010 was 44% higher than the median value of \$246,000 in the County as a whole.
- ◆ 2010 *estimated* rental rates in the City were 19% above those in San Joaquin County.

Forecast Population Growth

Exhibit 4 presents a forecast of population growth within the City extending to 2035. As Exhibit 4 illustrates, population growth in the City to 2035 is expected to occur at a rate of approximately 3.15% per year, with approximately 2,000 new residents anticipated each year on average. This rate and volume of new residents anticipated between now and 2035 is slightly higher than the rate experienced during the 2000-to-2010 time frame. The population by 2035 is estimated at 117,010 persons, up from the current population estimate of 72,880 persons.

Forecast Housing Unit Growth

Exhibit 4 also presents a forecast of housing unit growth within the City. As Exhibit 4 illustrates, housing unit growth in the City from now to year 2035 is expected to occur at approximately 469 units per year, on average.

Exhibit 4					
CITY OF MANTECA POPULATION ESTIMATES AND PROJECTIONS					
Year	Population	Annual Change		Households	Population/ Household
		Number	Percent		
<u>Census*</u>					
2000	49,258			16,368	2.98
2010	67,096	1,784	3.6%	21,618	3.08
<u>Jan. 1st:</u>					
2015**	72,880			22,947	3.15
<u>Projections</u>					
2020***	87,471			27,769	3.15
2025***	97,410	1,988	2.3%	30,924	3.15
2030***	107,766	2,071	2.1%	34,211	3.15
2035***	117,010	1,849	1.7%	37,146	3.15
* 2000 and 2010 Census.					
** State of California, Department of Finance estimate.					
*** San Joaquin Council of Governments' 2011 Regional Transportation Plan (population); households based on 3.15 pop/hhld					
Source: RJM Design Group, Inc.					

Trends and Implications Analysis

Today, our country and the world have become more transient and fast-paced, with consistent, rapid, and dramatic changes. 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 sustainability and to meet the future service needs of the community. 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.

Emerging trends can be organized into five major subject areas:

- Demographic Shift - Americans are aging, becoming more culturally diverse, and living in smaller household sizes.
- Changing Lifestyles - Generations “X” and “Y” and the changing world of electronics and communication are having a major impact on our lifestyle and our recreational pursuits.
- Society and Economy - Nationally and within Manteca, there is an emerging recognition that parks and recreation services play a significant role in improving quality of life, and that parks and open space are catalysts for both community-building and economic development. Americans continue to be concerned with economic growth and crime within their communities.
- Sustainability - There is a renewed awareness and sensitivity to the preservation of our natural environment. Many cities such as Seattle, Portland, and San Francisco have developed best practices and strategies to address open space and urban forest preservation, wildlife habitat and natural area restoration, invasive plant management and shoreline/wetland/critical-area management.
- Park and Recreation - Urban parks are on the rise to address open space and leisure walking needs within the compact built environment. At the same time, traditional sports such as baseball continue to see a decline in participation rates, while emerging sports such as lacrosse and pickleball are experiencing tremendous growth.

As these emerging trends are explained and discussed, it will become clear that there will be significant impacts on current facilities and the development of new park and recreation programs.

Foremost among these changes are:

- “Intergenerational” programs that address needs of all of the community’s population regardless of age.
- Facilities that support programs and provide positive, safe, and secure recreational alternatives for healthy lifestyles and to combat obesity.
- Facilities that support programs and activities, promote personal connections, and allow the community to highlight and share their cultural heritage.
- Neighborhood parks and facilities that allow for increased community connectedness.
- Facilities that support increased multi-cultural family and art events.
- Access to programs, with flexible hours to accommodate user needs.
- Facilities that teens can call “home,” program, and operate under teen leadership.

- Facilities in which children can experience, learn, and develop an appreciation for nature and open space.

2.3 Relationship to Other Documents

This Master Plan draws from the input devices, research, planning, community input, professional staff input, documented participation records, and needs assessment prepared for this report. 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 below, along with a description of each item's relationship to the Master Plan.

Bicycle Master Plan

In 2003 the City of Manteca commissioned a comprehensive inventory and analysis of the existing on- and off-road bicycle and multi-use trail system. This report provided data for both transportation and recreation aspects of the current and proposed trail system that City residents enjoy.

Draft Bicycle and Pedestrian Master Plan, 2014

This plan analyzes the current inventory of paths, trails and routes and summarizes an inventory of approximately 10 miles of Class I trails, 19.4 miles of Class II trails, and 18.9 miles of Class III trails. The plan recommends addition of 9 miles of Class I, 50.1 miles of Class II, and 6.9 miles of Class III trails.

Manteca General Plan 2023

In 2003, a comprehensive 20-year General Plan was created and adopted, and subsequently amended in 2010 (the Housing Element), and 2011 (the Circulation Element). The General Plan is currently being updated and is scheduled to be reviewed and adopted by approximately 2018.

City of Manteca



Parks and Recreation Master Plan

Chapter Three
Goals, Policies, and
Actions

MANTECA



PARKS AND RECREATION DEPT.

CREATING COMMUNITY THROUGH PEOPLE, PARKS AND PROGRAMS

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3.0 Goals, Policies, and Actions

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 compliment 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 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.

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.

Organization of Goals, Policies, and Actions

There are eight major categories of responsibility for the City’s Parks and Recreation Department, 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.

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 right-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: Adopt a 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.

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.

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: Develop and adopt standards for providing parks and playground environments that are unique, appropriate, safe and accessible to all ages and abilities.

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.

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: Develop 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.2.1.1: 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.2.1.1: 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 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 retention
- 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 park land 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.

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 underserved populations are being reached.

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

Policy H.1.3: Solicit public 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.

City of Manteca



Parks and Recreation Master Plan

Chapter Four
Needs Assessment

MANTECA



PARKS AND RECREATION DEPT.

CREATING COMMUNITY THROUGH PEOPLE, PARKS AND PROGRAMS

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4.0 NEEDS ASSESSMENT

This portion of the Master Plan provides an overview of existing parks, trails, recreation facilities and programs within the City of Manteca. This chapter 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.

4.1 Park Definition

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

"This designation provides for neighborhood, community and regional parks, 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 nighttime 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:

"The Open Space category encompasses habitat, open space, natural areas, lands of special status species, wetlands and riparian areas. These areas are set aside as permanent open space preserves to protect environmentally sensitive areas."

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 “park land” 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.

4.2 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. This 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. Sub-classifications of the Neighborhood Park category are necessary because of the varied nature of each “neighborhood” of the City, as follows:
 - Pocket Park—these 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, 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.
- 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.
- Community Park—meets 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.
- 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:

• Neighborhood Parks (49 sites)	212.73 Acres
• Community Parks (6 sites)	78.46 Acres
• Special Use Facilities (10 sites)	90.94 Acres
• Total Acreage	382.13 Acres

It is worth noting items of special interest:

- Woodward Park is the most used park in the City, as reported by the highest number of households (36%) polled in a community-wide telephone survey.
- The vast majority (90%) of residents are very satisfied or somewhat satisfied with maintenance of existing recreation facilities and programs in Manteca.
- The City hosts major community events at several locations.
- The Tidewater Bikeway connects Manteca residents to several schools, park sites, the library, and commercial areas as it passes through more than 3.5 miles of the town’s neighborhoods.
- In addition to the above acreage summary, the City owns and maintains (through an Enterprise Zone), the 18-hole Manteca Park Golf Course, a popular single-use recreation destination of 101 acres.

Exhibit 4.3-1 is a map showing the location of existing park sites and facilities. Exhibit 4.3-2 is a matrix that describes size and features of existing public parks and recreation facilities within the City.

Park Distribution

Exhibit 4.3-3 provides a graphic illustration of the distribution of parks throughout Manteca. This geographical service area map will be discussed in section 4.9.3.

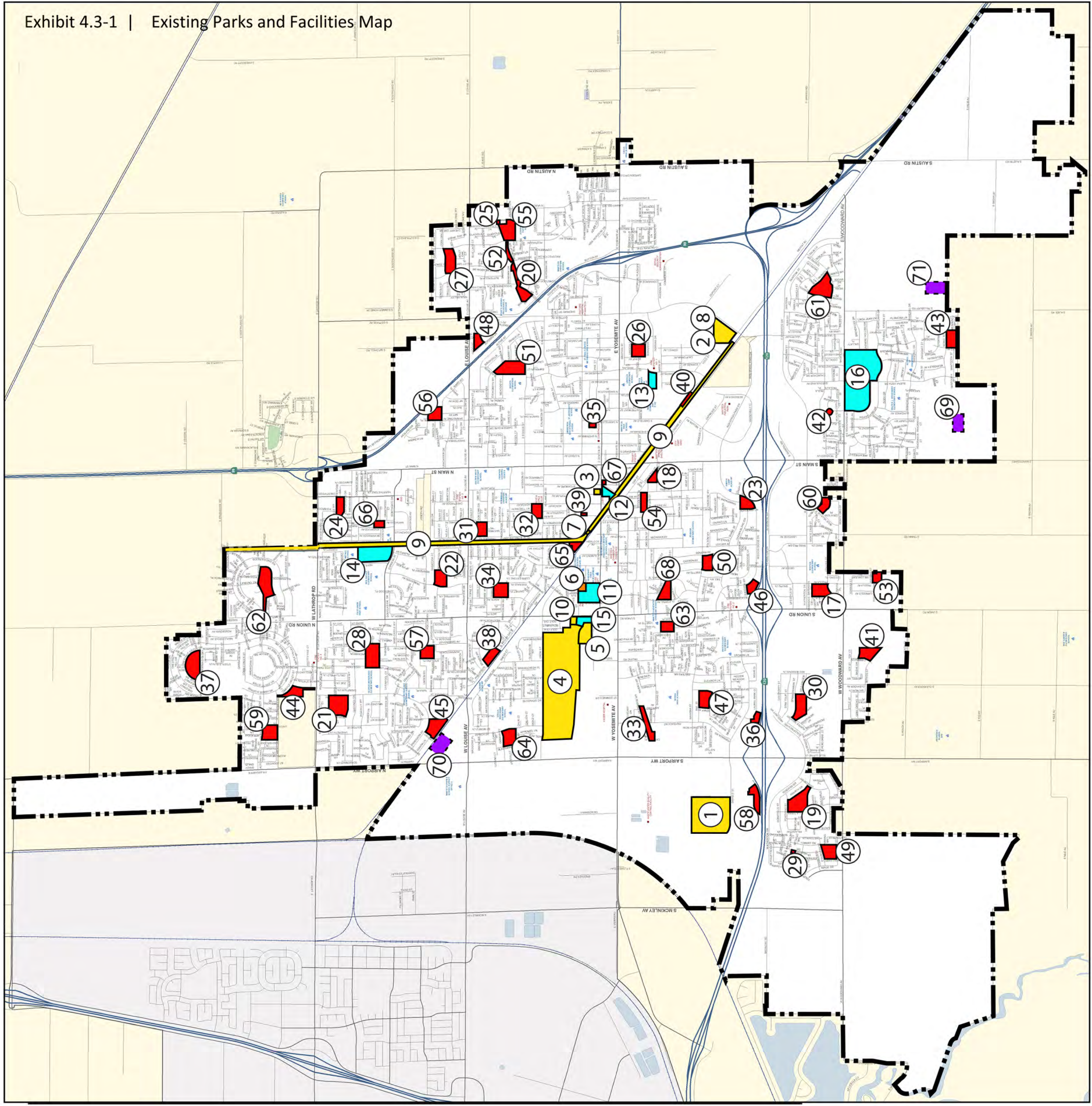
Trails

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. Bikeways are defined by the State of California Street and Highways Code as:

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

Exhibit 4.3-4 provides a graphic map depicting all the existing trail facilities in Manteca

Exhibit 4.3-1 | Existing Parks and Facilities Map



LEGEND

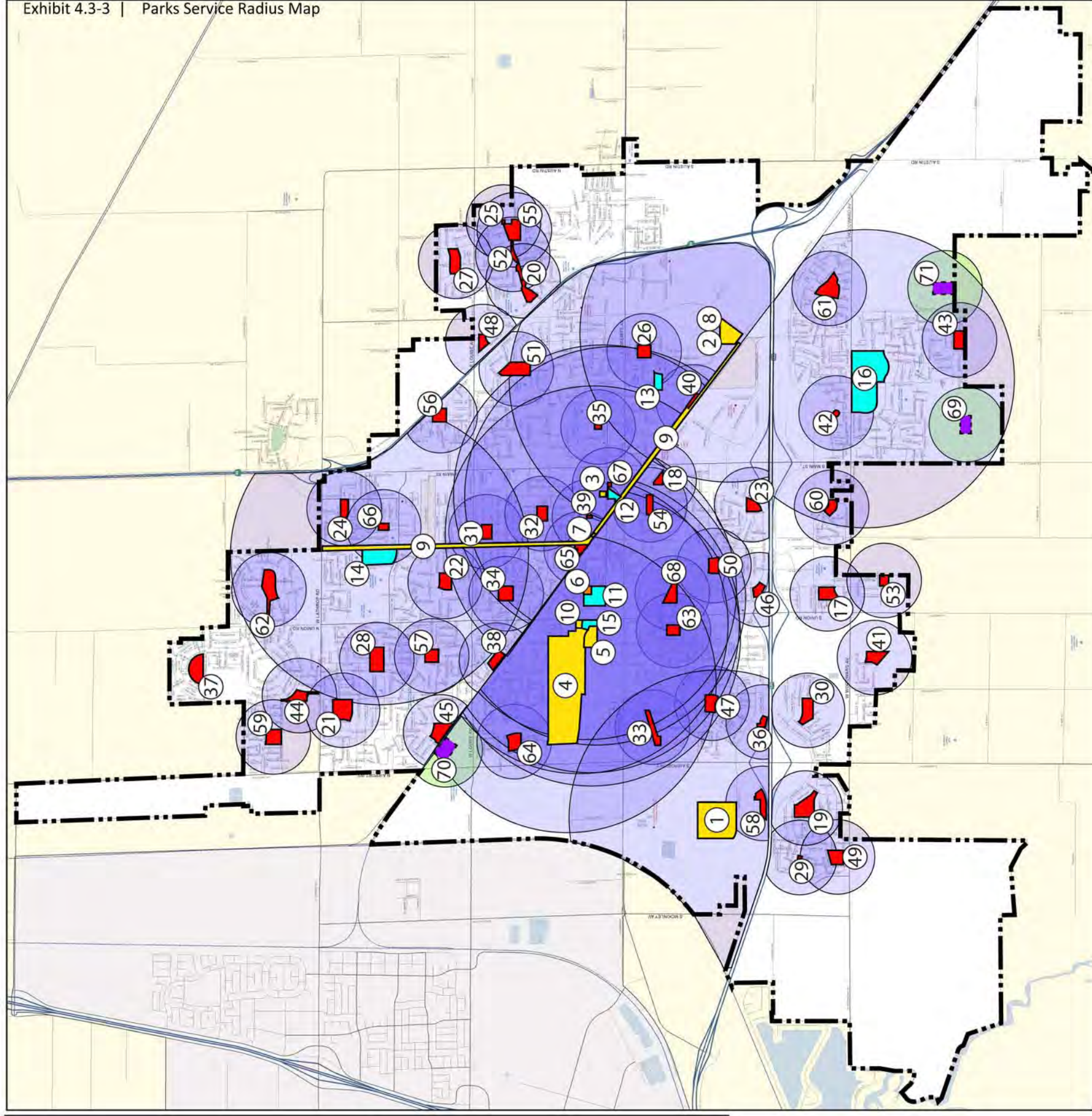
- # SPECIAL USE PARKS
 - 1. Big League Dreams Sports Park
 - 2. BMX Track (at Spreckels Rec Park)
 - 3. Center Street Tennis Courts
 - 4. Manteca Park Golf Course
 - 5. Morezone Ballfield
 - 6. Senior Center
 - 7. Skate Park
 - 8. Spreckels Recreation Park
 - 9. Tidewater Bikeway
 - 10. Union Road Tennis Park
- # COMMUNITY PARKS
 - 11. Civic Center
 - 12. Library Park
 - 13. Lincoln Park & Pool
 - 14. Northgate Park
 - 15. Union Road Park
 - 16. Woodward Park

- # NEIGHBORHOOD PARKS
 - 17. Antigua Park
 - 18. Baccilieri Park
 - 19. Bella Vista Park
 - 20. Button Estates Park
 - 21. Chadwick Square Park
 - 22. Colony Park
 - 23. Cotta Park
 - 24. Crestwood Park
 - 25. Crivello Park
 - 26. Curran Grove Park
 - 27. Diamond Oaks Park
 - 28. Doxey Park
 - 29. Dutra Estates Mini Park
 - 30. Dutra Southeast Park
 - 31. Franciscan Park
 - 32. Giles Memorial Park
 - 33. Gonsalves / Cambridge Greenbelt
 - 34. Graystone Park
 - 35. Hildebrand Park
 - 36. Kevin O'Neill Park

- # PARKS IN PROGRESS
 - 37. Liberty Park
 - 38. Mayor's Park
 - 39. Mini Park
 - 40. Moffat Basin Park
 - 41. Palmer Memorial Park
 - 42. Paseo Circle Park
 - 43. Pillsbury Park
 - 44. Plaza Park (Private)
 - 45. Primavera Park
 - 46. Quail Ridge Park
 - 47. Roberts Estates Park
 - 48. Rodoni Park
 - 49. Rose Park
 - 50. Sequoia Park
 - 51. Shasta Park
 - 52. Sierra Creek Park
 - 53. Silva Park
 - 54. Southside Park
 - 55. Springport Park
 - 56. Springtime Park
- # NEIGHBORHOOD PARKS
 - 57. St. Francis Park
 - 58. Stadium Plaza Park
 - 59. Stockbridge Park (Private)
 - 60. Terra Bella Park
 - 61. Tesoro Park
 - 62. Union Ranch East Park
 - 63. Union West Park
 - 64. Villa Ticino Park
 - 65. Walnut Place Park
 - 66. William Martin Park
 - 67. Wilson Park
 - 68. Yosemite Park
- # PARKS IN PROGRESS
 - 69. Evans Estates Park
 - 70. Monte Bello Park
 - 71. Solera Park

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Exhibit 4.3-3 | Parks Service Radius Map



LEGEND

SPECIAL USE PARKS
(2 Mi. Service Radius)

- 1. Big League Dreams Sports Park
- 2. BMX Track (at Spreckels Rec Park)
- 3. Center Street Tennis Courts
- 4. Manteca Park Golf Course
- 5. Morezone Ballfield
- 6. Senior Center
- 7. Skate Park
- 8. Spreckels Recreation Park
- 9. Tidewater Bikeway
- 10. Union Road Tennis Park

COMMUNITY PARKS
(2 Mi. Service Radius)

- 11. Civic Center
- 12. Library Park
- 13. Lincoln Park & Pool
- 14. Northgate Park
- 15. Union Road Park
- 16. Woodward Park

NEIGHBORHOOD PARKS
(1/4 Mi. Service Radius)

- 17. Antigua Park
- 18. Baccilieri Park
- 19. Bella Vista Park
- 20. Button Estates Park
- 21. Chadwick Square Park
- 22. Colony Park
- 23. Cotta Park
- 24. Crestwood Park
- 25. Crivello Park
- 26. Curran Grove Park
- 27. Diamond Oaks Park
- 28. Doney Park
- 29. Dutra Estates Mini Park
- 30. Dutra Southeast Park
- 31. Franciscan Park
- 32. Giles Memorial Park
- 33. Gonsalves / Cambridge Greenbelt
- 34. Graystone Park
- 35. Hildebrand Park
- 36. Kevin O'Neill Park

PARKS IN PROGRESS
(1/4 Mi. Service Radius)

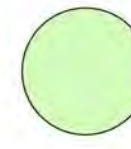
- 37. Liberty Park
- 38. Mayor's Park
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- 47. Roberts Estates Park
- 48. Rodomi Park
- 49. Rose Park
- 50. Sequoia Park
- 51. Shasta Park
- 52. Sierra Creek Park
- 53. Silva Park
- 54. Southside Park
- 55. Springport Park
- 56. Springtime Park

PARKS IN PROGRESS
(1/4 Mi. Service Radius)

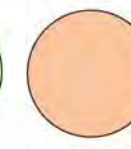
- 69. Evans Estates Park
- 70. Monte Bello Park
- 71. Solera Park



SERVICE RADIUS



PARKS IN PROGRESS SERVICE RADIUS



UNDER SERVICED AREA

4/11/2016



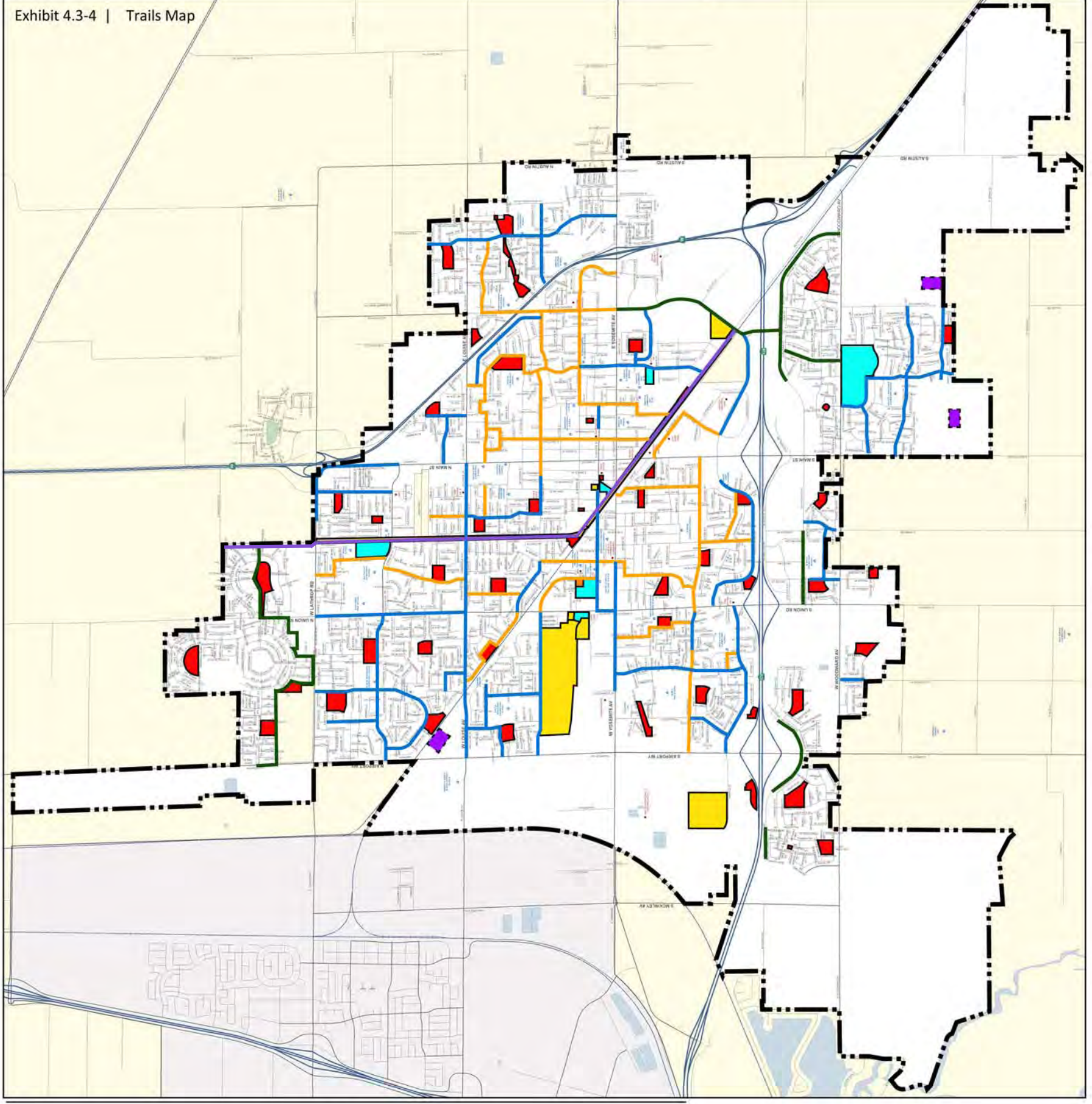
SERVICE AREA ANALYSIS MAP
PARKS & RECREATION MASTER PLAN
CITY OF MANTECA, CALIFORNIA

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Exhibit 4.3-4 | Trails Map



LEGEND

-  Manteca Tidewater Bikeway
(Class I Bikeway - Devoted Path through Park)
-  Class I Path
(Path Separated from Travel Lanes)
-  Class II Lane
(On-Street Painted Bike Lane)
-  Class III Route
(On-Street Shared Route, Signed)
-  SPECIAL USE PARKS
-  COMMUNITY PARKS
-  NEIGHBORHOOD PARKS
-  PARKS IN PROGRESS

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4.4 Joint-Use School Facilities

The City of Manteca is served by Manteca Unified School District. To minimize duplication and/or competition, and consistent with Manteca General Plan policy PF-P-48, 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 and East Union High School. Additionally, the two agencies provide “quid pro quo” resources and facilities for softball, tennis, park use, golf, summer camp, Kids’ Zone, and basketball gym use. In 2014 the two agencies agreed to an annual flat rate of \$15,000 paid to MUSD for the use of District facilities, representing the necessary costs recovery associated with the City’s use of MUSD facilities.

Further, the two agencies jointly fund School Resource Officers and other services to help promote public safety within the schools. Starting with Fiscal Year 2014-2015, the City contributes \$528,000 to this program and MUSD \$132,000. In 2006, the City contributed 25% of the construction costs of the Neil Hafley and Shasta Community Gymnasiums. In exchange, the City receives up to 20 hours per week usage, at no charge, of Neil Hafley gymnasium during the school year and access during summer recess.

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.

Current joint-use recreation facilities at school sites within the City of Manteca include:

- Stella Brockman Elementary School – gymnasium (indoor basketball and volleyball)
- Golden West Elementary School – gymnasium
- Neil Hafley Elementary School – gymnasium, 4 baseball fields, and 1 football field
- Shasta Elementary School – gymnasium

4.5 Private and Commercial Recreation Facilities

Within the City of Manteca and in close proximity there are a number of private and commercial health and fitness operators. A partial list includes:

- 24-Hour Fitness
- In-Shape Fit
- In-Shape
- CalFit Manteca
- Shakti Body Yoga
- Yoga Soul and Jiu-Jitsu
- Studio One Yoga

Daycare providers are another significant source of commercial and non-profit recreational businesses in Manteca. Child-development centers in Manteca vary in size as well as scope. While some offer

progressive curricula for preschoolers, others are more intimate daycare centers that take a more relaxed approach to childcare. A partial list includes:

- Creative Child Care Preschool operates at the following schools:
 - Sequoia
 - Lincoln
 - Stella Brockman
 - McParland
 - Joshua Cowell
 - Neil Hafley
- Creative Kids
- Hansel and Gretel Day Care Center
- Kid's Academy
- Lions N' Lambs Preschool
- Manteca Head Start Center
- McFall School Head Start
- Pine Street Head Start

4.6 Adjacent Parks and Recreation Facilities

Within Manteca city limits and in close proximity are a number of State and County parks, and recreational facilities operated by other cities.

Caswell Memorial State Park

The approximately 250-acre park is located along the Stanislaus River. The park protects a fine example of the threatened and still-declining riparian oak woodland, which once flourished throughout California's Central Valley. Caswell is home to several endangered animal species, including the riparian brush rabbit, which is not known to occur anywhere else.

Mistlin Sports Park—City of Ripon

Eighty-acre sports park featuring soccer, baseball, and softball fields. There also are picnic areas, play equipment, and a large gazebo.

Dos Reis Regional Park—San Joaquin County

Tucked in along the San Joaquin River, Dos Reis features 26 R.V. campsites with full hook-ups and shower facilities. Tent camping is also available during limited times. Boat launching is available, along with picnic tables, barbecues, horseshoe pits, and a children's play area.

Mossdale Crossing Regional Park—San Joaquin County

A large, two-lane boat ramp with floating dock is the striking feature of this park, located between Tracy and Manteca off Interstate 5. Mossdale's ramp offers access to the San Joaquin, Middle, and Old Rivers. Shaded picnic areas and boat launch complete the facility.

Regional Sports Complex—San Joaquin County

Located between Manteca and Stockton, the Regional Sports Complex offers a four-field softball complex (complete with public address system and scoreboard), four soccer fields, concession stands, and picnic shelter.

4.7 Existing and Planned Trails

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 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 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 Bicycle Master Plan 2003* identified a level of development of 5.7 miles of Class I, 20.1 miles of Class II, and 18.3 miles of Class III bike trails. The majority of the Class I is included in the 3.5 miles of Tidewater Bikeway. The 2003 Plan called for development of an additional 15 miles of Class I and nearly 40 miles of Class II and III bike trails. The City has an excellent opportunity to design trails to double as transportation routes for bicycles.

Since this plan was originally approved in September of 2003, the City has implemented the following planned segments and additional Class I bike trail segments:

- Connected the Tidewater Bikeway on Moffat Boulevard and the Spreckels Avenue path to the Atherton Road bike path south of SR120 with the construction of the roadway projects that connected Industrial Park Drive from Main Street to Moffat Boulevard and the connection of Industrial Park Drive to Van Ryn Avenue via the SR120 underpass. This section provided for the first connection north and south of SR120 without having to use an overpass.
- The connection of the Atherton Road bike path to Woodward Park via the pathway on Wellington Avenue between Atherton Drive and Woodward Avenue.
- The extension of the Atherton Road bike path east and south to connect with Woodward Avenue, and extension west to the western boundary of the Paseo West Apartment Complex.
- The extension of the Tidewater Bikeway north of Lathrop Road within the Union Ranch East subdivision. The extension of the path westward through the Union Ranch East subdivision and park to Union Road, continuing west to Airport Way along the southern boundary of the Woodbridge community.
- The 4-mile-long isolated section that connects Springport Park and Button Estates Park with Sierra Creek Park.

Currently the City has developed a *Draft Bicycle and Pedestrian Master Plan April 2014*. This plan updates existing bike trail inventory as 10 miles of Class I, 19.4 miles of Class II, and 18.9 miles of Class III bike trails. This draft plan also recommends an additional 9 miles of Class I, 50.1 miles of Class II, and 6.9 miles of Class III bike trails.

Specific trail recommendations for this Parks and Recreation Master Plan include:

1. Continue to work with San Joaquin County, the City of Lathrop, and other public agencies to expand the Tidewater Bikeway and explore further opportunities for opening of waterways/drainage areas for trail use. These routes would best serve the public by providing a continuous paved surface.
2. Finalize and receive City Council approval of the *Bicycle and Pedestrian Master Plan* currently in draft state.
3. Implement the finalized recommendations of this new *City of Manteca Bicycle and Pedestrian Master Plan*.
4. Continue with the development of circular loop trails around major parks. These trails should be surfaced with concrete if adjacent to a public roadway, or decomposed granite if in the park interior. Include distance signage and fitness stations.
5. The City should develop design standards and incorporate these into existing City standards and specifications similar to those developed by the National Park Service or American Trails. Staff should ensure that these standards are required of all contractors and include at a minimum:
 - a) Trail tread widths designed for 36 inches minimum and widened only to mitigate conditions affecting accessibility.
 - b) Layout of trail minimizes side hill construction to provide a fuller native trail bench for better durability, drainage and sustainability.
 - c) Trail structures such as retaining walls and bridges are kept to a minimum and are used to protect resources and maintain good linear grades.

- d) Edge protection is provided only when conditions warrant it. Native vegetation and natural features such as rocks and logs can serve as edge protection. Further, edge protection is installed in a manner to facilitate drainage.
- e) Trail surfaces need to be firm, stable, and have a good coefficient of friction (slip-resistant surfacing).

4.8 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, sports organization questionnaires, and interviews) and quantitative input (telephone survey, 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.

4.8.1 Community Outreach

The community outreach portion of the Needs Assessment provided a number of opportunities to obtain perspective from residents, users of facilities and programs, and providers of facilities and programs. Community outreach tools utilized in this update included the following:

- Key Stakeholder Interviews
- (3) Focus Groups
- (3) Community Workshops
- Sports Organization Questionnaires
- Community-Wide Telephone Survey

Another needs identification tool included in the community outreach effort, the Citywide Telephone Survey, is discussed in Section 4.8.2. The information received from each of these sources has been included in the overall prioritization of needs and recommendations. A brief summary of each community input is provided below, and the complete summary is included in the Appendix document.

A list of key community organizations and partners was developed for the purpose of holding individual interviews with representatives of each organization. These interviews

The following methods and processes (needs identification tools) were utilized in the facility needs assessment

- A total of seven different needs identification tools were used to identify the City’s recreation facility and program needs
- Community outreach included three public workshops, three focus group meetings, and a community-wide telephone survey
- Sixteen organized sports groups completed questionnaires regarding usage and needs

provide insight into the utilization of resources, collaboration to meet community needs, and the future possibilities of partnerships, primarily involving existing groups that already utilize City facilities and services. The following stakeholder groups were included in the interviews:

- Manteca Youth Advisory Commission
- Manteca Public Library staff
- Manteca Senior Advisory Committee
- Manteca Golf Course management
- Parks Department staff
- Manteca Boys and Girls Club
- BMX facility operator

The input received was analyzed and the resulting consensus list of top responses is provided:

- Pride in the existing parks and facilities; overall staff is doing a good job with limited resources
- Happy with recreation programs
- Golf course doing well, needs outdoor event space
- City may have need for teen center, if done well (with design input from Youth Advisory Commission)
- Opportunity for community band
- Need for performing arts facility
- Need for “official” dog park
- Senior Center is constrained for the demand placed upon it
- Library is undersized for the growth of the community

Focus Groups

Three focus groups were facilitated on March 18, 2015, for the purpose of meeting and discussing issues focused on specific topics important to the delivery of recreation services in the City. The three focus group topics were:

1. Senior Services
2. Sports Organizations
3. Community Businesses and Service Organizations

A series of topics and/or questions were asked and discussions ensued at each focus group to ascertain the top issues, needs of the community, and suggestions for solutions. Focus groups consist of invited individuals who represent current user groups or stakeholders and are not intended to be statistically accurate or representative of the entire community. The following are the consensus responses and results of the focus group sessions:

- Great community and location in the Central Valley
- Very close-knit community
- Family-oriented lifestyle
- Pro-business environment
- High level of participation

- Lack of aquatic facility/aquatics center is an issue for swimming programs
- Need for lighted sports fields
- Lack of community center/performing arts center
- Lack of dog park
- Opportunities and concerns over the proposed Family Entertainment Zone
- Homelessness problem
- Concerns about the impact of the drought on facilities

A series of discussion topics were facilitated with each of the focus groups, and the following lists summarize the consensus discussions from each topic:

Strengths

- Location of Manteca
- Family-oriented and parental involvement
- Giving community
- Senior programming
- Chamber of Commerce
- Weather
- Fast-growing community
- Delta access/proximity to Yosemite National Park

Weaknesses

- Homeless issue
- Lack of playing fields
- Lack of dog parks
- No mall
- Lack of theater and arts
- Lack of community center
- Aquatic pool conditions

Opportunities

- Job growth
- Partnerships with community service groups
- Opportunities to volunteer
- Community Center
- Family Entertainment Zone

Threats

- Homelessness
- Lack of funding/tight budgets
- Drought

Facility Needs

- Performing Arts Center
- Pool/Aquatic facility
- Larger Senior Center

- Dog Park(s)
- Community Center
- Downtown redevelopment

Program Needs

- Sports roundtable—develop a Youth Sports Advisory Commission
- Theater arts programming
- Sports tournaments
- Child care
- Senior programming

Community Workshop #1 – Community Characteristics and Issues

The first community workshop was held on April 23, 2015. Forty (40) residents attended the workshop. The purpose of the first workshop was to identify what the residents of Manteca like about the City’s character and parks and recreation programs, and to identify what could be improved. Due to the nature of open-invitation workshops, the participants typically do not reflect the demographics of the community and are more representative of special-interest groups and individuals.



According to the workshop participants, the most important positive community characteristics are (in order of importance):

1. Convenient location
2. Community involvement
3. Affordability of housing
4. Family-oriented community

The most important issues or challenges that the workshop participants felt impacted Manteca’s community characteristics are (in order of importance):

1. Redevelopment of downtown
2. Homelessness problems
3. Lack of adequate pool/swimming facility
4. Unsupervised teenagers
5. Lack of performing arts facility
6. Safety/night patrol

When asked what role parks, recreation and community services play in addressing the issues and supporting the community characteristics, they agreed to the following priority list (in order of priority):

1. Build more bicycle paths

2. Apply for grants
3. Create a Teen center and jobs for teenagers

Community Workshop #2 – Sports and Community Facilities

The second community workshop was held on May 7, 2015. Nineteen (19) residents attended this workshop, which identified the most and least favorite facilities in the Manteca area, the most important facility needs, and opportunities to address those needs. Due to the nature of open-invitation workshops, the participants typically do not reflect the demographics of the community and are more representative of special-interest groups and individuals.

According to workshop participants, the favorite parks and/or recreation facilities in Manteca are (in order of preference):

1. Senior Center
2. Woodward Park
3. Library Park
4. Lincoln Park and Pool
5. Tidewater Bikeway

According to the same workshop participants, the least favorite parks and/or recreation facilities in Manteca are (in order of least favorite):

1. Northgate Park (aging facility and homelessness problem)
2. Library Park (overused and homelessness problem)

The top park and/or recreation facility needs in Manteca are (in order of priority):

1. Aquatic Center
2. Community Center
3. Amphitheater

Community Workshop #3 – Needs Summary and Prioritization

On May 21, 2015, seventeen (17) members of the Manteca community were involved in an overview of the Master Plan process and a summary of the recreation facility and program needs in the City. Due to the nature of open-invitation workshops, the participants typically do not reflect the demographics of the community and are more representative of special-interest groups and individuals.

According to workshop participants, the top recreation facilities needed in Manteca are (in order of priority):

1. Fix parking at Woodward Park
2. Expand Library facility
3. Expand Senior Center
4. Teen/youth center
5. Aquatic center/swimming pools
6. Community center

7. Picnic facilities
8. Community theater
9. Amphitheater
10. Dog park

The most significant programs/services needs identified by the workshop attendees were (in order of highest priority):

1. Activities/programs for seniors
2. Expand Library hours
3. Concerts
4. After-school programs
5. Adult programs

Sports Organization Questionnaire

To supplement the information regarding participation in organized sports that was obtained from the Citywide telephone survey, 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 twelve (12) 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.

4.8.2 Community-Wide Telephone Survey

The resident survey was part of the preparation of the Parks and Recreation Master Plan. The purpose of the survey was to obtain statistically valid, community-wide input on a variety of issues. Methodology included a telephone survey of 300 households, representing 950 residents. This sample size has a margin of error of +5.8% at the 95% confidence level. Interviewing took place between March 24 and March 31, 2015.

Subjects explored in the context of the resident survey included:

- One issue facing the City that is of the greatest concern
- Parks, recreation facilities preferences and utilization

- Preferred method of receiving recreation program information, resources
- Frequency of recreation facility and programs usage
- Park or recreation facility most often used in last year
- Frequency of participation in recreation activities
- Satisfaction with recreation facilities and programs
- Satisfaction with maintenance of recreation facilities
- Preferred improvements in the City of Manteca
- One new recreation facility and program desired
- Selected demographic characteristics

Over seven in ten residents (75%) polled identified the following as issues of greatest concern in order of importance:

- Crime/Personal Safety
- Drought/Water Usage
- Homelessness
- Gangs
- Road Improvements
- Park and Recreation Facilities
- Retail Store Services
- Drug and Alcohol Abuse
- Education

Nearly half (45%) of the residents polled stated they were frequent users (at least 3 times per month) of park and recreation facilities in the last year. One of five residents polled (18%) stated they were frequent users of programs in the last year. The four recreation facilities identified as most used included:

- Woodward Park
- Northgate Park
- Library Park
- Big League Dreams Sport Park

Of the eight recreation activities included in the survey, the participation by residents (in order) included:

- Picnicking at Picnic Table Sites
- Swimming in Public Pools for Recreation
- Tennis
- Indoor Basketball
- Organized Softball
- Organized Youth Soccer
- Organized Youth Baseball
- Organized Youth Tackle Football

More than three in four households polled (78%) identified a desire for new recreation facilities. The facilities most often mentioned were, in order of preference:

- Teen Club
- Water Park
- Swimming Pools

One in five (22%) stated they desired no new recreation facilities.

A key element of the telephone survey is information that identifies participation rates in each of twelve (12) recreational activities. These participation rates are analyzed in the Recreation Demand and Needs Analysis (Section 4.9), where facility demand is calculated in relationship to the population served. The full Community-Wide Telephone Survey report can be found in Appendix 'A'.

4.9 Recreation Demand and Needs Analysis

This section summarizes the evaluation of demand for nine recreation and park activities based upon actual participation rates as determined by the residents of the City and sports organization records. A key element in any park and recreation planning strategy is an understanding of the nature of demand for parks and recreation facilities. Without this understanding, policy can be based only on general standards, such as population ratios (acres per thousand residents) or service area (distance to park facility). Such standards are useful, but the demand analysis guarantees that the needs assessment reflects Manteca specifically.

The information used to calculate community demand for recreation facilities comes from four sources:

- The community-wide telephone survey
- City population projections
- Sports organization questionnaires
- California State Department of Parks and Recreation

The telephone survey provides a statistically valid basis for determining how the residents of the City participate in recreation activities. The participation rates in recreation activities from the survey constitute a quantitative basis for the demand analysis that is used in calculating the current need for facilities.

The nature of growth and population change establishes trends in demand for recreation and leisure services. These population projections, together with the survey results describing participation rates for various demographic measures, are the basis for a quantitative projection of future facility needs.

In terms of sports facilities, it should be noted that the analysis pertains to participation in sports games on game fields, for which quantitative inventory is possible. This information is obtained in part from the sports organization survey. Participation in sports practices and evaluation of practice-field demand is not included, in part because practices often occur on informal, non-regulation facilities. Further, it is assumed that practices can occur on game fields during non-peak portions of the season. Based on the responses received from the sports organization survey, there appears to be an adequate quantity of

practice fields, although there are concerns regarding limited playability due to the quality of some of the school fields, winter closures, and lack of lighted fields within the community.

This information was used as a supplement to the telephone survey results and as a means to better define peak-day demand (number of participants who will be involved in a given activity on the busiest day of the year) and then translate that to the number of facilities required to meet the needs of this segment of the recreation market. Information regarding which of the existing facilities are currently being used by the sports groups provides an understanding of the inventory of sports facilities pertaining to usage for adult sports, youth sports, and practices.

4.9.1 Facility Needs Summary

This is a key portion of the Master Plan that brings together information from various public and staff input, as well as other relevant studies and analyses, and distills them into a broader overall picture of recreation in the form of recreation facilities that can support the needs of the Manteca citizenry to achieve the community vision.

Since all of the needs identification tools are directly or indirectly based on input from community residents, it is fair to say that all of the needs identified are significant and important to some portion of the community. However, it is generally helpful to attempt to determine which needs have the highest priority level as perceived by the qualitative or quantitative information gathered. Quantitative data is derived from the statistically valid phone survey and demand formulas for facility needs. Qualitative input includes interviews, public meetings, questionnaires, trends, and program needs analysis. Please note that during the public input process, assumptions, data and comments received were not evaluated or corrected. In some cases, the individual(s) requesting specific services or facilities were unaware that they are already available or provided by the City.

The Facility Needs Summary (Exhibit 4.9-1) establishes relative priorities; the more needs identification tools that indicate a particular need, the higher the ranking. From this list, the top facility needs are (in order of highest priority):

- Swimming Pools
- Teen Club/Center
- Trails
- Lighted Sports Fields
- Baseball Field, Community Center, Dog Park, Gymnasium, Sports Complex, Tennis Courts (Tied)

Exhibit 4.9-1: Facility Needs Summary

Manteca Facility Needs Summary	QUANTITATIVE							Total # of Tools that Identified Need
	Telephone Survey	Demand-Needs Analysis	Key Stakeholder Interviews	Community Workshop	Focus Groups	Sports Organization Questionnaire	Recreation Trends Analysis	
Identified Recreation Facility Need								
Baseball Field	√	√			√	√		4
BBQ/ Picnic Areas		√			√			3
Community Center			√	√	√		√	4
Concessions						√		1
Dog Park	√		√	√	√			4
Downtown Redevelopment			√	√				2
Fix Parking at Woodward Park			√	√	√			3
Gymnasium	√	√				√	√	4
Indoor Pool	√							1
Lighted Fields			√	√	√	√	√	5
Roller Skating Facility	√							1
Soccer Fields	√	√						2
Sports Fields	√	√				√		3
Softball Fields		√				√		2
Skate Park				√				1
Swimming Pools	√	√	√	√	√	√		6
Sports Complex (lighted, w/ synthetic turf)				√	√	√	√	4
Teen Club/Center	√		√	√	√		√	5
Theater/Performing Arts Facility			√	√	√			3
Tennis Courts	√	√	√			√		4
Trails, Walking, Jogging, Bicycling	√		√	√	√		√	5

4.9.2 Program Needs Summary

Exhibit 4.9-2 is also based on qualitative and quantitative data collected during the Master Plan process. This Exhibit shows that there are limited gaps in programming and staff has responded well to meeting the program interests of the community; however, it is timely to review program offerings, reduce duplication, focus on core programs, and strengthen existing program offerings to respond to changing demographics and recreation preferences. As the community demographics are constantly changing, ensuring programs are convenient and affordable for residents will demand staff's continual attention and City resources.

Top priority needs from the input process are:

- Arts and Crafts
- Activities/Programs for Seniors
- Activities/Programs for Youth/Teens
- Theater Arts/Performing Arts
- Expanded Library Hours

Exhibit 4.9-2 Program/Services Needs Summary

Manteca Programs/Services Needs Summary	QUANTITATIVE					Total # of Tools that Identified Need
	Resident Telephone Survey	Stakeholder /Key Informant Interviews	Community Workshop	Focus Groups	Recreation Analysis / Trends	
Identified Recreation Service Need						
Activities / Programs for Seniors			√	√	√	3
Activities / Programs for Youth/Teens			√	√	√	3
Activities / Programs for Developmentally Disabled					√	1
Arts & Crafts	√	√		√	√	4
Child Care (before & after school care)				√		1
Community Band		√				1
Enrichment Classes				√		1
Expanded Library Hours*		√	√	√		3
Fitness Classes				√	√	2
Scholarship Programs for Kids					√	1
Swimming Programs				√	√	2
Theater / Performing Arts	√	√		√		3

* Note: The Manteca Public Library hours were extended effective July 1, 2015 due to increased property tax revenues

Recreation Facility Requirements

The demand for certain recreation facilities is calculated based upon participation rates as determined from the telephone survey. 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 nine activities surveyed, five were identified as meeting needs or having a current surplus of facilities. The remainder (indoor youth basketball courts, soccer fields, swimming pools and tennis courts) show modest current deficits (see Exhibit 4.9-3).

Exhibit 4.9-3: Current Facility Needs (2016)

Facility	Facility Need Ratio	2016 Needs	Existing City Facilities	School Facilities*	Total Facilities Available	Total Surplus/Deficit
Softball Fields, Youth	1/10,700 pop.	6.9	6	1	7	0.1
Baseball Fields, Youth	1/4,200 pop.	17.6	4	15	19	1.4
Football Fields, Youth	1/15,750 pop.	4.7	0	5	4	0.3
Soccer Fields, Youth	1/3,350 pop.	22.0	15	4	19	-3.0
Picnic Tables	1/398 pop.	186	235	0	235	49
Swimming Pools	1/44,712 pop.	1.63	.6**	0	0.6	-1.03
Tennis Courts	1/8,850 pop.	8.4	8	0	8	-0.4
Indoor Basketball Courts, Youth	1/24,550 pop.	2.97	0	.62	.62	-2.35
Indoor Basketball Courts, Adult	1/71,100 pop.	1.0	0	1	1	0.0

Notes:

*School facilities other than ball fields/courts are counted at 50 percent to allow for time not available to the public unless special joint-use agreement provides full availability during higher demand time periods. School gymnasiums are included in the joint-use agreement, but due to limited scheduling availability, the adjusted equivalent factor amounts to .62 facilities.

**One pool = 25 meters x 25 yards, or the equivalent of 6,150 square feet of water surface area.

Note: Demand based upon current Manteca population estimate of 72,880

Source: Coman Consulting, Inc., based upon data from California State Department of Parks and Recreation and the Manteca Recreation Needs Assessment Telephone Survey, May 2015.

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 117,010. Unless facilities are added, deficits will increase (see Exhibit 4.9-4) as the population grows to ultimate build-out. The largest cumulative deficit numbers at build-out are anticipated as follows (in alphabetical order):

- Baseball Fields (11 each)
- Basketball Courts, Indoor (4 courts for youth and adult games)
- Football Fields (3 each)
- Picnic Tables (110 each)
- Soccer Fields (16 each)
- Softball Fields (4 each)
- Swimming Pools (2 each, or the equivalent of 12,300 square feet of water surface area)
- Tennis Courts (4 each)

Exhibit 4.9-4 Future Facility Needs (2035)

Facility	Facility Need Ratio	2035 Needs	Existing City Facilities	School Facilities*	Total Facilities Available	Total Surplus/Deficit***
Softball Fields, Youth	1/10,700 pop.	10.9	6	1	7	-3.9
Baseball Fields, Youth	1/4,200 pop.	30.2	4	15	19	-11.2
Football Fields, Youth	1/15,750 pop.	8.1	0	5	4	-3.1
Soccer Fields, Youth	1/3,350 pop.	34.8	15	4	19	-15.8
Picnic Tables	1/398 pop.	345	235	0	235	-110
Swimming Pools	1/44,712 pop.	2.62	.6**	0	0.6	-2.02
Tennis Courts	1/8,850 pop.	12.2	8	0	8	-4.2
Indoor Basketball Courts, Youth	1/24,550 pop.	4.77	0	.62	.62	-4.15
Indoor Basketball Courts, Adult	1/71,100 pop.	1.6	0	1	1	-0.6****

Notes:

*School facilities other than ball fields/courts are counted at 50 percent to allow for time not available to the public unless special joint-use agreement provides full availability during regular demand time slots

**One pool = 25 meters x 25 yards, or the equivalent of 6,150 square feet of water surface area

***Totals are cumulative and include existing and future needs

****Adult needs will be met through scheduling facilities built to satisfy demand in the youth category

Note: Demand based upon 2035 projected population estimate of 117,010 from Planning Department Estimates

Source: Coman Consulting, Inc., based upon data from California State Department of Parks and Recreation and the Manteca Recreation Needs Assessment Telephone Survey, May 2015.

4.9.3 Service Area Analysis

In addition to providing appropriate quantities and types of recreation facilities, the City strives to provide them in useful and appropriate locations. A Service Area Analysis was conducted with respect to all City parks.

Proximity to parks is more than a convenience issue. It helps to establish an excellent Citywide park system by providing improved air quality, circulation, social opportunities, community identity, and community health benefits. Proximity to park land is one of the elements identified as predicting

healthy levels of physical activity in the community, and a survey of U.S. adults finds that people with access to neighborhood parks were nearly twice as likely to be physically active as those without access to parks.¹

Further, 43% of people with safe places to walk within ten minutes of home met recommended activity levels, while just 27% of those without safe places to walk were active enough to meet recommended activity levels (Active Living by Design, Land Use Fact Sheet, February 2009)

One-quarter mile is approximately a 10-minute walk for most people. It is generally considered a significant threshold in distance, beyond which some segments of the population will tend to decline walking opportunities. Therefore, most residences should be within one-quarter mile--a convenient walkable distance for most people--of a neighborhood park or other park that may satisfy common recreation needs. This one-quarter mile radius around parks and recreational facilities is defined as a neighborhood park "service area." This service area emphasis is key in a community in which families, neighborhoods, and active living are central issues. The service radius for community parks is two miles because many park users will be riding bicycles or driving to activities in these parks, and the acceptable travel time is less than 20 minutes by these faster modes of transportation.

To analyze the extent to which the distribution of existing City facilities is appropriate, a service area radius map is provided (see Exhibit 4.3-3). Service area radii are generated with the park location as the central radius point. Geographical or other physical obstructions should be considered in analysis of actual service area, so service area shapes are not necessarily full circle but may be truncated to reflect a major barrier, such as an arterial roadway. When areas zoned for residential use fall outside graphic service area designations, it can be said that the area may be underserved by the existing parks.

The service area analysis demonstrates that there appears to be adequate coverage across the City's residential areas with the current parks provided in the Neighborhood Park category. Community Park service radius coverage indicates that in the future, the north portion Manteca should be considered for an additional park site, due to service gaps for this park category.

Gaps in service can be addressed by adding a new facility, expanding existing facilities, or by making available an existing facility, such as a school, that has not been previously available for recreation.

4.9.4 Acreage Analysis

Manteca currently strives to provide 3.5 acres of Neighborhood Park land per thousand residents, and 1.5 acres of Community Park land. Due to the active sports needs of the community, the recommendation of this Master Plan is to shift the acreage goals to achieve a better balance of park land in the future, resulting in a new goal for developing adequate Special Use Park land. The total goal of 5 acres per 1,000 residents remains intact, and the summary of the goals is broken down below:

Neighborhood Park:	3 acres/1,000 residents
Community Park:	1 acre / 1,000 residents
Special Use Park:	1 acre / 1,000 residents

¹ National Recreation and Parks Association: The Benefits of Physical Activity Provided by Park and Recreation Services: The Scientific Evidence, Godbye and Mowen, 2010 (www.NRPA.org)

This policy raises several questions: Are the City park lands at or above the acreage service requirements? If not, how many more acres are needed now and in the future to keep pace with growth? Are the minimum goals enough park land to accommodate all identified future recreation demands? The following discussion addresses these questions, examining the issue of parkland acreage from two standpoints: 1) overall Citywide acreage needs as compared to the parkland acreage standard, and 2) acreage needs as calculated based on identified recreation facility needs.

Citywide Parkland Acreage Based on Acreage Standard

In general, a parkland acreage standard is the ratio upon which development fees and/or dedications can be based. Establishment of a standard creates an obligation to fund improvements that achieve the standard throughout the City.

Establishment of a standard does not in and of itself limit the City in the acceptance of negotiated fees or property as conditions of approval for future development.

On the other hand, a parkland acreage goal can be higher than the standard, reflecting a community’s desire or need for additional park land. A City’s acreage goal represents a self-imposed target that provides a planning guideline without a formal commitment to fund achievement of the goal.

Exhibit 4.9-5: Acreage Goal and Quantities

Year	Population	Park Category	Acres demanded	Existing City Parkland*	Surplus or (-) Deficit***
2016	72,880	Neighborhood	218.40	212.73	-5.67
		Community	72.88	78.46	5.58
		Special Use	72.88	90.94	18.06
2035	117,010**	Neighborhood	351.03	220.54	-130.49
		Community	117.01	78.46	-38.55
		Special Use	117.01	90.94	-26.07
*See Exhibit 4.3-2 **Approximate anticipated build out population. Source: City of Manteca ***Represents deficit if no new parkland is added.					

So, how do current parkland quantities compare to the proposed goals of 3 acres of Neighborhood Parks, 1 acre of Special Use Parks, and 1 acre of Community Parks per 1,000 population standard? The following points are worth noting:

- The slight deficit in Neighborhood Parks of 5.67 acres will be satisfied with the completion of the 7.81 acres Evans Estates Park, currently under construction and due to be completed in January 2017. Neighborhood Parks will be provided as turnkey projects from developers to satisfy the needs in this category, in accordance with the requirements in the park development and construction standards.
- School grounds and private park sites are not credited in the acreage totals of this Master Plan
- Facilities and populations outside the City area not included in this analysis

- The Facility Needs Analysis tables 4.9-3 and 4.9-4 identify a number of specific recreation facilities that are currently needed, so future planning should focus on locating these amenities in the acreages shown in the above table.
- The General Plan park acreage standard is 5 acres per 1,000 population. When the City-owned and maintained Manteca Golf Course is included in the overall parks calculation, the existing parkland acreage is 6.74 acres/1,000 population, well over the 5-acre goal established by the General Plan.

Parkland Acreage Needed to Accommodate Identified Current Facility Needs

Based upon the Facility Needs Requirements (See Exhibits 4.9-3 and 4.9-4) the City has current needs only for soccer fields. The acreage requirement for this need is summarized in Exhibit 4.9-6 below and includes parking and service requirements.

Exhibit 4.9-6: Acreage Analysis Based on Current Recreation Elements Needed

Activity	Quantity Needed	Size (acres)	Acreage Needed
Indoor Basketball Courts	2	1.5*	1.5 acres
Swimming Pools	1	2.75**	2.75 acres
Soccer Fields	3	2.5	7.5 acres
TOTAL			11.25 acres

* Two courts are needed to satisfy the existing needs for basketball, and a facility with a double-wide gym is planned, (with overlay courts to accommodate 4 youth sized courts in a 17,000 s.f. facility) therefore the demand is for half the full 3.0 acre project (this will be a future project funded through existing city funding and new development funding, per the Park Development Fee Nexus Study appendix attached)

** One swimming pool is needed to satisfy the existing needs for swimming facilities, and a two-pool swimming complex is planned, therefore the demand is for approximately half the full 5.5 acre project (to be a future projects funded through existing City funding and new development funding, per the Park Impact Fee Nexus Study appendix attached)

The sum of 11.25 acres is an approximate figure representing a need to add acreage and/or utilize existing underutilized acreage in order to satisfy known recreation element needs. This number is compared to the acreage deficit generated by adherence to the City’s standards of 5 acres per 1,000 residents.

Parkland Acreage Needed to Accommodate Identified Future Facility Needs

Due to the anticipated growth of residential areas, the City has projected future needs for baseball fields, indoor basketball courts, football fields, softball fields, soccer fields, swimming pools, and tennis courts. The future acreage requirement is summarized in Exhibit 4.9-7 below and includes parking and service requirements.

Exhibit 4.9-7: Acreage Analysis Based on Future Anticipated Recreation Elements Needed

Activity	Quantity Needed	Size (acres)	Acreage Needed
Sports Fields/Facilities	31	2.5	77.5 acres
Swimming Pools/Aquatics	1	2.75	2.75 acres
Indoor Basketball Courts	1.8	1.5	1.5 acres
Tennis Courts	4	.25	1 acre
TOTAL			82.75 acres

The sum of 94 acres (cumulative of current needs at 11.25 ac plus future needs of 82.75 ac) is an approximate figure representing a need to add acreage and/or utilize existing underutilized acreage in order to satisfy known recreation element needs. This number is compared to the acreage deficit generated by adherence to the City's overall standard of 5 acres per 1,000 residents

It should be noted that this acreage analysis does not include quantification of open areas within a park that should be accounted for in the planning, at roughly 1.5 times the raw facility acreage demand count, resulting in an estimated 141-acre allowance for overall park development. To meet the needs it is recommended that the City plan for a multi-phase sports complex or two geographically distributed multi-sport complexes to be constructed in phases to accommodate the above facility requirements as the population of the City increases.

4.9.5 Trends and Implications Analysis

Today, our country and the world have become more transient and fast-paced, with consistent, rapid, and dramatic changes. 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 sustainability and to meet the future community-service needs of the community. 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. In the Appendix of this report there is a section entitled Recreation Trends Analysis. Based on those trends and the implications that are indicated, there are a number of recreation programs that should be highlighted for the City of Manteca.

Emerging trends can be organized into five major subject areas:

- Demographic Shift—Americans are aging, becoming more culturally diverse, and living in smaller household sizes.
- Changing Lifestyles—Generations “X” and “Y” and the changing world of electronics and communication are having a major impact on our lifestyle and our recreational pursuits.
- Society and Economy—Nationally, there is an emerging recognition that parks and recreation services play a significant role in improving the quality of life in a city, and that parks and open space are catalysts for both community-building and economic development. Americans continue to be concerned with economic growth and crime within their communities.
- Sustainability—There is a renewed awareness and sensitivity to the preservation of our natural environment. Many cities, such as Seattle, Portland, and San Francisco, have developed best practices and strategies to address open space and urban forest preservation, wildlife habitat and natural area restoration, invasive plant management and shoreline/wetland/critical area management.
- Park and Recreation—Urban parks are on the rise to address open-space and leisure walking needs within the compact built environment. At the same time, traditional sports such as

baseball continue to see a decline in participation rates, while emerging sports such as lacrosse and pickleball are experiencing tremendous growth.

As these emerging trends are explained and discussed, it will become clear that there will be significant impacts on current facilities and the development of new park and recreation programs.

Foremost among these changes are:

- “Intergenerational” programs that address the needs of all of the community’s population, regardless of age.
- Facilities that support programs and provide positive, safe, and secure recreational alternatives for healthy lifestyles and to combat obesity.
- Facilities that support programs and activities, promote personal connections, and allow the community to highlight and share their cultural heritage.
- Neighborhood parks and facilities that allow for increased community connectedness.
- Facilities that support increased multi-cultural family and art events.
- Access to programs, with flexible hours to accommodate user needs.
- Facilities that teens can call “home,” program, and operate under teen leadership.
- Facilities where children can experience, learn, and develop an appreciation for nature and open space.

4.10 Future Planned Park Facilities

Currently the City of Manteca has 28.08 acres of new parks that will be developed within approved subdivisions, with an additional 36.45 acres of parks in subdivisions that are pending final approval. There is an additional 75 acres of potential parkland and open space in the proposed “Trails” subdivision. All new developments are conditioned to form Community Facilities Districts for any landscape areas created, thereby providing ongoing operations and maintenance funding. Exhibit 4.10-1 shows those proposed facilities and acreages.

Exhibit 4.10-1
City of Manteca
Future Park Facilities

Subdivision	Acreage	Description	Final Map Approval
Crivello Estates—south of Louise Avenue	1.27	Connected to Springport Park and a mini park adjacent to Springport Park	Yes
Diego Country Estates—south of Woodward Avenue	0.45	Park acreage will combine with Lundbom Estates and Atherton Homes at Woodward Park 2.	Pending
Lundbom Estates—south of Woodward Avenue	0.32	Park acreage will combine with Diego Country Estates and Atherton Homes at Woodward Park 2.	Pending
Atherton Homes at Woodward Park 2—south of Woodward Avenue	4.30	Park acreage will combine with Lundbom Estates and Diego Country Estates.	Pending
Atherton Homes at Woodward Park 1—south of Woodward and east of	3.53	Drainage basin with 1-acre tot lot.	Pending

Pillsbury Avenues			
Milner Terrace—south of Woodward Avenue and east of Union Road	2.60	Park to be combined with existing Blossom Grove Park.	Pending
Monte Bello—North of Louise Avenue and east of Airport Way	3.00	Basin park to include a tot lot.	Pending
Oleander Estates—South of Woodward Avenue and west of Union Road	5.86	Portion of park is already in use. PG&E easement runs through subdivision	Yes
Woodward Estates—South of Woodward Avenue	1.25	Connects with park at Oleander Estates and additional 0.64 acres of greenbelt connecting the park to Woodward Ave.	Yes
Sundance—North of Woodward Avenue	8.25	Two park sites of 4.52 and 3.73 acres. First park connects to existing Dutra Southeast Park with second at east end of project near Atherton Drive	Pending
Shadowbrook North of Louise Avenue and Highway 99	TBD	Currently proposed project has this park as a private, gated facility.	Pending
Terra Ranch—South of Woodward and east of McKinley Avenues	5.55	Storm basin park.	Yes
Trails Subdivision—West end of Woodward Avenue	TBD	Master plan has 75 acres of paths, levy areas, and basins. Some of the open space will be non-functional and just for aesthetics. This will be a phased project.	Pending
Yosemite Square and Copper Cove—between State Highway 99 and Austin Road	7.00	Copper Cove map has 1 acre as two small parks, with a 6-acre site in the northwest section of the subdivision	Yes
Villa Ticino West—South of Louise Avenue and west of Airport Way	13.92	Two park sites of 7.97 and 5.95 acres.	Pending
Evans Estates—North of Sedan Avenue and east of Manteca Road	7.81	Park acreage currently under construction.	Yes

4.11 Renovation Needs at Existing Parks and Facilities

Exhibit 4.11-1 identifies potential maintenance and/or capital projects at existing parks operated by the City of Manteca. No costs are identified with each project, as that will be discussed in the Recommendations Chapter of the Master Plan.

**Exhibit 4.11-1
Maintenance and Capital Renovation Needs for Existing Facilities**

RECOMMENDATIONS
Big League Dreams Sport Park
<ul style="list-style-type: none"> • Under contract
BMX Track
<ul style="list-style-type: none"> • Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling

containers, and trash cans

- Treat for gophers
- Check irrigation system to correct leaks or over-watering in track area and near entry.
- Repair fencing. Evaluate opportunities to reduce the interior fencing to open circulation within facility
- Slurry seal and restripe parking lot or immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch
- Long-term consideration to build permanent restrooms and add lighting to expand use hours
- Course is in need of rebuilding, with addition of permanent asphalt corners. Non-profit could support by completing the work

Center Street Tennis Courts

- Resurface tennis courts and replace nets
- Replace turf area with native plantings/decomposed granite walkways, picnic tables, and benches

Civic Center Park (existing open area north of existing buildings)

- Plans are currently under development to improve area as an off-leash dog park
- Install additional picnic tables and benches

Library Park

- None

Lincoln Park and Pool

- Park is excellent candidate for major renovation, including pool facility
- Renovate turf after park is treated for gophers and broadleaves
- Prune trees to thin, remove deadwood, and improve structure. Apply mulch around all tree wells
- Replace existing restroom facility with larger, modern structure
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch
- The life expectancy of each paved surface should be estimated and each paved area should be included in the Capital Improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life. Consider utilizing Public Works staff to facilitate parking lot maintenance, repairs and renovation as part of their annual Pavement Management Plan.

Manteca Park Golf Course

- Complete cart paths
- Prune golf course trees for deadwood and structure at a minimum of once every 7 years
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch
- The life expectancy of each paved surface should be estimated and each paved area should be included in the Capital Improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following

these recommended practices to reduce maintenance costs and prolong their usable life

- Upgrade course restrooms
- Upgrade driving range and evaluate the opportunity for a second hitting level
- Upgrade clubhouse, including flooring for upper level, window coverings, restrooms, entry, and elevator modernization
- Upgrade Irrigation system and reduce turf acreage

Morezone Ballfield

- Replace old bleachers with new ADA-compliant models

Northgate Park

- Park is excellent candidate for complete renovation
- Renovate parking lot
- Consider utilizing Public Works staff to facilitate parking lot maintenance, repairs and renovation as part of their annual Pavement Management Plan.
- Renovate group picnic area
- Renovate turf after park is treated for gophers and broadleafs
- Convert multi-use fields to synthetic turf
- Remove weeds from volleyball court and add nets
- Replace park sign. Consider developing new sign standard
- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Prune trees to thin, remove deadwood, and improve structure. Apply mulch around all tree wells
- Schedule replacement of cracking and lifted concrete walks with similar material
- For short-term, replace rotted wood on picnic shelter and other buildings (NEW SHELTER IN CIP)
- Replace existing restroom facility with modern and larger structure
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch

Senior Center

- Develop plans for the renovation or expansion of the Senior Center, considering the following opportunities/needs:
 - Development of a location for a Senior Center of sufficient size to provide space for core services in the following areas:
 - Nutritional services
 - Respite services
 - Transportation services
 - Handyman services
 - Supportive services
 - Lifelong learning, exercise, and recreation
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch

Skate Park

- Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration,

thus minimizing damage as well as maintenance, repair, and replacement costs

- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Evaluate decommission of facility due to isolated nature and rebuilding of new skate park at alternate location such as Spreckels Park

Spreckels Recreation Park

- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Treat for gophers
- Evaluate opportunity to utilize park for alternate uses or redevelopment of property into a new skate park, forming a “Wheels Park” in conjunction with BMX facility

Tidewater Bikeway

- Slurry seal and restripe bikeway as needed or immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch
- Consider utilizing Public Works staff to facilitate pavement maintenance, repairs and renovation as part of their annual Pavement Management Plan.

Union Road Tennis Park

- Renovate private clubhouse building
- Schedule replacement of cracking and lifted concrete walks with similar material
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs
- Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch
- The life expectancy of each paved surface should be estimated and each paved area should be included in the Capital Improvement reserve budget for (1) periodic sealing and (2) repaving at the end of the usable life of the surface. Deferred maintenance on paved surfaces should be minimized by following these recommended practices to reduce maintenance costs and prolong their usable life

Union Road Park

- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Apply mulch around all tree wells

Woodward Park

- Consider adjusting field schedule to reduce high turnover rate on peak weekends and to reduce parking demand (after providing alternative location for league soccer games/tournaments)
- Install backstops in large open turf area
- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Establish CIP plan to complete critical future needed items identified in Woodward Park Master Plan (restroom/concession building, tennis courts, baseball field, practice baseball/softball backstops, picnic areas, horseshoe/bean bag toss areas, general park development)

Antigua Park

- Renovate turf

- Spray for weeds in concrete and within tree wells

Baccillieri Park

- Park is excellent candidate for complete remodel and renovation
- Renovate turf after park is treated for gophers
- Replace park sign. Consider developing new sign standard
- Prune trees to thin and remove deadwood. Apply mulch around all tree wells

Bella Vista Park

- Replace park sign. Consider developing new sign standard

Button Estates Park

- Thin trees to remove deadwood and improve structure
- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans

Chadwick Square Park

- Treat for gophers
- Prune trees to remove deadwood and for structure
- Add mulch to playground

Colony Park

- Renovate turf after treating for gophers
- Thin trees to remove deadwood
- Resurface basketball court, add nets, and ensure vehicles stay off court
- Replace park sign. Consider developing new sign standard

Cotta Park

- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Prune trees to thin and remove deadwood
- Apply mulch around all tree wells
- Replace park sign. Consider developing new sign standard

Crestwood Park

- Renovate basketball court due to cracking. Replace backboards and nets
- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Prune trees to thin and remove deadwood. Apply mulch around all tree wells

Crivello Mini Park

- None

Curran Grove Park

- Treat turf for broadleaves

Diamond Oaks Park

- Treat turf for gophers and broadleaves
- Prune trees to remove deadwood and improve structure
- Plant trees to improve shade in concrete plaza

- Schedule replacement of cracking and lifted concrete walks with similar material

Doxey Park

- Park is excellent candidate for complete remodel and renovation
- Renovate turf after park is treated for gophers
- Renovate basketball court due to cracking
- Replace park sign. Consider developing new sign standard
- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Prune trees to thin and remove deadwood. Apply mulch around all tree wells

Dutra Southeast Park

- Treat for gophers and minor turf renovation

Franciscan Park

- Renovate turf after park is treated for gophers and broadleafs
- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Prune trees to thin and remove deadwood. Apply mulch around all tree wells
- Replace park sign. Consider developing new sign standard
- Remove white bollards from perimeter of park

Giles Memorial Park

- Park is excellent candidate for complete remodel and renovation
- Suitable area exists for development of a community garden
- Renovate turf after park is treated for gophers
- Replace park sign. Consider developing new sign standard
- Prune trees to thin and remove deadwood. Apply mulch around all tree wells
- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs. Immediately repair damaged areas by either cold crack fill, hot rubberized crack fill, or cold asphalt patch.
- Consider utilizing Public Works staff to facilitate parking lot maintenance, repairs and renovation as part of their annual Pavement Management Plan.

Gonsalves/Cambridge Greenbelt

- Treat for gophers
- Prune shrubs and replant as necessary
- Consider the addition of picnic tables and barbeque pits

Graystone Park

- Structurally prune sycamores
- Thin deadwood from remaining trees
- Schedule turf for renovation

Hildebrand Park

- Plant additional trees for shade

<p>Kevin O’Neill Park (formerly Dutra Northeast Park)</p> <ul style="list-style-type: none"> • Consider adding picnic tables • Add decomposed granite walkway around park
<p>Mayor’s Park</p> <ul style="list-style-type: none"> • Treat for gophers • Treat turf for broadleaves
<p>Mini Park</p> <ul style="list-style-type: none"> • None
<p>Moffat Basin Park</p> <ul style="list-style-type: none"> • Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans • Treat for gophers and reduce level of turf to ensure proper drainage
<p>Palmer Memorial Park</p> <ul style="list-style-type: none"> • None
<p>Paseo Circle Park</p> <ul style="list-style-type: none"> • Evaluate crosswalk leading to park to improve access and safety
<p>Pillsbury Park</p> <ul style="list-style-type: none"> • None
<p>Primavera Park</p> <ul style="list-style-type: none"> • Add mulch to playground safety surface • Schedule replacement of cracking and lifted concrete panels walks with similar material • Prune larger trees to thin and provide additional sunlight
<p>Quail Ridge Park</p> <ul style="list-style-type: none"> • Add baseball backstop to open turf area • Renovate turf after park is treated for gophers • Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans • Prune trees to thin and remove deadwood. Apply mulch around all tree wells • Renovate basketball court due to cracking • Replace park sign. Consider developing new sign standard
<p>Roberts Estates Park</p> <ul style="list-style-type: none"> • None
<p>Rodoni Park</p> <ul style="list-style-type: none"> • None
<p>Rose Park</p> <ul style="list-style-type: none"> • None
<p>Sequoia Park</p> <ul style="list-style-type: none"> • Renovate turf and irrigation after park is treated for gophers • Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans • Prune trees to thin and remove deadwood. Apply mulch around all tree wells

- Renovate basketball court due to cracking
- Replace park sign. Consider developing new sign standard

Shasta Park

- All paved parking areas and park roads should be inspected on a regular basis to detect cracks in their surfaces. Cracks should be sealed as early as practical to minimize moisture damage and halt surface deterioration, thus minimizing damage as well as maintenance, repair, and replacement costs.
- Consider utilizing Public Works staff to facilitate parking lot maintenance, repairs and renovation as part of their annual Pavement Management Plan.
- Immediately repair and stripe damaged parking area
- Prune trees to remove deadwood and improve structure
- Treat for gophers
- Remove white bollards from perimeter of park

Sierra Creek Linear Park

- None

Southside Park

- Park is excellent candidate for complete remodel and renovation
- Renovate turf after park is treated for gophers
- Renovate basketball court due to cracking
- Replace park sign. Consider developing new sign standard
- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Prune trees to thin and remove deadwood. Apply mulch around all tree wells

Springport Park

- Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
- Repair damaged turf
- Plant trees to add shade near playground

Springtime Park

- Renovate turf after park is treated for gophers and broadleaves
- Renovate basketball court and add nets
- Prune trees to thin and remove deadwood. Apply mulch around all tree wells
- Add mulch to playground safety surface
- Replace park sign. Consider developing new sign standard

Saint Francis Park

- Resurface basketball court and add nets
- Thin deadwood from trees

Silva Park

- None

Stadium Plaza Park

- Treat for gophers
- Check irrigation for potential leaks or groundwater seepage

<p>Terra Bella Park</p> <ul style="list-style-type: none"> • None
<p>Tesoro Park</p> <ul style="list-style-type: none"> • None
<p>Union Ranch East Park</p> <ul style="list-style-type: none"> • None
<p>Union West Park</p> <ul style="list-style-type: none"> • Resurface basketball court and replace backboards • Treat for gophers • Add mulch to playgrounds
<p>Villa Ticino Park</p> <ul style="list-style-type: none"> • Thin trees • Treat for gophers • Add mulch to playground safety surface
<p>Walnut Place Park</p> <ul style="list-style-type: none"> • Treat for gophers • Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans
<p>William Martin Park</p> <ul style="list-style-type: none"> • Renovate turf after park is treated for gophers • Renovate basketball court due to cracking. Replace backboards • Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans • Prune trees to thin and remove deadwood. Apply mulch around all tree wells • Add mulch to playground safety surface
<p>Wilson Park</p> <ul style="list-style-type: none"> • Thin trees to remove dead wood, improve structure, and allow additional sunlight • Improve maintenance of turf and shrub beds
<p>Yosemite Park</p> <ul style="list-style-type: none"> • Park is excellent candidate for complete remodel and renovation • Renovate turf after park is treated for gophers • Renovate basketball court due to cracking • Replace park sign. Consider developing new sign standard • Improve type and number of park amenities such as benches, bike racks, drinking fountains, recycling containers, and trash cans • Prune trees to thin and remove deadwood. Apply mulch around all tree wells

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City of Manteca



Parks and Recreation Master Plan

Chapter Five
Recommendations

MANTECA



PARKS AND RECREATION DEPT.

CREATING COMMUNITY THROUGH PEOPLE, PARKS AND PROGRAMS

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5.0 RECOMMENDATIONS

This chapter identifies potential opportunities to meet the park and recreation needs identified in the Needs Assessment (Chapter Four) 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 commit the City of Manteca to a specific annual funding contribution for the development of the recommendations noted in the documents. Implementation of the Master Plan would likely occur over many years. Once adopted, updated Park Fees will be collected on new development to begin planning towards project implementation. Project implementation may include additional feasibility studies for specific projects. Planning for the projects will be brought forward through the annual Capital Improvement Plan process. Potential sources of funding may include partnerships, general/special taxes, special assessments, bonds, grants, operational revenue and other methods.

Fortunately, there are not many existing deficiencies in the City's recreation and park system. New elements could be added at existing parks, planned parks, unplanned areas, or new property targeted for acquisition and development. Therefore, solving the needs puzzle could be accomplished in a variety of ways, depending upon specific analysis and design of each site and upon future acquisition outcomes. Moreover, the City's process of community and special-use park design and development involves extensive community input that will likely affect park and recreation facility designs. 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.

For the proposed recommendations, choosing a project or projects to pursue occurs as a result of the annual Capital Improvement Project budget, prioritization processes conducted by the City as part of the budgetary process, and is dependent upon the availability of funding. The projects would then follow a process pathway, with community input, that would determine specific amenities and design for the projects.

5.1 Overall Concept

Satisfaction of identified needs does not appear to be an overly daunting task, because the City has continued to effectively pursue park and recreation facility additions. Continued park and recreation facility planning and development will be needed to satisfy current and future needs. It is recommended that staff pursue satisfaction of park and recreation facility needs by using the following key strategies and improvements.

It is important to acknowledge that phased implementation of new projects is a necessity for budgeting purposes, and because the identified recreation facility needs will gradually grow over time as new homes are built in the community and the population increases. It is recommended that the City review the pace of development growth annually so that plans can be made in a timely manner to coincide with increases in population.

Recommended Actions:

1. Implementation of facilities to meet current (existing) facility needs:
 - 3 soccer fields
 - 1 swimming facility
 - 2 indoor basketball courts
2. Phased implementation of facilities to meet future needs:
 - 4 additional softball fields
 - 11 additional baseball fields
 - 3 additional youth football fields
 - 16 additional soccer fields
 - 1 additional swimming facility
 - 2 additional basketball courts
3. Increased trail connectivity and opportunities should be emphasized, focusing on corridors and links to adjacent natural open space, parks, schools, neighborhoods and commercial areas
4. The City could consider construction of lighted, synthetic turf, multi-use sports fields by a combination of delivery methods: by renovating existing fields or developing new special use/sports parkland
5. New residential development could be planned to include park and recreation facilities that adequately serve the planned population and complement and enhance the City park system as a whole
6. Continue to provide parkland acreage quantities consistent with the City’s overall standard of 5 acres per 1,000 residents broken down into each of the three categories – Neighborhood Parks (3 acres per 1,000 pop.), Community Parks (1 per 1,000 pop.), and Special Use Parks (1 per 1,000 pop.), with appropriate distribution throughout the community

Highlights

- Recommendations in existing sites and opportunity sites attempt to address all of the identified recreation needs in the City
- Pools, indoor basketball courts and sports fields are among the top new facility priorities

5.2 Recommendations for Current and Future Facility Needs

The following paragraphs provide more specific details for each of the four priority items identified in the Facility Needs Summary, Section 4.9.1.

5.2.1 Sports Fields

To resolve existing deficiencies for multi-sports fields in the short term, it is recommended that three full-sized, soccer-capable sports fields be constructed at a new location. The addition of three fields will alleviate the overuse of Woodward Park’s soccer fields, and should help reduce the parking problem experienced by nearby residents on Saturdays in the busy fall season.

The emerging sports of lacrosse and rugby, and the growth of soccer as a year-round sport, have put immense pressure on natural turf fields to handle winter sport activities. In the future it is recommended that the City consider constructing a ratio of approximately one of every three sports fields as lighted, synthetic turf fields wherever sports parks are planned, to obtain maximum usefulness of the investment. The long-term water savings and maintenance cost savings will benefit the sustainability of City operations. It is important, however, to initiate a budget set-aside (also known as

depreciated value) for replacing the turf blade mat and rubber/sand infill mix, as the surface wears out after approximately 8 to 12 years. To meet future field requirements, it is recommended that the City consider planning for a Special Use Park to accommodate multi-sports fields. By building lighted synthetic fields, the City would achieve a much higher number of playable hours on the surface, and accommodate the needs of the community more efficiently.

Recommended Action:

Plan for a future multi-field sports complex Special Use Park.

5.2.2 Youth Softball and Baseball

The recommendation is to acquire land to construct a Special Use Park with a dedicated softball complex that could be phased a field or two at a time to meet both adult and youth softball needs. The proposed complex could have a wagon-wheel-shaped field complex to meet the anticipated needs.

Recommended Action:

Consider planning for a future Special Use Park that would have a dedicated, lighted complex with adequate space to phase the construction of four fields.

5.3 Trails

According to the Demand and Need Analysis completed for this Master Plan, Manteca has built to keep pace with the demand for bicycle paths and walking/jogging trails, but will need additional walking/jogging trails by the time the City reaches ultimate build-out, as detailed by the Manteca Bicycle and Pedestrian Master Plan.

Recommended Action:

Continue to collaborate with the County and CalTrans to develop regional and local trail routes and connections to neighborhoods as detailed in the Manteca Bicycle and Pedestrian Master Plan.

5.4 Swimming Pools

As shown by the input devices and survey tools, swimming facilities are a high priority to the citizens of Manteca, particularly given the summer temperatures and the history of the Manteca Waterslides. The City should consider beginning the process of funding, planning and land-acquisition for the future development of an aquatics facility. In order to minimize annual operational costs, the trend in aquatics development has been to create a combination of rectangular pools (racing pools), multi-purpose recreational pools, water slides, wet play areas, and shallow areas for swim lessons. A project such as this would ideally be located in a central area of town, so an even distribution across the geographical areas of the City would be served.

Recommended Action:

Create a Master Plan, and begin budgeting and land-acquisition activities to enable the construction of a Citywide aquatics complex. Per the attached Park Development Impact Fee Nexus Study (Appendix B), the costs should be split proportionally by the fair share methodology of determining impact of new development and the needs of the existing community as determined by the Needs Assessment chapter of this Master Plan.

5.5 Parks and Recreation Facility Renovation Recommendations

Exhibit 5.5-1 identifies recommended projects at park sites in the City of Manteca and potential funding sources which could be utilized to fund each of these projects. Project estimates are general in nature and developed to show potential costs and/or range of costs. Costs should be considered as approximations of individual facilities listed only. Actual 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 in the Master Plan.

**Exhibit 5.5-1
Recommended Capital Projects for Existing Facilities**

RECOMMENDATIONS	FUNDING KEY (see below)	Estimated Costs
BMX Track <ul style="list-style-type: none"> • Repair Fencing • Construct Restroom • Install night security lighting • Slurry seal parking lot 	C,D,E,G,M,O	\$50,000 \$175,000 \$125,000 \$30,000
Center Street Tennis Courts <ul style="list-style-type: none"> • Resurface tennis courts • Replace turf with native planting/decomposed walkways, picnic table 	C,D,E,F,G,M,O	\$150,000 \$40,000
Civic Center Park <ul style="list-style-type: none"> • Install additional park amenities such as picnic tables 	C,D,E,F,G,M,O	\$10,000
Library Park <ul style="list-style-type: none"> • None 		
Lincoln Park and Pool <ul style="list-style-type: none"> • Renovate pool facility • Renovate turf • Upgrade park restroom • Prune trees 	A,B,C,E,K,M,N,O	\$4,500,000 \$40,000 \$100,000 \$15,000
Manteca Park Golf Course <ul style="list-style-type: none"> • Complete cart paths • Prune trees • Renovate parking lot 	C,D,E,F,G,K,M,O	\$250,000 \$40,000 \$250,000

<ul style="list-style-type: none"> Upgrade course restrooms Renovate clubhouse including flooring, window coverings, restrooms, entry, modernize elevator Upgrade/renovate irrigation and reduce acreage of turf 		<p>\$200,000</p> <p>\$500,000</p> <p>\$100,000</p>
<p>Morezone Ballfield</p> <ul style="list-style-type: none"> Upgrade irrigation system 	C,D,E,F,G,K,M,O	\$50,000
<p>Northgate Park</p> <ul style="list-style-type: none"> Renovate parking lot Renovate group picnic area Renovate turf Replace concrete walkway Prune trees Add additional park amenities such as picnic tables Construct new restroom facility 	A,C,D,E,F,G,K,M, O	<p>Funded</p> <p>Funded</p> <p>\$250,000</p> <p>\$100,000</p> <p>\$40,000</p> <p>\$25,000</p> <p>\$250,000</p>
<p>Senior Center</p> <ul style="list-style-type: none"> Renovate existing facility 	C,D,F,G,H,K,M,O	\$1,000,000
<p>Skate Park</p> <ul style="list-style-type: none"> Evaluate moving skate park to Spreckels Park Convert to another use such as a Community Garden 	C,D,E,F,G,M,O	<p>See Spreckels</p> <p>\$50,000</p>
<p>Spreckels Recreation Park</p> <ul style="list-style-type: none"> Develop a “Wheels Park” with addition of skate park 	C,D,E,F,G,K,M,O	\$350,000
<p>Tidewater Bikeway</p> <ul style="list-style-type: none"> None 		
<p>Union Road Tennis Park</p> <ul style="list-style-type: none"> Replace concrete walkway Renovate Private Clubhouse building 	C,D,E,F,G,M,O	<p>\$30,000</p> <p>\$100,000</p>
<p>Union Road Park</p> <ul style="list-style-type: none"> Add picnic tables and benches 	C,D,E,F,G,M,O	\$12,000
<p>Woodward Park</p> <ul style="list-style-type: none"> Install additional picnic tables and benches Future Improvements (itemized below but not included in the total; these items will be included in the Fee Nexus Study appendix): <p style="margin-left: 40px;">Restroom/Concession Building..... \$ 850,000</p> <p style="margin-left: 40px;">Tennis Courts..... \$1,500,000</p> <p style="margin-left: 40px;">Baseball Field..... \$1,500,000</p> <p style="margin-left: 40px;">Practice baseball backstops(3-4)..... \$ 10,000</p> <p style="margin-left: 40px;">Horseshoe/Bean Bag toss courts..... \$ 110,000</p> <p style="margin-left: 40px;">Individual picnic areas (6)..... \$ 100,000</p> <p style="margin-left: 40px;">Additional play equipment..... \$ 125,000</p>	A,B,C,D,E,F,G,M, O	\$30,000
<p>Antigua Park</p> <ul style="list-style-type: none"> Renovate turf 	C,D,E,F,G,M,O	\$20,000
<p>Baccillieri Park</p> <ul style="list-style-type: none"> Renovate turf and irrigation Pruning trees 	C,D,E,F,G,M,O	<p>\$150,000</p> <p>\$10,000</p>
<p>Bella Vista Park</p> <ul style="list-style-type: none"> None 		

Button Estates Park <ul style="list-style-type: none"> Pruning trees 	C,D,E,F,G,M,O	\$10,000
Chadwick Square Park <ul style="list-style-type: none"> Pruning trees 	C,D,E,F,G,M,O	\$10,000
Colony Park <ul style="list-style-type: none"> Renovate turf Resurface basketball court 	C,D,E,F,G,M,O	\$50,000 \$15,000
Cotta Park <ul style="list-style-type: none"> Prune trees Install additional park amenities such as picnic tables and benches 	C,D,E,F,G,M,O	\$10,000 \$10,000
Crestwood Park <ul style="list-style-type: none"> Prune trees Install additional park amenities such as picnic tables and benches Renovate basketball court 	C,D,E,F,G,M,O	\$10,000 \$10,000 \$15,000
Curran Grove Park <ul style="list-style-type: none"> None 		
Diamond Oaks Park <ul style="list-style-type: none"> Replace concrete panel Pruning trees 	C,D,E,F,G,M,O	\$15,000 \$10,000
Doxey Park <ul style="list-style-type: none"> Remove irrigation and turf Renovate basketball court Install additional park amenities such as picnic tables and benches Prune trees 	C,D,E,F,G,M,O	\$250,000 \$15,000 \$12,000 \$20,000
Dutra Estates Park <ul style="list-style-type: none"> None 		
Dutra Southeast Park <ul style="list-style-type: none"> Renovate turf 		\$20,000
Franciscan Park <ul style="list-style-type: none"> Renovate turf Install additional park amenities such as picnic tables and benches Tree pruning 	C,D,E,F,G,M,O	\$300,000 \$10,000 \$20,000
Giles Memorial Park <ul style="list-style-type: none"> Renovate turf and irrigation Prune trees Slurry seal parking lot 	C,D,E,F,G,M,O	\$375,000 \$20,000 \$30,000
Gonsalves/Cambridge Greenbelt <ul style="list-style-type: none"> Install additional picnic tables and barbeque 	C,D,E,F,G,M,O	\$12,000
Graystone Park <ul style="list-style-type: none"> Renovate turf Prune trees 	C,D,E,F,G,M,O	\$75,000 \$20,000
Hildebrand Park <ul style="list-style-type: none"> Plant additional trees 	C,D,E,F,G,M,O	\$5,000
Kevin O'Neill Park (formerly Dutra Northeast Park) <ul style="list-style-type: none"> Install additional picnic tables Install decomposed granite walkway 	C,D,E,F,G,M,O	\$10,000 \$40,000

Mayor's Park • None		
Mini Park • None		
Moffat Basin Park • Install additional park amenities such as picnic tables and benches	C,D,E,F,G,M,O	\$12,000
Palmer Memorial Park • None		
Paseo Circle Park • Install crosswalk paint at entry into park	C,D,E,F,G,M,O	\$1,000
Pillsbury Park • None		
Primavera Park • Prune trees • Replace concrete panels	C,D,E,F,G,M,O	\$20,000 \$10,000
Quail Ridge Park • Renovate turf • Install backstop • Install additional park amenities such as picnic tables and benches • Renovate basketball court • Prune trees	C,D,E,F,G,M,O	\$225,000 \$25,000 \$12,000 \$15,000 \$10,000
Roberts Estates Park • None		
Rodoni Park • None		
Rose Park • None		
Sequoia Park • Renovate turf and irrigation • Install additional park amenities such as picnic tables and benches • Renovate basketball court • Prune trees	C,D,E,F,G,M,O	\$300,000 \$15,000 \$15,000 \$20,000
Shasta Park • Renovate parking lot • Prune trees	C,D,E,F,G,M,O	\$100,000 \$20,000
Sierra Creek Linear Park • None		
Southside Park • Renovate irrigation and turf • Renovate basketball court • Install additional amenities such as picnic tables and benches • Prune trees	C,D,E,F,G,M,O	\$450,000 \$15,000 \$20,000 \$20,000
Springport Park • Install additional amenities such as picnic tables and benches • Plant trees for shade near playground		\$10,000 \$8,000
Springtime Park • Renovate turf • Renovate basketball courts	C,D,E,F,G,M,O	\$25,000 \$15,000

<ul style="list-style-type: none"> • Prune trees 		\$15,000
Saint Francis Park		
<ul style="list-style-type: none"> • Resurface basketball court 	C,D,E,F,G,M,O	\$15,000
<ul style="list-style-type: none"> • Prune trees 		\$10,000
Silva Park		
<ul style="list-style-type: none"> • None 		
Stadium Plaza Park		
<ul style="list-style-type: none"> • None 		
Terra Bella Park		
<ul style="list-style-type: none"> • None 		
Tesoro Park		
<ul style="list-style-type: none"> • None 		
Union Ranch East Park		
<ul style="list-style-type: none"> • None 		
Union West Park		
<ul style="list-style-type: none"> • Resurface basketball courts 	C,D,E,F,G,M,O	\$15,000
Villa Ticino Park		
<ul style="list-style-type: none"> • Prune Trees 	C,D,E,F,G,M,O	\$10,000
Walnut Place Park		
<ul style="list-style-type: none"> • Install additional amenities such as picnic tables and benches 		
William Martin Park		
<ul style="list-style-type: none"> • Renovate turf 		\$50,000
<ul style="list-style-type: none"> • Renovate basketball court 		\$15,000
Wilson Park		
<ul style="list-style-type: none"> • Renovate shrub bed 	C,D,E,F,G,M,O	\$2,500
Yosemite Park		
<ul style="list-style-type: none"> • Renovate irrigation and turf 		\$700,000
<ul style="list-style-type: none"> • Renovate basketball court 		\$15,000
<ul style="list-style-type: none"> • Install additional amenities such as picnic tables and benches 		\$20,000
<ul style="list-style-type: none"> • Prune trees 		\$15,000
TOTAL RENOVATION COSTS		\$12,606,500
CONTINGENCY (25%, includes engineering/architectural design, permitting fees, construction management, program level construction contingency)		\$ 3,151,625
CAPITAL RENOVATION BUDGET		\$15,758,125

FUNDING KEY (Potential Funding Sources)

- A. Developer Impact Fees
- B. Developer Special Agreements
- C. General Fund
- D. Non-profit Organization
- E. Public/Private Partnerships, Concessions
- F. Grants-CDBG
- G. Grants-Public Agencies & Private Foundations

- H. Corporate Sponsorships
- I. Certificates of Participation
- J. Bonds
- K. Sales Tax
- L. Sale/Lease of Surplus Land
- M. User Group Contributions
- N. School City Joint-use Contributions
- O. Dedicated Taxes

5.6 Capital Improvement 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 Park Acquisition and Improvement Fee Update. The figures in Table 2 of Appendix 'B' represent the current deficiencies based upon the recommended park development shown in the Needs Assessment and the Goals, Policies and Actions Chapters, 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 Appendix 'B' for expanded discussion of the Fee Nexus Study prepared in conjunction with the Parks and Recreation Master Plan.

5.7 Funding Information

Description of Financing Mechanisms for Local Park Agencies

A variety of financing methods are used by special districts and other governmental agencies to finance the acquisition, development, maintenance, and operation of parks and recreation facilities. Many of these will require cooperation and collaboration with other agencies or organizations. This listing is a partial summary of available opportunities and not intended to make any specific recommendation as to what mechanisms are appropriate. A complete summary of available funding mechanisms can be found in the appendix.

Sources for Capital, Operation and Maintenance Funding

The primary vehicles available to Manteca would require cooperation from the City and/or the County to implement a new revenue source. A sales tax increase is levied on the sale of goods and services at the retail level and sometimes is specific or selective, being imposed on specific items such as alcohol, tobacco, and gasoline, and sometimes earmarked for specific projects.

There are a variety of assessment districts that would benefit the City, primarily with the approval process of new subdivisions. An assessment district is a special-purpose mechanism available to local government agencies for developing and maintaining facilities and resources in a defined geographic area. The costs of the facilities are recaptured based on a benefit/assessment spread. They can be established by local government using their authority under the Lighting and Landscape Act of 1972 (L&L) but require property owner approval. The assessments are made based on cost per lot, per acre, or some other parcel-by-parcel benefit basis.

Another option is a Mello Roos Community Facilities District (CFD). This special district is created to provide certain public facilities and services in a given area. A special tax is imposed on property owners to finance specific public projects. It is secured by taxes within the district and is levied each year for public projects. Taxes can also support maintenance.

Manteca could consider a Citywide vote for a "special" property tax for a defined period of time, under the authority of Government Code Section 53720 et. seq. The tax would be assessed on commercial and

residential property and offers a steady stream of revenue to develop and maintain parks. Unless a tax is a “general tax,” a 2/3 vote of the community or affected area is required. Special taxes are relatively easy to administer at the local level, as revenues can be accurately predicted, and the tax burden is equitably distributed. Perhaps the most important factor when considering a parks and open space special tax measure is track record. Despite the dislike of taxes, voters in many communities have been willing to accept an increase when revenues are specifically earmarked for parks.

Sources for Capital Funding

The City currently collects developer fees, fees assessed on land divisions (Quimby) and on new development (AB 1600). The "Quimby Act" enables local governments to exact the dedication of land or in-lieu fees for parks as part of the subdivision approval process. Although the Act has provided for the acquisition of land for parks in new subdivisions, it has limitations when an area is built. It can provide funds for improvements, but not maintenance. The dedication or fee is based on the local agency's adopted park standards per thousand population.

Development Impact Fees (AB 1600 fees) on development is another option for local agencies. The fees or exactions are based on the premise that new development generates new demand for park and recreation facilities. The fees only apply to new development and may only be assessed for new capital costs related to the development. A defined nexus or benefit/beneficiary relationship must be established. The fees are paid by the developer to offset costs for the infrastructure need caused by new development.

Manteca could consider one of three types of borrowing as a means to secure funding for public improvements. These include:

General Obligation Bonds: A General Obligation Bond is secured by the public agency's taxing power and is the least expensive form of public debt for public improvements. A general obligation bond is essentially a loan taken out by a city, county or special district against the value of the taxable property in the locality. A bond requires two-thirds voter approval in order for the agency to incur the debt. If passed by voters, ad valorem taxes are simply increased by the voter approved amount for a specific period. Bond measures require strong support from the community to pass. The advantage of the bonds is that they allow for immediate purchase of land, renovation of existing or development of new facilities. Bond proceeds cannot be used for maintenance and operations.

Revenue Bonds: These are paid from a tax levied for the use of a specific public project or with the proceeds from the fees charged to those who use the facility that the bonds finance. These bonds are not constrained by debt ceilings like general obligation bonds. Voter approval is rarely required, since the government is not obligated to repay the debt if the revenue stream does not flow as predicted. However, a revenue stream may need to be created through a special tax election. Revenue bonds are more expensive to repay than general obligation bonds.

Certificates of Participation (COPs): COPs are financing techniques that provide long-term financing through a lease, installment sale agreement, or loan agreement. They do not constitute indebtedness

under the state constitutional debt limitation and are not subject to the statutory requirement applicable to bonds. They are securities designed for the small investor. The COPs require identification of a revenue source for repayment before issuance. Park and recreation facilities with user fees, such as golf courses, swimming pools and theatres, are the most viable improvements for this type of financing. Cities, districts, and counties will often pool several public facilities in one issue and pledge future general fund or enterprise revenue for the repayment.

State and Federal Grants

Numerous governmental agencies provide grant opportunities for local park and recreation agencies. Many grant programs are dependent on the passage of bond measures and state or federal legislative action. The availability of funds can vary from year to year. Many require matching funds from the local agency. The programs have specific project criteria that applicants must meet. Although there are some grants available for operations and recreation/educational programs, most of the state and federal programs focus on the acquisition, development and improvement of parks, trails, and recreation facilities and the protection of natural resources. Some agencies, such as the Department of Education, Department of Health Services, and Environmental Protection Administration, provide funding for educational programs. In the future, the City can increase its potential for grants by collaborating with other public agencies and local school districts. The agency may not always need to be the lead agency applying for the grant. In some cases it may be the facilitator or partner in seeking funds with other agencies or non-profit organizations.

Foundation Grants

There are many foundations throughout the nation that offer funding opportunities that could benefit park and recreation agencies. Funding is often available for programs, unlike state grants that focus on park improvement and facilities. The foundations often focus on programs with current interests in environmental education, arts, health and wellness. Some well-known California foundations that have provided grant funding to public park and recreation agencies include: The Packard Foundation, Kaiser Foundation, Irvine Foundation, The California Endowment, and The Wellness Foundation. Community Foundations also support local programs. Many foundations will give directly to a public agency; others will give only to non-profit 501(c) 3 organizations, and due to the establishment of the Friends of Manteca Parks and Recreation in 2011, Manteca can benefit from such foundation grants. An agency could also collaborate with other public agencies and non-profit organizations in pursuit of grants that identify local partnership as grant criteria.

A recent specific example is:

American Water Charitable Foundation (AWCF): Partnering with National Recreation and Park Administration, AWCF has instituted a three-year program, Building Better Communities, designed to create and enhance nature-based playgrounds and natural play spaces for children, while also providing educational messaging and demonstration areas about water stewardship and conservation. Building Better Communities projects are supported with funding from AWCF and implemented through annual grants administered by NRPA.

Revenue from Operations

An often-overlooked source of income to a public agency is revenue from operations. Common approaches include:

User Fees: Fees for use of park and recreation facilities and programs are common throughout the nation. User fees include: picnic area reservations, facility rentals, and parking and entry fees. Fees for events and programs offered by park agencies are often charged. If the program has value, the public will pay. Many public agencies charge non-resident fees for users outside their jurisdiction.

Property Leases: Because park agencies have extensive land holdings, the potential to lease land for special uses that are compatible with park and recreation use can generate additional revenue. Grazing leases and radio and cell phone tower lease agreements have become prevalent throughout California.

Sponsored Facilities Programs and Events (Naming Rights): It is common for public agencies to secure businesses and organizations to sponsor events. There is an opportunity to expand the current sponsorship activities for park improvements and amenities. There is a growing recognition by corporations, associations, and others in the private sector that parkland and recreation programs have positive public values worth associating with. Further, there is a growing justified need on the part of park agencies to ask for financial payments in return for those associations. This is leading to a wide array of sponsored programs, ranging from one-time large group activities, such as runs, 4th of July events, or concerts, to advertising promotions that utilize a park as a backdrop, to the use of logos or brand names in return for donations of money, goods or services.

Raising corporate and philanthropic money to construct, improve or rehabilitate physical structures in parks is often relatively easy. Direct contributions to acquire naming or licensing rights from the City to advertise their name/product should be given careful consideration, in light of the development of new and remodeled public facilities. This practice has several different levels and can include the naming of buildings, advertising on public property or license rights to the agency's name and other intellectual property. Typically, the agency and corporation negotiate terms for the granting of the rights. This can be an effective tool, particularly for highly visible facilities or events.

Private Giving

Generally, private giving is facilitated through a foundation created and designed to support the public agency. Many individuals, private foundations, and corporations are happy to contribute to park agencies and programs solely to improve the community in which they live or operate. Donations can be made for capital projects as well as programs.

The Friends of Manteca Parks and Recreation was established in 2011 for this purpose, and currently provides as a vehicle for various capital fund drive events and builds community support through social media outlets. The foundation acts as a conduit for receiving private donations from entities which might otherwise be reluctant to donate to a public entity. The foundation is a 501(c)(3) organization, so donors can receive tax benefits from monetary giving.

Another option is to set up a Donor Advised-Restricted Fund with the existing foundation. This option provides an opportunity to partner with other non-profits (such as churches, service clubs and organizations) as well as private companies to jointly develop park and recreation facilities. Through refinement of a planned giving program, the potential to receive bequests and endowments for parks and recreation will grow in the next 15 years where there will be a nationwide, intergenerational transfer of wealth estimated at \$16 trillion.

Other opportunities include voluntary utility donations, adopt-a-park programs, fundraising events, and planned giving programs.

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City of Manteca



Parks and Recreation Master Plan

Appendices

MANTECA



PARKS AND RECREATION DEPT.

CREATING COMMUNITY THROUGH PEOPLE, PARKS AND PROGRAMS

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APPENDIX 'A' – Community-Wide Telephone Survey



CITY OF MANTECA – PARKS AND RECREATION DEPARTMENT
Parks and Recreation Master Plan
Community-wide Telephone Survey
Survey Completed in May, 2015



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1 PROJECT OVERVIEW

1.1 PROJECT GOALS

The resident survey was part of the preparation of the City of Manteca Parks and Recreation Master Plan. The purpose of the survey was to obtain statistically valid, community-wide input on a variety of issues.

The resident survey is one of several methods being undertaken to involve the community in the Parks and Recreation Master Plan process. The purpose of gathering community input through a variety of methods is to ensure that the Master Plan is as inclusive as possible and that it reflects the views, preferences, and recreating patterns of City of Manteca residents.

Subjects explored in the context of the resident survey included:

- *Parks, Recreation Facilities/Programs Info Sources*
- *One Issue Facing the City that is of Greatest Concern*
- *Frequency of Recreation Facility and Programs Usage*
- *Park or Recreation Facility Most Often Used in Last Year*
- *Frequency of Recreation Activities Participation*
- *Satisfaction with Recreation Facilities and Programs*
- *Satisfaction with Recreation Facilities Maintenance*
- *Preferred Improvements in the City of Manteca*
- *One New Recreation Facility and Program Desired*
- *Selected Demographic Characteristics*

1.2 PROJECT METHODOLOGY

- Telephone Survey of 300 City of Manteca households, representing approximately 950 residents.
- Overall margin of error of $\pm 5.8\%$ at the 95% Confidence Level.
- Interviewing took place between March 24 and March 31, 2015.

2 KEY FINDINGS

Community Attitudes

- Nearly 96% of residents identified "City Website," "Mailed Information," "City Brochure/Booklet," "City Office," "Internet/Website," "Don't Need," "Postings at Recreation Sites," and "Newspaper" as parks and recreation information sources most often used.
- Nearly 75% of those polled identified "Crime/Personal Safety," "Water," "Homeless," "Gangs," "Road Improvements," "Parks and Recreation Facilities," "Retail Stores/Services," "Drug and Alcohol Abuse," and "Education" as the issues of greatest concern.

Recreation Behavior

- Nearly half of the residents polled (45%) stated they were Frequent Users (at least 3 times per month) of parks and recreation facilities in the last year.
- The four recreation facilities most often identified as most used included Woodward Park, Northgate Park, Library Park and Big League Dreams Sport Park.
- Of the eight recreation activities tested, the participation by residents (in order) included "Picnicking in Picnic Table Sites," "Swimming in Public Pools for Recreation," "Tennis," "Indoor Basketball," "Organized Softball," "Organized Youth Soccer," "Organized Youth Baseball," and "Organized Youth Tackle Football."

Recreation Programs Use

- One of five residents polled (18%) stated they were Frequent Users (at least 3 times per month) of programs in the last year. In contrast, over six in ten residents (62%) stated they had not used programs in that time frame.

Facilities and Programs Satisfaction

- *Nearly 89% of the residents polled stated they are Very or Somewhat Satisfied with existing park and recreation facilities and programs in the City of Manteca.*
- *Nine of every ten (90%) residents polled stated they are Very or Somewhat Satisfied with existing maintenance of parks and recreation facilities in the City of Manteca.*

Improvements Desired

- *More than three in four (78%) City of Manteca households identified a desired recreation facility. One in five (22%) stated they desired no new recreation facilities. The facilities most often mentioned were Teen Club, Water Park and Swimming Pools.*
- *More than one-third of City of Manteca households (35%) identified a preference for Fine Arts or Performing Arts Facilities and Programs. An additional one in four households (25%) preferred Active Recreation and Sports Facilities and Programs.*

3 COMMUNITY ATTITUDES

3.1 PARKS, RECREATION FACILITIES/PROGRAMS INFO SOURCES

Question Analyzed: Q.6

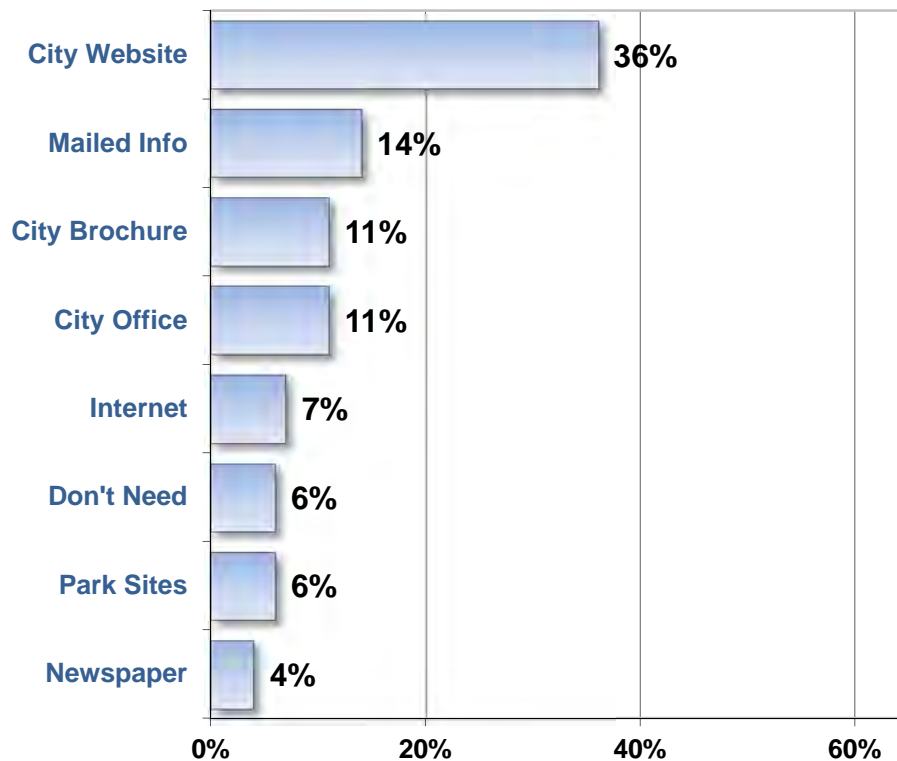
If you need information about parks, or recreation facilities or programs, where do you usually get that information?

Finding

Nearly 96% of residents identified "City Website," "Mailed Information," "City Brochure/Booklet," "City Office," "Internet/Website," "Don't Need," "Postings at Recreation Sites," and "Newspaper" as parks and recreation information sources most often used.

The eight response categories with the largest share of responses are presented in Figure 1. Remaining categories received less than 4% of the responses.

Figure 1
Parks, Recreation Facilities, Programs Info Sources
City of Manteca Residents



Subgroup Responses

Examining the total sample of responses by selected subgroups of residents, the following significant differences in response patterns were noted:

- ✓ Residents most likely to report usually using the City website included respondents reporting household incomes of \$75,000 to \$150,000 (51%) and households with a head less than 45 years of age (47%).
- ✓ Residents least likely to report usually using the City website included respondents with a household head 55 years or older (23%) and those reporting household incomes of less than \$50,000 (25%).

3.2 ONE ISSUE FACING THE CITY OF GREATEST CONCERN

Question Analyzed: Q.5

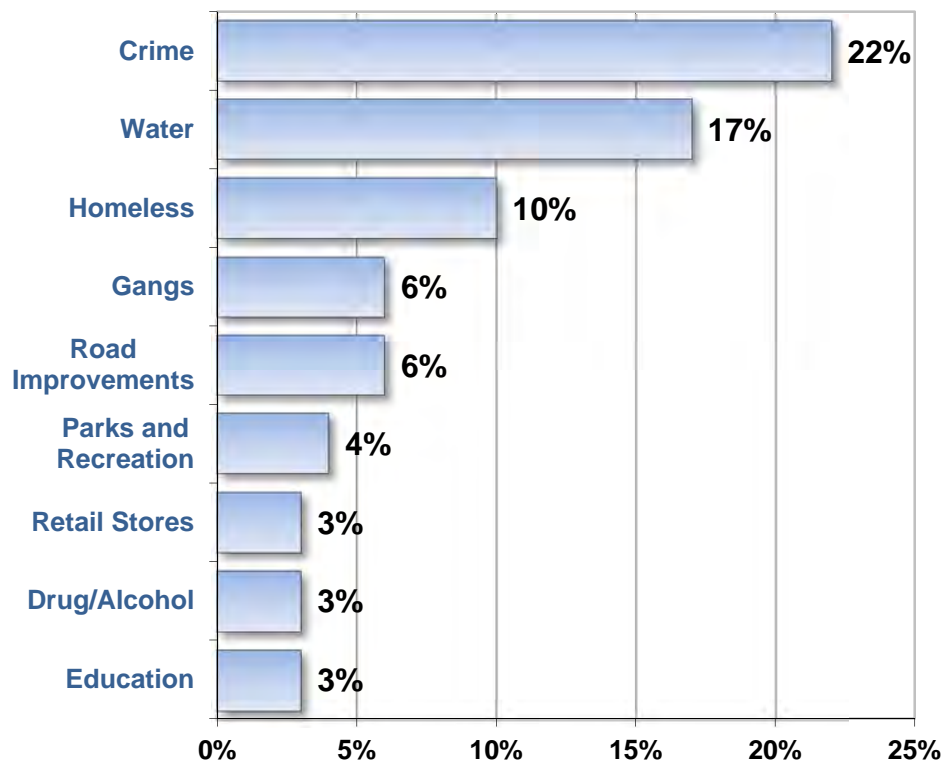
What issue facing the City of Manteca is of greatest concern to you as a resident?

Finding

Nearly 75% of those polled identified "Crime/Personal Safety," "Water," "Homeless," "Gangs," "Road Improvements," "Parks and Recreation Facilities," "Retail Stores/Services," "Drug and Alcohol Abuse," and "Education" as the issues of greatest concern.

The nine response categories with the largest share of responses are presented in Figure 2. Remaining categories received less than 3% of the responses.

Figure 2
One Change Desired in Manteca
City of Manteca Residents



4 RECREATION BENEFITS AND BEHAVIOR

4.1 FREQUENCY OF RECREATION FACILITY USAGE

Question Analyzed: Q.7

Thinking about the past year, what best describes how often you or other members of your household used indoor or outdoor parks and recreation facilities in or outside of the City of Manteca?

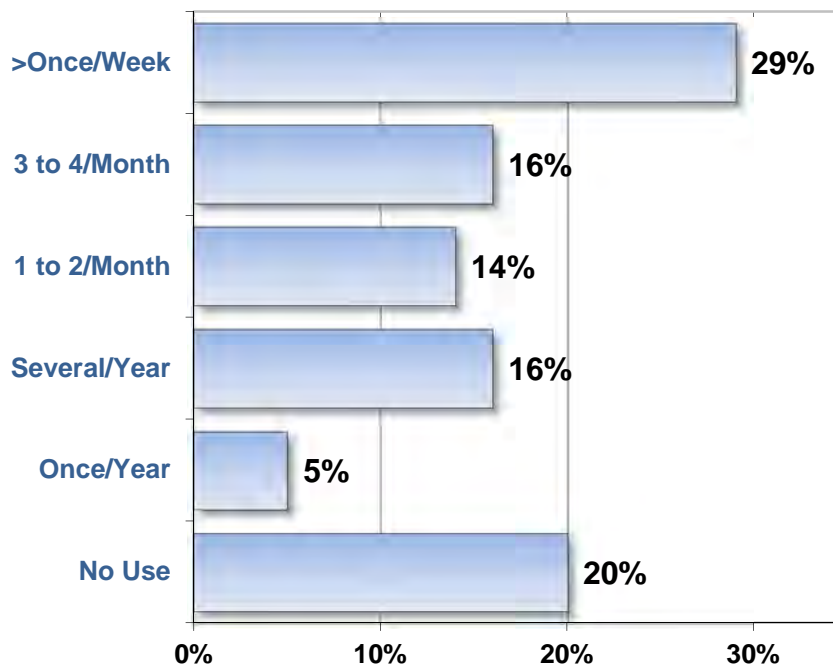
- | | |
|---------------------------------------|----------------------|
| More than Once a Week | Several Times a Year |
| Once a Week or 3 to 4 Times Per Month | Once a Year |
| Once or Twice a Month | No Use |

Finding

Nearly half of the residents polled (45%) stated they were Frequent Users (at least 3 times per month) of parks and recreation facilities in the last year.

The facility use categories tested and the share of responses each received is presented in Figure 3.

Figure 3
Frequency of Recreation Facility Use
City of Manteca Residents



Communities Compared

Table 1 below compares these recreation facility usage responses from City of Manteca residents to statistics derived from forty-six other California municipalities where similar work has been conducted.

Table 1 Frequency of Recreation Facility Usage City of Manteca vs. Forty-six Selected California Municipalities				
	City of Manteca	Forty-six Selected California Municipalities		
		Lowest Response	Highest Response	Median
Frequent Users	45%	19%	67%	44%
Non-Users	20%	5%	40%	14%

As the table illustrates, the share of residents polled in the City of Manteca who were Frequent Users of parks (at least 3 times per month) was comparable to the average of responses reported in our historical experience (45% frequent users vs. 44% on average among other cities surveyed.) The share of City of Manteca residents who reported no recreation facility use in the past year was above the average of the forty-six municipalities (20% vs. 14% median).

Subgroup Responses

An examination of reported recreation facility use among City of Manteca residents revealed the following statistically significant differences in the overall 45% share of *Frequent Users* among examined subgroups of the total sample:

- ✓ Households with children less than 18 years of age (57%).
 - ✓ Respondents reporting a household head less than 45 years (59%).
- Non-users were more often found among households with a head 55 years or older (34%).

4.2 RECREATION FACILITY MOST OFTEN USED

Question Analyzed: Q.8

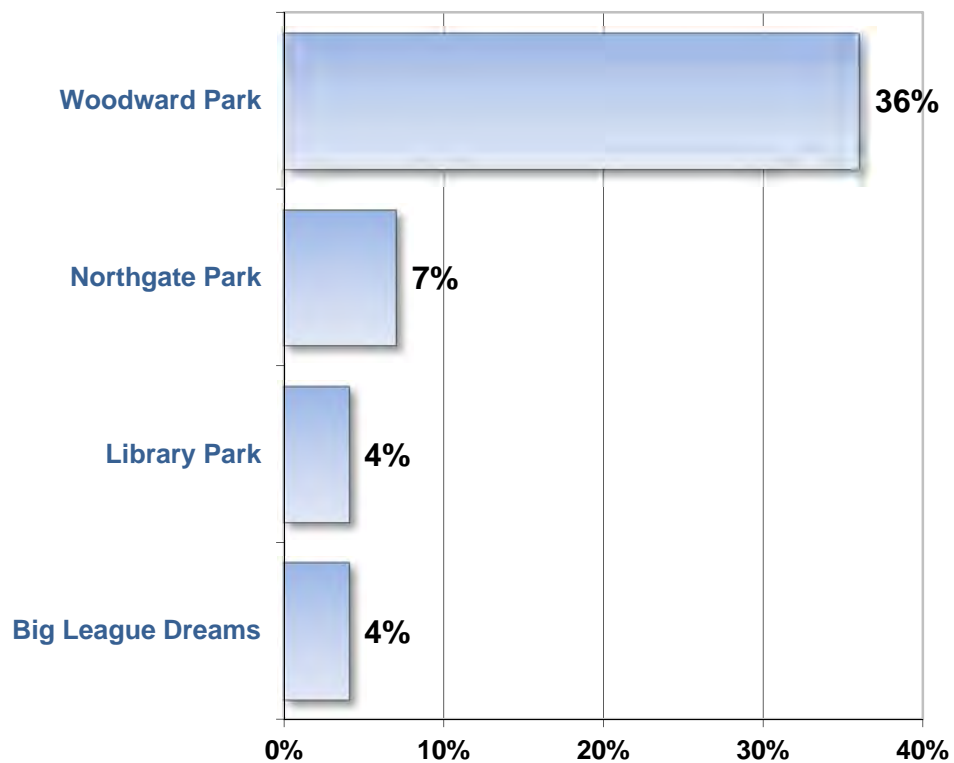
During the last year, what park or recreation facility did you and your household most often use?

Finding

The four recreation facilities most often identified as most used included Woodward Park, Northgate Park, Library Park and Big League Dreams Sport Park.

The four response categories with the largest share of responses are presented in Figure 4. Remaining categories received less than 3% of the responses.

Figure 4
Most Used Recreation Facility
City of Manteca Residents



4.3 RECREATION ACTIVITIES PARTICIPATION

Question Analyzed: Q.9

In the past year, how often have you and each of the members of your household participated in:

Organized Youth Soccer League Games
Swimming in Public Pools for Recreation
Organized Softball League Games
Organized Youth Indoor Basketball

Organized Youth Baseball League Games
Organized Youth Tackle Football
Picnicking in Picnic Table Sites
Tennis

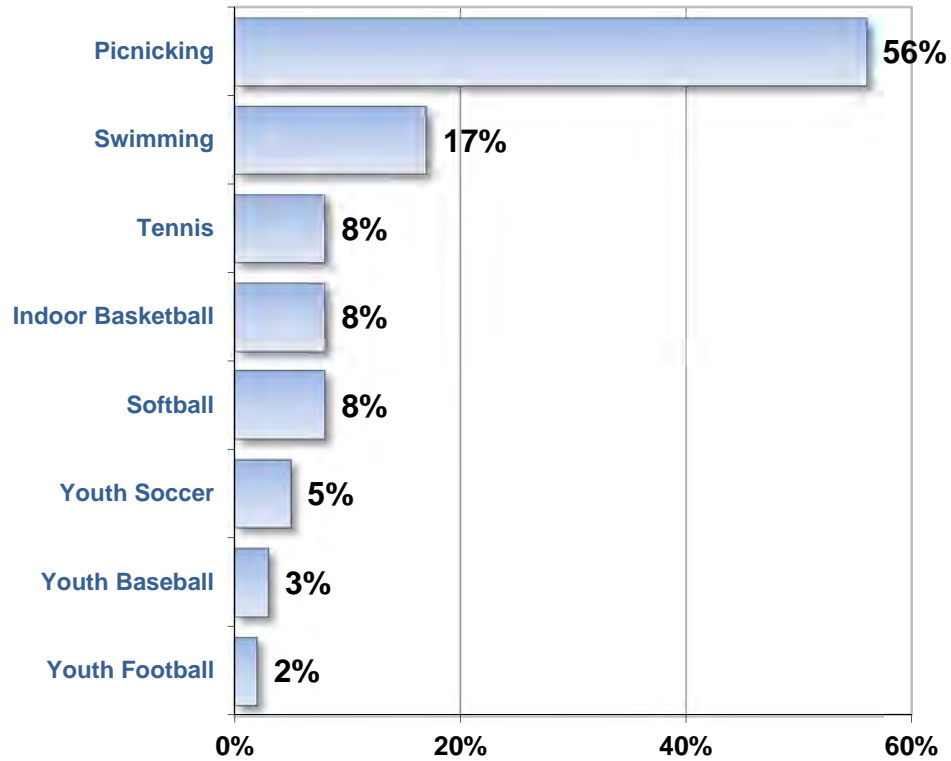
Each respondent was queried regarding whether any of the members of their household had conducted each activity during the past year. Further, they were asked to estimate how often in the past year each member engaged in the activity.

Finding

Of the eight recreation activities tested, the participation by residents (in order) included "Picnicking in Picnic Table Sites," "Swimming in Public Pools for Recreation," "Tennis," "Indoor Basketball," "Organized Softball," "Organized Youth Soccer," "Organized Youth Baseball," and "Organized Youth Tackle Football."

The eight recreation activities tested and the share of the population surveyed in the City of Manteca households who reported participation in the past year are presented in Figure 5 on the following page.

**Figure 5
Recreation Activities Participation
Share of Manteca Population Participating**



Note

The data presented in Figure 5 may appear counterintuitive to representatives of organized sports leagues for youth and to agency officials who regularly host comments or testimony from them. To confirm the validity of the Figure 5 participation levels, it is important to recognize the demography of the area population. Specifically, youth ages 5 to 14 (the prime ages for youth sports) constituted approximately 16% of the total City population as of the 2013 American Community Survey. Thus, if every child in this age group were enrolled in, for instance, youth soccer, the percent of participation on Figure 5 would be at least 16%. However, not all children in this age group are participating in all sports, some participate in none, and some children outside of this age group also participate.

State Comparison

It is also relevant to compare the activity participation rates outlined in Figure 5 to similar “benchmark” data collected periodically by the California State Department of Parks. Table 2 presents selected data from the most recent State Parks Survey, conducted in 2012 for the entire State as well as data from the current City of Manteca resident survey. Although not identical methods (or question phrasing), the California State Parks Survey provides contextual benchmark evidence of recreation participation trends that can be valuable in understanding Manteca resident recreating patterns and underscore the fact that local recreating patterns can be very disparate from State or National norms.

Table 2 Percent of Population Participating in Selected Recreation Activities in the Past Year California State Parks Survey, 2012 and Manteca Resident Survey				
State Parks Activity Description	California State Parks 2012		City of Manteca	
	Adult	Youth	Adult	Youth
Picnicking in Picnic Areas	70%	52%	49%	77%
Swimming in a Pool	48%	80%	12%	33%
Organized Team Sports	23%	58%	7%	6%-20%
Tennis	15%	30%	6%	14%

Source: Public Opinions and Attitudes on Outdoor Recreation in California – 2012

4.4 FREQUENCY OF RECREATION PROGRAMS USAGE

Question Analyzed: Q.11

Thinking about the past year, what best describes how often you or other members of your household used recreation programs, classes or lessons in or outside of the City of Manteca?

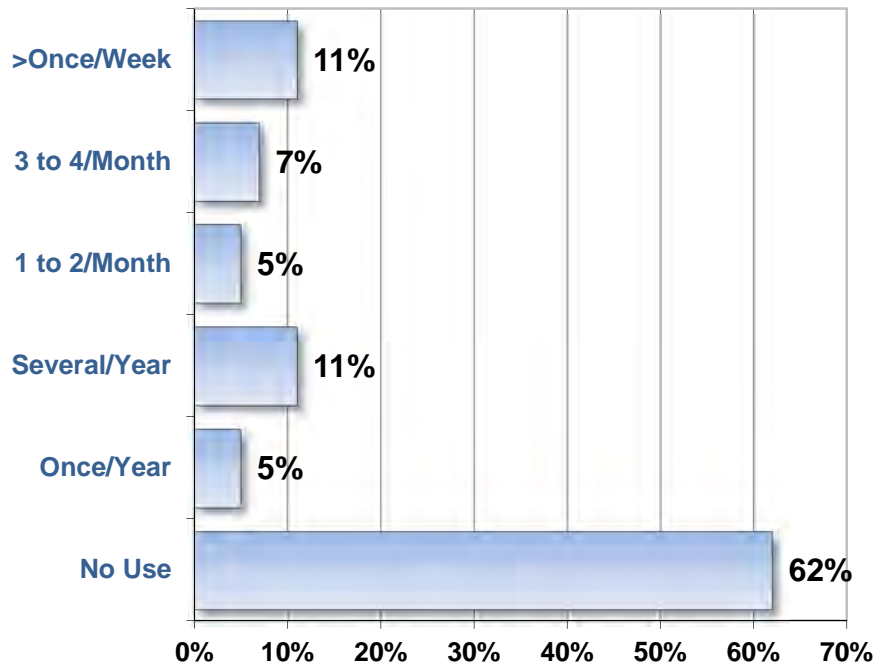
More than Once a Week	Several Times a Year
Once a Week or 3 to 4 Times Per Month	Once a Year
Once or Twice a Month	No Use

Finding

One in five residents polled (18%) stated they were Frequent Users (at least 3 times per month) of recreation programs in the last year. In contrast, over six in ten residents (62%) stated they had not used programs in that time frame.

The facility use categories tested and the share of responses each received is presented in Figure 6.

Figure 6
Frequency of Recreation Programs Use
City of Manteca Residents



Communities Compared

Table 3 below compares these recreation programs usage responses from City of Manteca residents to statistics derived from twenty-nine other California municipalities where similar work has been conducted.

Table 3 Frequency of Recreation Programs Usage City of Manteca vs. Twenty-nine Selected California Municipalities				
	City of Manteca	Twenty-nine Selected California Municipalities		
		Lowest Response	Highest Response	Median
Frequent Users	18%	13%	33%	23%
Non-Users	62%	31%	82%	46%

As the table illustrates, the share of residents polled in the City of Manteca who were Frequent Users of programs (at least 3 times per month) was below average (18% frequent users vs. 23% on average among other communities surveyed.) The share of City of Manteca residents who reported no recreation programs use in the past year was well above average (62% vs. 46% median.)

5 FACILITIES AND PROGRAMS SATISFACTION

5.1 PARK AND RECREATION FACILITIES AND PROGRAMS SATISFACTION

Question Analyzed: Q.13

How would you describe your overall satisfaction with existing park and recreation facilities and programs in the City of Manteca? Would you say you are...

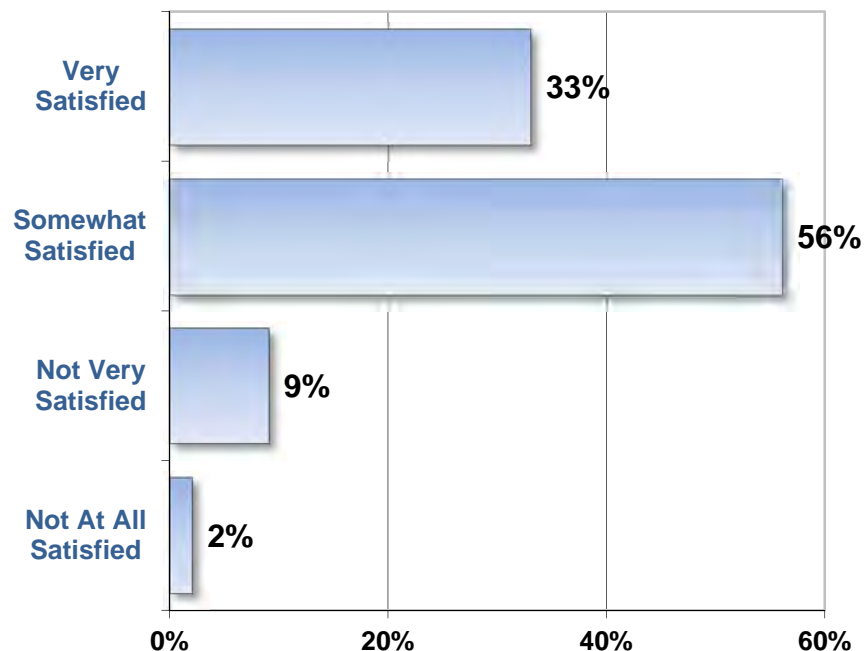
- Very Satisfied
- Somewhat Satisfied
- Not Very Satisfied
- Not At All Satisfied

Finding

Nearly 89% of the residents polled stated they are Very or Somewhat Satisfied with existing park and recreation facilities and programs in the City of Manteca.

The response categories and share of responses each received are charted in Figure 7.

Figure 7
Recreation Facilities and Programs Satisfaction
City of Manteca Residents



Communities Compared

Table 4 below compares these overall parks, recreation facilities and programs satisfaction responses from City of Manteca residents to statistics derived from thirteen other California municipalities where similar work has been conducted.

Table 4 Parks, Recreation Facilities and Programs Satisfaction City of Manteca vs. Thirteen Selected California Municipalities				
"Satisfied"	City of Manteca	Thirteen Selected California Municipalities		
		Lowest Response	Highest Response	Median
Very	33%	30%	77%	40%
Somewhat	56%	21%	55%	46%
Not Very	9%	1%	17%	7%
Not At All	2%	1%	4%	1%

As the table illustrates, the share of residents polled in the City of Manteca who stated they are Very Satisfied with parks, recreation facilities and programs was below average (33% vs. 40% on average among other cities surveyed.)

5.2 RECREATION FACILITIES MAINTENANCE SATISFACTION

Question Analyzed: Q.14

How would you describe your overall satisfaction with existing maintenance of parks and recreation facilities in the City of Manteca? Would you say you are...

- Very Satisfied
- Somewhat Satisfied
- Not Very Satisfied
- Not At All Satisfied

Finding

Nine of every ten (90%) residents polled stated they are Very or Somewhat Satisfied with existing maintenance of parks and recreation facilities in the City of Manteca.

The response categories and share of responses each received are charted in Figure 8.

Figure 8
Recreation Facilities Maintenance Satisfaction
City of Manteca Residents

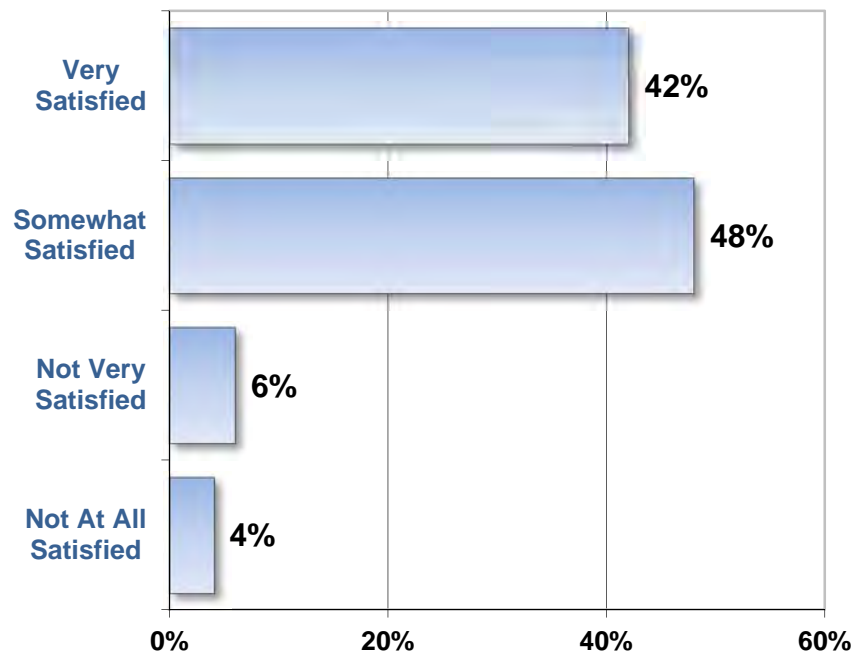


Table 5 below compares these overall parks, recreation facilities and programs satisfaction responses from City of Manteca residents to statistics derived from twenty-nine other California municipalities where similar work has been conducted.

Table 5 Parks and Recreation Facilities Maintenance Satisfaction City of Manteca vs. Twenty-nine Selected California Municipalities				
"Satisfied"	City of Manteca	Twenty-nine Selected California Municipalities		
		Lowest Response	Highest Response	Median
Very	42%	8%	74%	39%
Somewhat	48%	21%	57%	46%
Not Very	6%	1%	32%	8%
Not At All	4%	0%	23%	3%

As the table illustrates, the share of residents polled in the City of Manteca who stated they are Very Satisfied with parks, recreation facilities and programs was above average (42% vs. 39% on average among other cities surveyed.)

6 IMPROVEMENTS DESIRED

6.1 ONE RECREATION FACILITY IMPROVEMENT DESIRED

Question Analyzed: Q.10

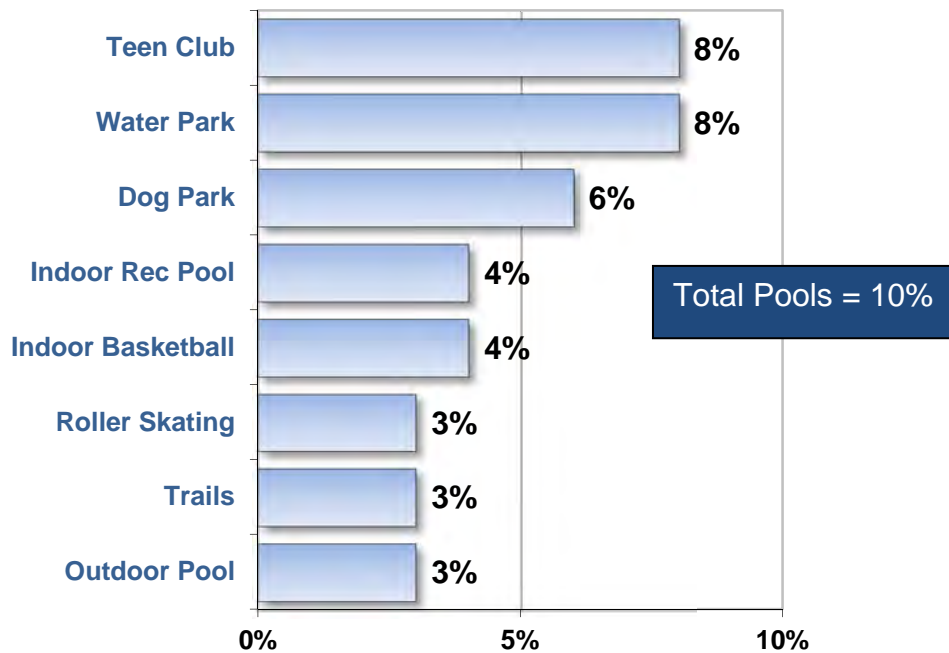
Now that we have discussed many recreation possibilities, what is the one recreation facility you would most like to see added in the City of Manteca to meet the needs of your household?

Finding

More than three in four (78%) City of Manteca households identified a desired recreation facility. One in five (22%) stated they desired no new recreation facilities. The facilities most often mentioned were Teen Club, Water Park and Swimming Pools.

The recreation facility response categories garnering at least 3% of the responses and the share of responses each received are charted in Figure 9.

**Figure 9
Recreation Facilities Desired
City of Manteca Residents**



6.2 PREFERRED COMMUNITY IMPROVEMENTS

Question Analyzed: Q.12

Thinking about the needs of your household, which one of the following types of improvements would you most like to see added in the City of Manteca?

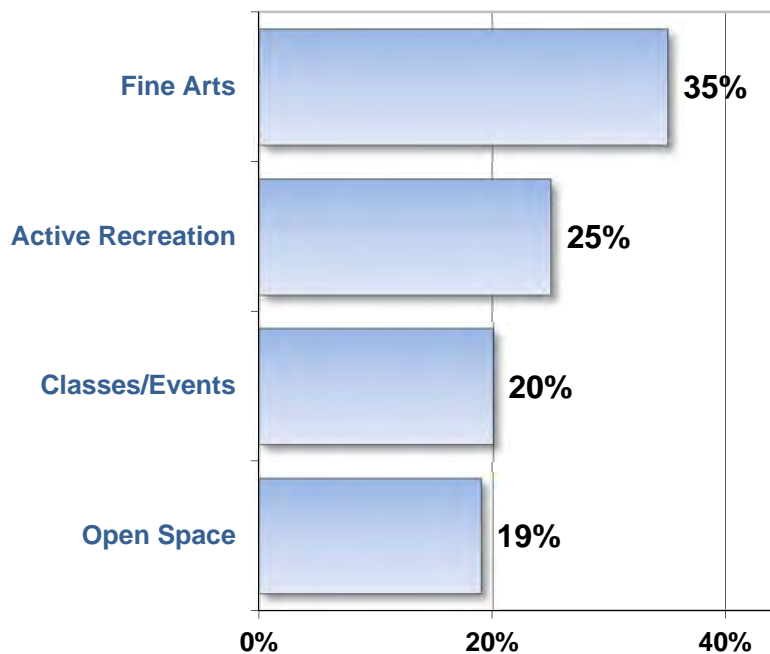
- Active Sports Facilities and Programs
- Fine Arts or Performing Arts Facilities and Programs
- Classes, Lessons, and Community Events
- Open Space Preservation and Enjoyment

Finding

More than one-third of City of Manteca households (35%) identified a preference for Fine Arts or Performing Arts Facilities and Programs. An additional one in four households (25%) preferred Active Recreation and Sports Facilities and Programs.

The program response categories and the share of responses each received are charted in Figure 10.

Figure 10
Preferred Community Improvements
City of Manteca Residents



7 RESPONDENT DEMOGRAPHY

7.1 Demographic Profile of Respondents

Questions Analyzed: Q.2, 3, 4, 15, 16, 17

A collection of demographic questions was included in the survey questionnaire to enable validation of the reliability of the survey sample of respondents as well as for use in response analysis.

- Age of Household Members
- Number of Household Members
- Race/Ethnicity of Respondent
- Annual Household Income

Finding

A comparison of the demographic profile of respondents to the benchmark 2013 American Community Survey profile for the City of Manteca confirmed the reliability of the survey sample.

Table 6 on the following page presents the detailed comparison of selected demographic characteristics from the Survey and the 2013 American Community Survey.

Table 6 Community-Wide Telephone Survey Demographic Characteristics City of Manteca		
	2013 ACS	Survey
Percent of Population by Age:		
Under 5 years	8%	4%
5 to 14 years	16%	18%
15 to 19 years	8%	8%
20 to 24 years	7%	4%
25 to 34 years	14%	15%
35 to 44 years	13%	12%
45 to 54 years	13%	15%
55 to 64 years	11%	14%
65 years and over	11%	11%
Median Age	33.5	36.4
Household Description:		
1 adult w-o children	19%	18%
2 or more adults w-o children	41%	38%
Subtotal Households w-o children	60%	56%
1 adult w/children	NA	1%
2 adults w/children	NA	28%
3 or more adults w/children	NA	14%
Subtotal Households w/children	40%	44%
Ethnicity (ACS data is for population; survey data is for respondents):		
Non-Hispanic White	45%	58%
Hispanic/Latino	39%	28%
Non-Hispanic Asian/Pacific Islander	8%	6%
Non-Hispanic Black/African American	4%	4%
Non-Hispanic Other	4%	3%
Mean Household Size (people per household):	3.14	3.30
Source: 2013 American Community Survey		

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APPENDIX 'B' - Park Acquisition and Improvement Fee Update

Park Acquisition and Improvement Fee Update

for

City of Manteca

San Joaquin County, California

November 2016



Harris & Associates

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City of Manteca
Park Acquisition and Improvement Fee Update
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I. INTRODUCTION AND EXECUTIVE SUMMARY

Background

The City of Manteca (City) adopted their Park Acquisition and Improvement Fee (Park Fees) in 1988 and prepared an update to the fee in 1999. In 2003, the fee was updated based on ENR and has not been updated since that time. The City imposes the Park Acquisition and Improvement fee to ensure that adequate park and recreation facilities can be built to meet the demand created by new residential development. It further ensures that the existing park facilities do not become over burdened by the demand created by new residents and ensures that future development bears its fair share of responsibility in creating new park facilities.

A parks master plan is a guiding document that creates a vision and roadmap of the City's park system. The City has spent the last 12-months developing their first Parks and Recreation Master Plan (hereinafter the "Master Plan"). The 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 now and into the future.

The General Plan established a goal of providing 5 acres of developed park land per 1,000 residents within the City limits and also emphasizes joint use of land to serve as both parks and drainage basins during storm events. The City currently owns sufficient park acreage to meet the City's goal of 5 acres per 1,000 residents though the master plan identified that there is a need for a different mix of park facilities than are currently provided. Specifically, the City needs more playing fields within the community. In addition, the City's aquatic and gymnasium facilities do not meet the City's current needs.

Table 1 shows the existing park acreage in each category, the current acreage calculation and the surplus or deficit in each category. It should be noted that this table does not include the City owned Golf Course of 101 acres since it serves a very specialized need.



Table 1 Existing Park Summary

Park Type	Existing Acreage	Acreage/1,000 People	Goal Acreage	Surplus (deficit)
Neighborhood	212.73	2.92	218.4	(5.67)
Community	78.46	1.08	72.88	5.58
Special Use	90.94	1.25	72.88	18.06
Total	382.13	5.24	364.16	17.97

The City’s current Park Fees do not provide adequate funding to cover the costs of the park facilities. They also did not contemplate the need for an additional pool facility or City owned gymnasium facility. The City, as part of the master plan process, is updating their park fee to align with the new Master Plan. The fees can only cover the impacts of new development and cannot be used to fund existing deficiencies in the system so the City must identify other funding sources to cover any existing deficits.

The updated Park fee will include community parks, special use parks the aquatic center, a gymnasium and the City’s cost to administer the program. Each developer will continue to be required to build and dedicate their neighborhood park facilities to meet the requirement of 3 acres per 1,000 residents. The assumed population density is 3.15 people per single family home and 2.2 people per multi-family home. Should the development be small, such that building and dedicating a park that meets the City’s neighborhood park standards per the *Standards and Specifications for Landscape Development* cannot be achieved, an in-lieu fee will be paid instead. The Parks and Recreation Director will determine, for small development projects, whether or not the developer will be required to build a park or pay the in-lieu fee.

Purpose of Fee Study

As vacant land within the City develops, additional parks and recreational facilities will be required to serve the new development. The City’s current Park Fee was last updated by ENR in 2003 and therefore has not kept pace with the rising cost of park construction. In addition, the City has never had a Park and Recreation Master Plan to determine the City’s need for the various types of park and recreation amenities.

The City’ consultant, RJM Design Group, is developing the Parks and Recreation Master Plan and as part of that project hired Harris and Associates to update the City’s park fee. The updated park fee will be implemented by the City through the adoption of this Park Acquisition and Improvement Fee Update. The goal of the program is to provide the funding and policies necessary to maintain the City’s 5 acre per 1,000 residents level of service standard for parks and to ensure that the City has a funding mechanism to construct the facilities necessary to serve new development and provide the programming desired by the residents.

Planned Facilities

The City of Manteca Park Acquisition and Improvement Fee will be used to fund community parks and special use parks as well as a portion of a gymnasium facility and aquatic center. These new facilities are required to serve new residents as development occurs in the City. It is anticipated that an additional 44,130 residents will be added by 2035. In addition, new development will continue to be required to build and dedicate neighborhood parks located within each new development at a ratio of 3 acres of park per 1,000 new residents.

Community and special use parks will be constructed at a ratio of 1 acre per 1,000 new residents for each category. The Master Plan will provide guidance as to the size, general location and necessary amenities at each of the identified facilities. It is anticipated that some of the community park funds will be used to complete the Woodward Park Master plan which includes facilities such as a restroom/concession building and tennis courts all of which increase the capacity at Woodward Park within the existing footprint. In addition, the Master Plan has identified necessary renovation costs for the City's existing facilities as well as deficits in playing fields and aquatic facilities and identified the need for a gymnasium/recreation center.

It is estimated that the new developments share for those facilities is \$49,219,052, and existing development's share for these facilities is \$25,783,073. A summary of the anticipated park acreage, facility costs and sizes are shown in Table 2.

Table 2 Facility Summary

Description	Quantity	Unit	Land Acquisition/ac	Construction Cost/unit	Total Cost	Existing City Share	Future Development Share
Renovation Costs Existing Facilities					\$15,758,125	\$15,758,125	\$0
Aquatic Center ¹	5.5	ac	\$ 125,000	\$ 2,000,000	\$11,687,500	\$ 5,960,625	\$5,726,875
Special Use Parks (Sports)	44.13	ac	\$ 125,000	\$ 434,000	\$24,668,670	\$ -	\$24,668,670
Gymnasium Land ²	3	ac	\$ 125,000		\$375,000	\$ 212,421	\$162,579
Gymnasium/Recreation Center Construction ²	17,000	SF		\$ 400	\$6,800,000	\$ 3,851,901	\$2,948,098
Community Park ³	35.63	ac	\$ 125,000	\$ 316,000	\$15,712,830		\$15,712,830
Total Cost					\$75,002,125	\$25,783,073	\$49,219,052
Program Administration (6%)							\$2,953,143
Total Cost including Administration							\$52,172,195

¹ City currently has one pool 25 m x 25 yards. Needs Assessment study of the Manteca Park and Recreation Master Plan requires one 8 lane x 25 yard pool per 44,712 population. Existing Population has a deficit of 1 pool. Future need is 1 Pool. Total of 2.0 new pools, approx 12,300 SF. 51% Existing City Share, 49% New Development Share.

² City currently utilizes school gyms and has provided funding through RDA for gym construction and ongoing maintenance. Demand for gyms per the Needs Assessment study of the Manteca Park and Recreation Master Plan is 8500 sf gym per 24,550 population. At buildout, City requires 4.77 gyms. Existing gym usage provides approximately 62% of a gym. New Development requires 1.8 whereas Existing Development requires an additional 2.35. City likely to only build a 2 gym facility. New Development to fund 43% of new Gym. Remaining portion to be funded by other sources.

³ Community Park Acreage was reduced to subtract out the land/construction that will be associated with the aquatic center and Gymnasium (total of 8.5 acres)

Park Fees

Table 3 shows the updated Park Fees calculated in this study. The fees are calculated based on an anticipated growth in population of 44,130 people. The cost per capita is multiplied by the average number of people typically residing in each type of dwelling unit. A single family unit is assumed to house, on average, 3.15 people while a multi-family dwelling unit is assumed to house 2.2 people.

The fees are broken down into two components; Park and Recreation Fee and Program Administration Fee.

Table 3 Fee Summary

Fee Calculation	Park and Recreation	Program Administration (6%)	Total
Future Development Park Cost	\$ 49,219,052	\$ 2,953,143	\$ 52,172,195
Cost per Capita (rounded)	\$1,120	\$67	\$1,187
Single Family Dwelling Unit Fee	\$3,528	\$212	\$3,740
Multi-Family Dwelling Unit Fee	\$2,464	\$148	\$2,612

Note: Developer to build and dedicate their 3 acres of neighborhood park per 1000 residents. In cases where building a neighborhood park is not feasible, developer to pay in-lieu fee.

These fees are an increase from the currently adopted fees of \$2,447 per single family dwelling unit and \$1,694 per multi-family dwelling unit. The current fees, however, include the neighborhood park component which will now be built independently from the fee program.

Mitigation Fee Act (AB 1600)

The Mitigation Fee Act, commonly known as Assembly Bill (AB) 1600, was enacted by the state of California in 1987 and created Section 66000 et. seq. of the Government Code. AB 1600 requires that all public agencies satisfy the following requirements when establishing, increasing or imposing a fee as a condition of approval for a development project:

1. Identify the purpose of the fee
2. Identify the use to which the fee will be put
3. Determine how there is a reasonable relationship between:
 - a. The Fee's use and type of development project on which the fee is imposed.
 - b. The need for the public facility and the type of development project on which the fee is imposed.

- c. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The purpose of this study is to demonstrate that the fees being calculated comply with the Mitigation Fee Act. The costs, assumptions and methodologies used to establish the nexus between the fee and the development is summarized in this report.

Organization of Report

The report has been organized into the following sections:

Section 2	Discusses the population and density assumptions used in the calculation of the Park Acquisition and Improvement Fee Update.
Section 3	Discusses the facilities planned as part of the Park Acquisition and Improvement Fee Update.
Section 4	Discusses the Park Acquisition and Improvement Fee Update methodology, calculation, and fees
Section 5	Discusses the nexus findings under AB1600.
Section 6	Discusses program administration, required annual findings, and annual updates
Section 7	Discusses other funding considerations for deficiencies and maintenance funding.



2. DEVELOPMENT ASSUMPTIONS

A summary of the development assumptions used in the park fee calculations is presented in this chapter.

Population

Since incorporating in 1918, Manteca has been a rapidly growing City. The City experienced its highest average annual growth rate (AAGR) between 1950 and 1960 when the population grew at an AAGR of 8.04 percent. The population continued to grow at an average rate between 5 and 6 percent over the following decades (1960 to 1990). The population growth slowed slightly between 1990 and 2000, and then increased again between 2000 and 2010. According to the General Plan Housing Update currently being developed, as of 2014, the City has a population of 72,880 and is expected to grow to 117,010 by 2035, an increase of 44,130. These assumptions were used in the Park Fee calculation.

Land Use Categories and Density Assumptions

Park fees are only paid by residential developments. Because the fees are population driven, the fees vary depending on the average number of people a given land use type is expected to accommodate. Based on the General Plan Housing Update, we have assumed an average of 3.15 people per single family home and an average of 2.2 people per multi-family home.

Multi-family homes are defined as a building or structure that accommodates multiple families in separate units such as duplexes, apartments and condominiums. Single family homes are detached homes that are meant to accommodate one family. These assumptions for the basis of the fee calculation and also determine the size of the neighborhood park that will be required.

Growth Assumptions

Because of the nature of the facility types, new facilities will be built to serve the demands of the community as the fees are received. A slow down or speed up in development will adjust when the facilities are able to be completed.

3. PLANNED FACILITIES

Community and Special Use Parks

The City is currently developing their Parks and Recreation Master Plan. The document identifies the goals and strategies related to the future development of parks and recreation facilities in the City. As part of this process, the City has modified its goals of park land ratios to include the following:

3 acres of Neighborhood Park per 1,000 residents

1 acre of Community Park per 1,000 residents

1 acre of Special Use Park per 1,000 residents

This is a shift from the current goal of 3.5 acres of neighborhood parks and 1.5 acres of community parks. Special Use Parks are defined as stand-alone parks that are designed to serve a particular use such as a skate park, soccer fields or regional trails. These parks may serve a second or third use, but the primary use is prioritized. The City currently has a variety of parks that meet this designation though this was not a separate classification under the City's old program. The City feels this shift is important in order to meet their need to provide more dedicated playing fields.

Based on the development assumptions discussed in Section 2, it is anticipated that new development will generate a need for an additional 44.13 acres of community parks and 44.13 acres of special use parks at build-out. The community park acreage for developed parks has been reduced by the anticipated acreage of the aquatic and gymnasium/recreation centers and thus the table reflects 35.63 acres in addition to the gymnasium and aquatic center.

Table 4 Park Acreage Calculations

Description	Quantity	Unit
Special Use Parks (Sports)	44.13	ac
Community Parks		
Gymnasium	3	ac
Aquatic Center	5.5	ac
Community Park	35.63	ac
Total Community Parks	44.13	ac

Note: Based on population of 44,130 people at 1 acre/1000 people

Aquatic Center

The City currently owns and operates one pool at Lincoln Park and has a joint use agreement with the school district to utilize the High School pools. Neither of these options provides adequate swim

facilities to serve the needs of the community and the need for an Aquatic Centers consistently tops of the list in the community needs assessment.

The Needs Assessment study of the Manteca Parks and Recreation Master Plan determined that the need in Manteca for aquatic facilities is one 8 lane by 25 yard pool per 44,712 residents. Based on this standard, to serve the existing population of 72,880, the City currently has a deficit of 1.03 pools. The anticipated population growth between now and 2035 warrants the need for an additional 0.99 pools. This results in a need of 2.02 new pools, which is approximately 12,300 square feet of pools. Based on these calculations the City must fund 51% (1.03 divided by 2.02) of the cost of a new pool since it represents a current deficit (not a result of the impact related to new development) and new development will fund 49% (0.99 divided by 2.02) of the cost. This information is summarized in Table 5 below.

Table 5 Aquatic Center Needs

Pool Needs	Facilities	Share
Total Future Need	0.99	
Existing Need	1.63	
Existing Pool	0.60	
Existing Deficit	1.03	51.0%
Future Need	0.99	49.0%
Total Pool Need	2.02	
Total Pool SF	12,300	

Note: Needs based on an 8 lap x25 yard pool (6150 sf) per 44,712 population per Needs Assessment study of the Manteca Parks and Recreation Master Plan

It is anticipated that the City would build an aquatic center with approximately 12,300 square feet in pool facilities to meet the needs of both the existing and future population. The aquatic center costs are shown in Table 6 and are based on similarly sized facilities recently built in other communities.

Table 6 Aquatic Center Cost

Description	Quantity	Unit	Land Acquisition/ac	Construction Cost/unit	Total Cost	Existing City Share	Future Development Share
Aquatic Center	5.5	ac	\$ 125,000	\$ 2,000,000	\$ 11,687,500	\$ 5,960,625	\$ 5,726,875
Total Cost					\$11,687,500	\$5,960,625	\$5,726,875

Gymnasium/Recreation Center

The Needs Assessment study of the Manteca Parks and Recreation Master Plan determined that the need for gymnasiums in Manteca is 1 court per 24,550 people. The City currently has agreements in place with the School District that allows limited use of their gymnasiums for programming purposes. Based on an analysis of the agreements the City currently receives the equivalent of approximately 0.62 courts. This is based on an analysis of the hours available in the School District’s facilities versus the hours that are available in a City owned facility.

Based on the City’s existing population, the City currently needs 2.97 courts, which equates to a deficit of 2.35 courts. To serve new development, the City needs an additional 1.8 courts. Based on these calculations the City must fund 57% (2.35 divided by 4.15) of the cost of a new gymnasium/recreation center and new development can fund 43% (1.8 divided by 4.15) of the cost. This information is summarized in Table 7 below.

Table 7 Gymnasium Needs

Gym Needs	Courts	Share
Future Need	1.80	
Existing Need	2.97	
Total Courts Needed	4.77	
Existing Courts	0.62	
Existing Deficit	2.35	
Future Need	1.80	
Total Court Need	4.15	
Existing Development Share	2.35	57%
New Development Share	1.80	43%

Note: Needs based on 8500 SF per 24,550 Population per Needs Assessment Study of the Manteca Parks and Recreation Master Plan.

In order to meet the needs of the City, it is anticipated that the City will build a new gymnasium/recreation facility of approximately 17,000 square feet which will consist of 2 full size courts that, when used in a cross court configuration, as is often the case in youth basketball, will provide the 4 courts necessary to meet the City’s need. Administration and meeting room space will also be provided. The facility is estimated to sit on 3 acres of land. The City will continue to utilize existing agreements as well as seek new agreements with the School District for joint use of their gymnasiums as well. The estimated cost of the new facility is shown in Table 8 below.

Table 8 Gymnasium/Recreation Center Costs

Description	Quantity	Unit	Land Acquisition/ac	Construction Cost/unit	Total Cost	Existing City Share	Future Development Share
Gymnasium Land	3	ac	\$ 125,000	\$ -	\$ 375,000	\$ 212,421	\$162,579
Gymnasium/Recreation Center Construction	17,000	SF	\$ -	\$ 400	\$ 6,800,000	\$ 3,851,901	\$2,948,098
Total Cost					\$7,175,000	\$4,064,323	\$3,110,677

Neighborhood Parks

Neighborhood parks are being removed from the fee program and developers will continue to be required to build and dedicate 3 acres of neighborhood parks within their development based on the adopted park standards. It is anticipated that neighborhood parks will be a joint park and storm drainage basin with a minimum of 1 acre of upland park, park acreage that is not in the flood plain. If a development is determined to be too small to develop their own neighborhood park which meets the neighborhood park requirements as defined in the *Standards and Specifications for Landscape Development*, the developer may pay the established in-lieu fee rather than building and dedicating a park. The decision as to whether or not a development will be required to build and dedicate a park or pay the in-lieu fee will be at the discretion of the Parks and Recreation Director.

4. PARK FEE CALCULATION

Background

When new impact fees are calculated it must be demonstrated that a reasonable relationship exists between the impacts of the new development and the fee that is being imposed. This chapter outlines the methodology used to calculate the Park Fees to meet this reasonable relationship test.

City policy as set forth in the General Plan and Parks Master Plan, is to provide 5 acres of park per 1,000 residents. This is broken down and further categorized into 3 acres of neighborhood park, 1 acre of community park and 1 acre of special use park. The City currently meets the 5 acres of park per 1,000 resident standard based upon the current level of development, though the mix of park types is slightly different.

In the past, developers have been required to build and dedicate their neighborhood parks and then would receive fee credits. As part of this process and through discussions with the development community and Building Industry Association (BIA) it was decided that neighborhood park fees would no longer be included in the fee program. Instead, developers will build and dedicate the parks as before to serve the needs of new development, but there will be no fees that have to be credited. This process will simplify the steps for both the City and the developer. If the development is too small to require its own park, an in-lieu fee has been calculated and will be paid by those developers.

The remaining 2 acres of park per 1,000 residents will be paid for through the park fee. In addition, new development will fund their fair share of a new aquatic center and gymnasium/recreation building.

A program administration fee is also being collected, which is 6% of the fee. This fee will be used to fund ongoing administration of the fee program such as fee calculations, annual updates, annual administration, master plan updates, preparation of agreements and other related activities of the City.

Fee Calculation

The following section describes how the various fee components were calculated.

For Community and Special Use Parks the following methodology was used:

- (1) The estimated build-out population for 2035 was determined;
- (2) Based on the population increase, the park acreage required to serve new development was determined by park type;
- (3) The costs of the park facilities necessary to serve new development were calculated;
- (4) This total cost was then divided by the population increase to determine the cost per capita;



- (5) The cost per capita was then multiplied by the number of people assumed to reside in each dwelling type (single family or multi-family) to determine the fee per unit.

For the Aquatic Center and Gymnasium/Recreation Center the following Methodology was used:

- (1) The estimated build-out population for 2035 was determined.
- (2) The cost of the facilities were determined based on the size required to serve the build-out population based on adopted standards.
- (3) The existing deficiency was determined and the share that serves existing deficiencies was determined.
- (4) New Development's share of the total cost was then divided by the population increase to determine the cost per capita.
- (5) The cost per capita was then multiplied by the number of people assumed to reside in each dwelling type (single family or multi-family) to determine the fee per unit.

For the Program Administration Fee, the following methodology was used:

- (1) Once the park fee was calculated based on the above methodologies, the fee was multiplied by 6% to determine the program administration fee.

By applying these methodologies, the park fee that each land use pays is based on the benefit received from the park facilities and thus a nexus, or reasonable relationship is established between the amount of the park fee and the cost of the facilities attributable to each type of development.

New development in the City increases the demand for additional park facilities. For purposes of this study, demand is measured by the potential park users, or residents added by new development. By calculating fees on a per capita basis and then calculating the fee for each land use based on the average number of residents that each type of land use anticipates, it is ensured that each land use funds its fair share of the required facilities.

New development is not being expected to pay for existing deficiencies in the system. They are only funding their fair share of the new facilities needed to serve future growth. These deficiencies have been identified and the City will look for other available funding sources.

Fee Summary

Table 9 shows the costs and the fee calculations for both the parks and recreation fee and the program administration fee based on a population increase of 44,130 people. Based on the fees below, the City will collect the \$49,219,052 necessary to fund the new community and special use parks as well as new development's share of the aquatic center and gymnasium/recreation center. The City will also collect \$2,953,143 to fund the ongoing administration duties that the City will incur.



Table 9 Park Fee

Fee Calculation	Park and Recreation	Program Administration (6%)	Total
Future Development Park Cost	\$ 49,219,052	\$ 2,953,143	\$ 52,172,195
Cost per Capita (rounded)	\$1,120	\$67	\$1,187
Single Family Dwelling Unit Fee	\$3,528	\$212	\$3,740
Multi-Family Dwelling Unit Fee	\$2,464	\$148	\$2,612

Note: Developer to build and dedicate their 3 acres of neighborhood park per 1000 residents. In cases where building a neighborhood park is not feasible, developer to pay in-lieu fee.

Neighborhood Park-in-Lieu Fee

Neighborhood park fees were removed from the park fee calculation. Developers will continue to be required to build and dedicate their neighborhood parks at the rate of 3 acres of park per 1,000 residents. The number of new residents is calculated by multiplying the number of single family homes times 3.15 and the number of multi-family homes by 2.2. The park must contain a minimum of 1 acre of upland park while the remaining acreage may serve as a joint detention basin/park. For developments that are too small to be required to build their own neighborhood park that meets the minimum upland requirements, the developer, at the Parks and Recreation Director’s discretion, will be allowed to pay the neighborhood park in-lieu fee.

The park-in-lieu fees will be held in a separate neighborhood park fund. The money in this fund will be used at the discretion of the City to fund neighborhood park facilities necessary to maintain a level of service of 3 acres of park per 1,000 residents. The City may choose to utilize these funds in a number of ways, including but not limited to:

1. Reimbursement to a developer for the oversizing of a nearby neighborhood park.
2. Construction of a new neighborhood park by the City.
3. Expansion of an existing neighborhood park by the City.
4. Construction of new amenities that increase the park capacity in an underdeveloped, existing neighborhood park located near one of the new developments that is paying in-lieu fees.
5. Construction of amenities in a community or special use park, provided that such park is in close proximity to the neighborhood for which the neighborhood park is needed and provided that such amenities serve the needs of the neighborhood.

The neighborhood park in-lieu fee was calculated based on the estimated value of the land and the park construction cost per acre was multiplied by three (3) acres and then divided by 1,000. This calculation



calculates the cost per capita to provide 3 acres of neighborhood park per 1,000 residents. To calculate the fee, the cost per capita is then multiplied by the assumed density for the specific land use; 3.15 people per home in the case of single family dwelling units or 2.2 in the case of a multi-family dwelling unit. Table 10 summarizes the neighborhood park-in-lieu fee.

Table 10 Neighborhood Park In-lieu Fee

Fee Calculation	Neighborhood In-Lieu	Program Admin. (6%)	Total In-lieu Fee
Park Cost per Acre	\$ 340,000	\$ 20,400	\$ 360,400
Cost per Capita	\$1,020	\$61	\$1,081
Single Family Dwelling Unit Fee	\$3,213	\$193	\$3,406
Multi-Family Dwelling Unit Fee	\$2,244	\$135	\$2,379

Note: In-lieu fee to be paid in cases where developer is not able to build and dedicate their 3 acre of park per 1000 residents.

Timing of Projects

Because of the nature of the facility types, new facilities will be built to serve the demands of the community as the fees are received. A slow down or speed up in development will adjust when the facilities are able to be completed. As the City determines that they have collected enough money to build a facility the City will prioritize which projects will be built first through their annual CIP process. In addition, the City will be looking for alternative sources of funding for their fair share of facilities and as the funding sources become available, project priorities may shift.

Fund Balance

The City’s park fee fund balance was examined to determine whether or not the new fees should be reduced by the current fund balance. However, after discussions with the finance director, it was determined that the existing park fee program fund balance is completely encumbered between existing reimbursement obligations and capital improvement projects (CIP) and therefore no money is available to fund the improvements identified in this study. In addition, because of the way the fee calculation is performed, new growth is paying only their fair share of new facilities based on the obligation to provide 1 acre of community park, 1 acre of special use park, and their fair share percentages of the aquatic center and gymnasium/recreation center.

Background

New development in the City will create the demand for additional park and recreation facilities to serve future residents. The Park Fee program will provide funding for the construction of park and recreation facilities to serve future development in accordance with the policies and goals set forth in the Master Plan. As required pursuant to the Mitigation Fee Act, the Park Fees calculated in this Nexus Study, meet the nexus requirements of the Act as outlined below.

Mitigation Fee Act Findings

Purpose of the Fee

The purpose of the Park Fee is to fund park and recreation facilities in accordance with the level of service prescribed in the Master Plan and General Plan to serve future residents within the City. This is an update of the City's existing park fee that was adopted in 1999. These facilities include community parks, special use parks, an aquatic center and a gymnasium/recreation center.

Use of the Fee

The Park Fee will be used to fund the construction of community and special use parks including the acquisition of the land required to serve new development. The fee will also be used to fund the construction of new aquatic facilities and a gymnasium/recreation center. In addition, the fee will fund the administrative expenses associated with implementing and administering the Park Fee program.

Reasonable Relationship Exists between the Fee's Use and the Type of Development Project

New residential development in the City will generate additional residents who will require park and recreation facilities. These additional park facilities will be funded by the Park Fees collected from residential development in the City since these type of development create the demand and benefit from these facilities. The collection and use of fee revenues to fund the construction of new park facilities ensures that the level of service identified in the Master Plan will be maintained for future residents.

Reasonable Relationship Exists Between the Need for the Facility and the Type of Development

Residential development in the City will generate residents that will require park and recreation facilities. As part of the Master Plan, the City's consultant conducted resident surveys and workshops to determine the type of facilities that are desired. These results are summarized in the Master Plan.

Based on the input it was determined that the fees will fund community parks, special use parks, an aquatic center and a gymnasium/recreation center. All of these facilities are necessary due to the increase and demand created by new residents.

Reasonable Relationship Exists Between the Amount of the Fee and the Cost of the Facility Attributable to new Development

The Park Fee program provides funding for the park and recreation facilities needed to serve new development in the City. The cost to provide new facilities was estimated based on a cost per capita to serve new development. An estimate of the number of residents in each type of dwelling unit was then used to convert the cost per capita into a fee per unit. In addition, any existing deficiencies were identified and new development is not funding the cost beyond their fair share. The administration fee was calculated as a percentage of the park fee component.



6. PROGRAM ADMINISTRATION AND POLICIES

Adoption Requirements

According to California Government Code, prior to levying a new fee or increasing an existing fee, the local agency must conduct at least one public hearing at a regularly scheduled meeting. At least 10 days prior to this meeting, the agency must make data on facility costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code which states that the notice of publication must be completed twice, at least five days apart, with the first notice occurring ten days prior to the hearing. Upon adoption of the fees by City Council, the fees become effective sixty (60) days after the final legislative action.

Payment of Fees

Fees will be required to be paid at building permit issuance in accordance with the City's Municipal Code Section 3.20.070. The fees will be the fees that are in effect at the time of building permit issuance.

Fee Credits or Reimbursements

Because the facilities funded through this program are more regional in nature, it is not anticipated that Developers will build any of the facilities. However, should a developer fund and construct a facility included in this nexus study, he may be eligible for fee credits and/or reimbursement against the Park Fee. The amount of the credits for the construction shall be determined by the Parks and Recreation Director and community Development Director based on recent competitive bids, but shall not exceed the actual cost of construction or the cost in this Nexus Study inflated annually by ENR as described below. Developers desiring credits or reimbursements for construction of facilities shall execute an agreement with the City prior to the approval of the improvement plans.

Annual Administrative Duties

The Government Code requires a public agency to make certain annual Findings. Within 180 days after the last day of the fiscal year, the city must make available the following information:

- (1) A brief description of the type of fee in each account or fund;
- (2) The amount of fee revenue;
- (3) The beginning and ending balance of the account or fund;
- (4) The amount of the fees collected and the interest earned;
- (5) An identification of each public improvement on which fees were expended and the amount of each expenditure on each improvement including the total percentage of the cost of public improvement that was funded with fees;



- (6) An identification of the approximate date by which time the construction of the public improvements will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvements;
- (7) A description of any inter-fund transfer or loan made from the account, when it will be repaid and at what interest rate;
- (8) The amount of refunds made and any allocation of unexpended fees that are not refunded.

At the next regularly scheduled public meeting not less than 15 days after making the above information available to the public, the city must review the information provided.

Five-Year Administrative Duties

For the 5th fiscal year following the first deposit into each public improvement account or fund, and every five (5) years thereafter, the agency must make the following findings for funds remaining in each park fee account:

- (1) Identify the purpose to which the fee is to be put;
- (2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- (3) Identify all sources and amount of funding anticipated to complete financing in incomplete identified improvements;
- (4) Designate the approximate dates on which the funding referred to is expected to be deposited into the appropriate account or fund.

At the next regularly scheduled public meeting not less than 15 days after making the above information available to the public, the City must review the information provided. The City must make these findings, otherwise the law states that the City must refund the fee revenue to the then current owners of the development project.

Annual Updates

The Park Fees will be updated on an annual basis using the increase in the Engineering News Record (ENR) Construction Cost Index (CCI) Twenty-City Average. The annual increase will be calculated in October of each year based on the preceding July Twenty-City Average ENR CCI. The increased Park Fees will take effect in January of the following year. In no event shall the Park Fees be less than in any previous years.

Should the ENR CCI be revised or discontinued, the Director of Finance will use the revised index or a comparable index, as approved by the City Council.



Periodic Updates to the Nexus Study and Fees

The Park Acquisition and Improvement Fee study and Park Fees may also be updated periodically, as determined by the City, based on changes in construction cost estimates, outside funding, land use projections or other relevant changes. The City will review the Park Fees periodically to determine if any adjustments, beyond the annual automatic update are warranted.

Projects not Subject to Fee Update

There are various projects in the City that are in varying stages of development and some of these may have rights under their existing development agreements, vesting tentative maps or park improvement agreements. The City will review each such development individually to determine if their agreements preclude them from paying the updated fee. Should this be the case, the existing park fee, updated by the current ENR construction cost index will apply as shown in Table 11. These fees will be updated in accordance with the methodology described under the Annual Updates section.

Table 11 Existing Fee Updated By ENR CCI

Fee Category	Single Family Dwelling Unit Fee	Multi-Family Dwelling Unit Fee
Neighborhood Park	\$ 1,758.65	\$ 1,217.52
Community Park	\$ 1,921.61	\$ 1,330.34
Total	\$ 3,680.26	\$ 2,547.86

7. FUNDING CONSIDERATIONS

Background

The City will need to identify additional revenue sources to fully fund the cost of the needed improvements that cannot be directly attributed to new development. This includes costs related to existing developments' proportional share of the aquatic center and gymnasium/recreation center as well as upgrades to the existing parks.

The following section summarize the potential alternative funding sources and financing mechanisms that could be used by the City for both capital and maintenance expenses as described in *A Planner's Guide to Financing Public Improvements* published by the Governor's Office of Planning and Research.

General and Special Taxes

Article XIIC of the California State Constitution defines all taxes as either general taxes or special taxes. It defines a general tax as "any tax imposed for general governmental purposes." A special tax is "any tax imposed for specific purposes, including a tax imposed for specific purposes, which is placed into a general fund." Special taxes, including parcel taxes, may have the revenues derived from them allocated to specific programs or for the construction of identified facilities, and require the approval by two-thirds of the qualified voters. Because it is a tax, not a fee or assessment, the amount of the special tax is not limited to the relative benefit it provides to taxpayers. Special taxes cannot be imposed on an ad valorem (property value) basis. Typically, they are "per parcel" taxes apportioned according to the square footage of the parcel or on a flat charge.

Mello-Roos CFD Special Tax

The Mello-Roos Community Facilities Act of 1982 (Government Code Sections 53311 et seq.) enables cities, counties and special districts to establish community facilities districts (CFDs) and to levy special taxes to fund a wide variety of facilities and services. They are typically formed in conjunction with new development projects so that development pays for the construction and maintenance of the facilities required by the development project or to offset impacts of the development on existing facilities.

The procedure for establishing a Mello-Roos district to fund construction or maintenance activities related to new development may be started by:

- (1) by the local legislative body acting on its own initiative; or
- (2) when the body receives a petition signed by the owners of 10% of the land within the proposed district.

Within 90 days after the initiation of proceedings, the legislative body must adopt a resolution of intention which:

- (1) describes the boundaries of the proposed district;
- (2) states the name of the proposed CFD;
- (3) describes the types of facilities and services to be provided or purchased within the district and any incidental expenses;
- (4) states that a special tax, secured by recordation of a continuing lien on nonexempt property, will be levied annually. It must also specify the rate and method of apportionment, and manner of collection of the special tax in a way which will allow each landowner to estimate their tax liability;
- (5) fixes a time and place for a public hearing on the district formation;
- (6) describes any adjustment in property taxation necessary to pay prior indebtedness; and
- (7) describes the proposed voting procedure.

By the time of the public hearing, the agency must have prepared and made available a report explaining the proposed purpose of the district and containing an estimate of costs. Notice of the hearing must be published in a newspaper of general circulation and a notice mailed to each landowner within the proposed district. The notice must contain the text of the resolution of intention, the time and place of the hearing, and a description of the protest procedure. Written or oral protests against creation of the district, the proposed district boundaries or the particular facilities or services to be funded can be filed prior to or at the public hearing. Proceedings must be abandoned for a period of one year if protests are received from the owners of one-half or more of the land in the district.

If, upon conclusion of the hearing (and any continuances thereto), the legislative body decides to create the CFD it must adopt a resolution of formation.

The final step is an election to authorize levying the specified tax. According to the Act, if there are fewer than 12 voters, then a vote is held among landowners, with each acre of land or portion of an acre counting as one vote. (Note: Given the City of San Diego vs. Shapiro case related to the creation of landowner CFDs, some attorneys are recommending that there be no registered voters in the boundary of the CFD to proceed with a landowner election.)

Upon approval of the CFD special tax by 2/3 of the voters, the agency adopts an ordinance levying the CFD special tax.

Upon adoption of the ordinance, a special tax lien will be recorded against all taxable properties in the district.

Special Assessments

Special assessments may be used to fund both capital projects as well as to provide a dedicated source of revenue for specific maintenance activities or other services. Proposition 218 establishes a common



framework for the formation and approval of special assessment districts as defined by Section 4, Article XIII D of the California Constitution. All assessments must be supported by a detailed engineer's report prepared by a registered professional engineer. The report must contain: the total amount of money chargeable to the assessment district, the amount chargeable to each parcel in the district, the duration of the payments, the reason for the assessment, and the basis upon which the proposed assessment was calculated (Section 4(c), Article XIII D, California Constitution). Based the various assessment district laws and current case law, the report should also include a description of the improvements or services to be financed through the special assessment, the proposed district boundaries, a description of the special benefit which each parcel receives as a result of the assessment, and a description and quantification of any general benefits conferred on the public at large.

Prior to creating, increasing or extending an assessment, all owners of property within the assessment district must be mailed a detailed notice of public hearing and a property ballot with which to voice their approval or disapproval of the proposed assessment district at least 45 days prior to the hearing (Section 4(e), Article XIII D, California Constitution). The notice must contain: the total amount of money chargeable to the assessment district, the amount chargeable to each parcel in the district, the duration of the payments, the reason for the assessment, the basis upon which the proposed assessment was calculated, and a summary of the ballot procedure, as well as the date, time, and location of the public hearing. The notice must also disclose that a majority protest will result in the assessment not being imposed. Ballots are weighted according to the proportional financial obligation of the affected property - the larger the financial obligation, the greater the weight that must be assigned to that property. Only ballots returned are counted and there must be more ballots cast in favor than against, for the assessment to be imposed.

Special assessment districts may be established under several enabling Acts, including the:

Municipal Improvement Act of 1913 (Streets and Highways Code section 10000 et seq.)

The 1913 Act may be used to make any of the improvements authorized under the Act. The cost of the improvements is assessed against the benefited properties before the improvements are completed. An assessment constitutes a lien against a specific parcel and is due within 30 days of recording the notice of assessment. If the landowner chooses not to pay the assessment in full at that time, bonds in the amount of the unpaid assessment may be issued under the 1915 Improvement Bond Act. Landowners will then be assessed payments over time.

Landscaping and Lighting Act of 1972 (Streets & Highways Code section 22500 et seq.)

This statute provides a uniform procedure for the enactment of benefit assessments to finance the construction, maintenance and operation costs of public street light, landscaping, statuary, fountains,

parks, recreational improvements, acquisition of land, acquisition of eligible existing improvements, and acquisition or construction of a community center or auditorium. Assessments can be levied on a parcel, a class of property improvement, use of property, or any combination thereof but must be based upon the special benefit received by each parcel. Any general benefits to the public at must be quantified and cannot be included in the assessment. The amount of assessment must be evaluated and re-imposed annually. Assessments are collected in the same manner as property taxes.

Other Funding Sources

General Obligation Bonds

A General Obligation Bond is secured by the public agency's taxing power and is the least expensive form of public debt for public improvements. A general obligation bond is essentially a loan taken out by a city, county or special district against the value of the taxable property in the locality. A bond requires two-thirds voter approval in order for the agency to incur the debt. If passed by voters, ad valorem taxes are increased by the voter approved amount for a specific period. Bond measures require strong support from the community to pass. The advantage of the bonds is that they allow for immediate purchase of land, renovation of existing or development of new facilities. Bond proceeds cannot be used for maintenance and operations.

Revenue Bonds

These are paid from a tax levied for the use of a specific public project or with the proceeds from the fees charged to those who use the facility that the bonds finance. These bonds are not constrained by debt ceilings like general obligation bonds. Voter approval is rarely required, since the government is not obligated to repay the debt if the revenue stream does not flow as predicted. However, a revenue stream may need to be created through a special tax election. Revenue bonds are more expensive to repay than general obligation bonds.

Certificates of Participation (COPs)

COPs are financing techniques that provide long-term financing through a lease, installment sale agreement, or loan agreement. They do not constitute indebtedness under the state constitutional debt limitation and are not subject to the statutory requirement applicable to bonds. They are securities designed for the small investor. The COPs require identification of a revenue source for repayment before issuance. Park and recreation facilities with user fees, such as golf courses, swimming pools and theatres, are the most viable improvements for this type of financing. Cities, districts, and counties will often pool several public facilities in one issue and pledge future general fund or enterprise revenue for the repayment.

Grants

The City can seek grant opportunities for state and federal grants as well. Most State and federal programs focus on the acquisition, development and improvement of parks, trails, and recreation



facilities and the protection of natural resources. Many require matching funds. Foundation grants are also available but generally focus more on programs and may not help with the infrastructure needs.

Revenue from Operations

The City can also look at operation revenue such as user fees, property leases, and naming rights to facilities and events. These sources of funding can be used to help rehabilitate existing facilities or provide funding sources for the larger recreation facilities.

Private Giving

Many individuals, private foundations, and corporations are happy to contribute to park agencies and programs to improve the communities in which they live or operate. Donations can be made both for capital projects and programs.

