

Offered By:

Greg Nunes

Greg Nunes Realty

209-531-8873

13120 S. Hwy. 99 Frontage Rd.

Manteca, CA 95336

San Joaquin Co. APN 206-030-210-000

42.29 acres, 3 bd. 2 ba. 1,665 s.f. Residence w/Life Estate

Nonpareil & Fritz Almonds, Micro Sprinkler Irrigation

South San Joaquin Irrigation District

**Per the 2043 Manteca General Plan, adopted February 2024,
this property is identified as being within the**

City of Manteca Planning Area

BIP-Business Industrial Park, Urban Reserve Overlay

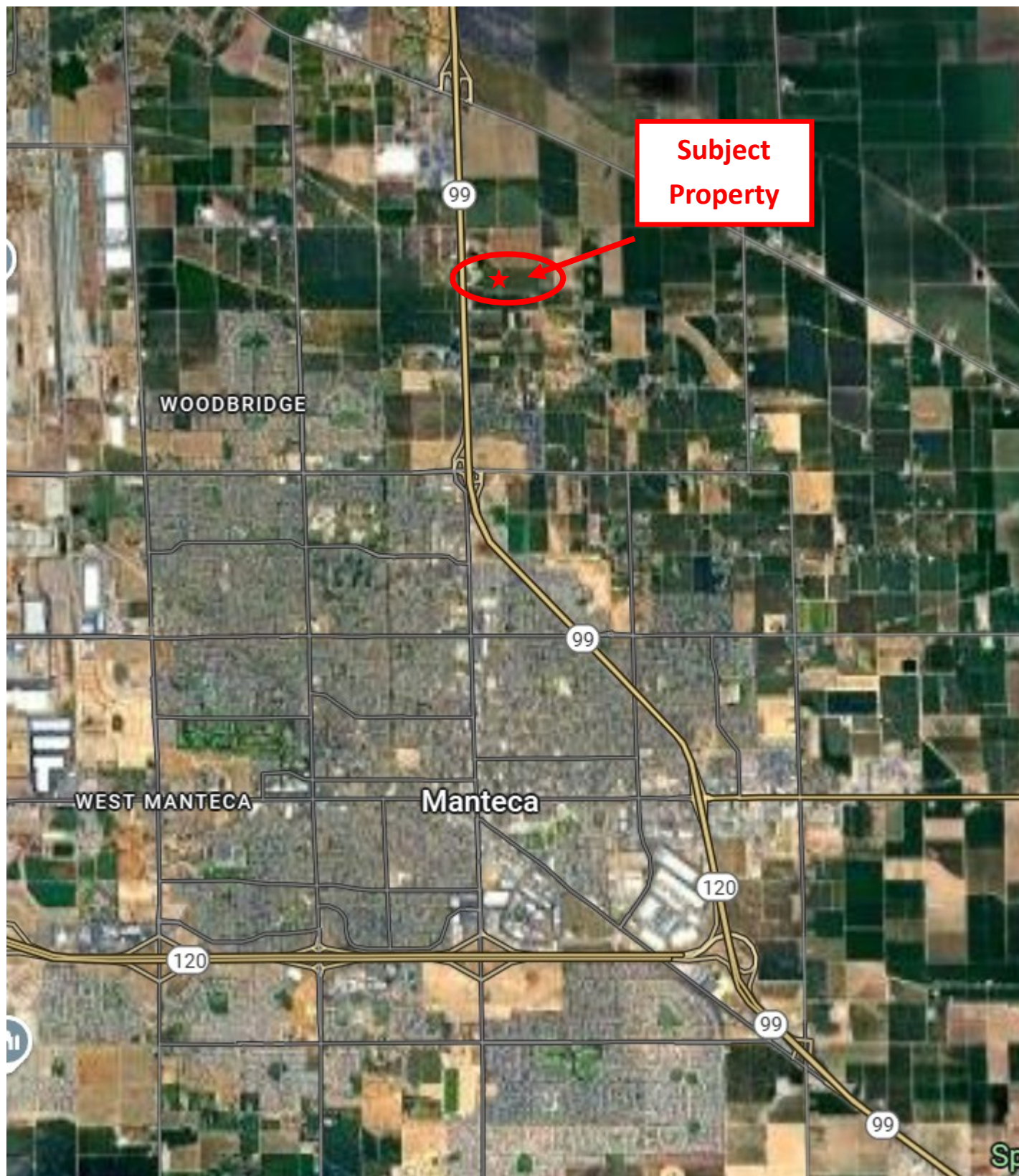
The property is also at the location of the proposed

CA-99 Interchange for the

Roth Rd., I-5 to Hwy. 99 Truck Route



13120 S. Hwy. 99, East Frontage Rd.
Manteca, CA 95336
San Joaquin Co. APN 206-030-210-000
42.29 +/- acres

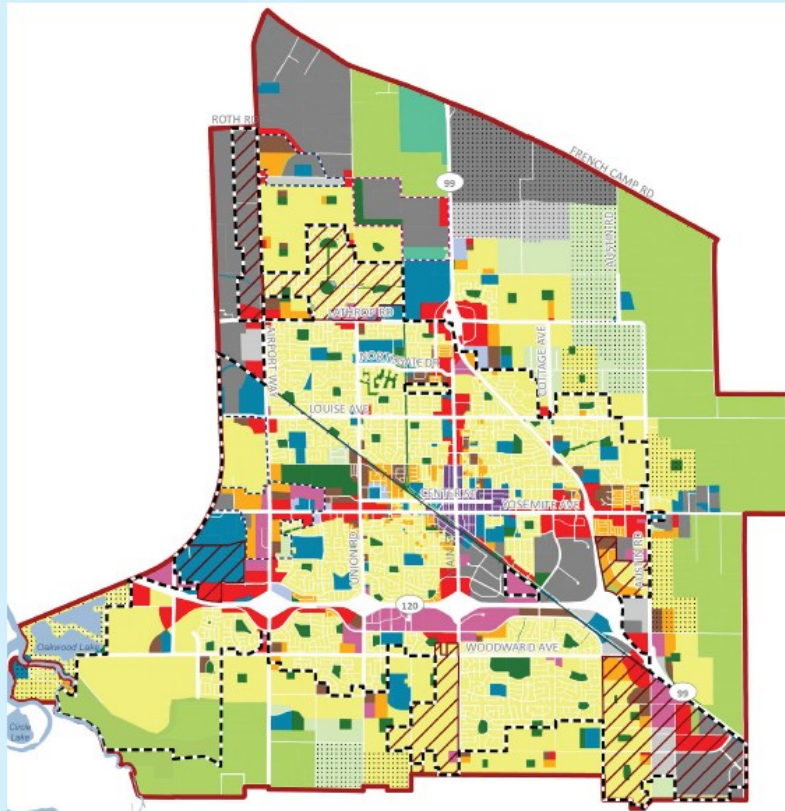


13120 S. Hwy. 99, East Frontage Rd.
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42.29 +/- acres



Manteca

General Plan Update



General Plan

Adopted
February 2024

City of Manteca
1001 W. Center Street
Manteca, CA 95337

DE NOVO PLANNING GROUP

A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM



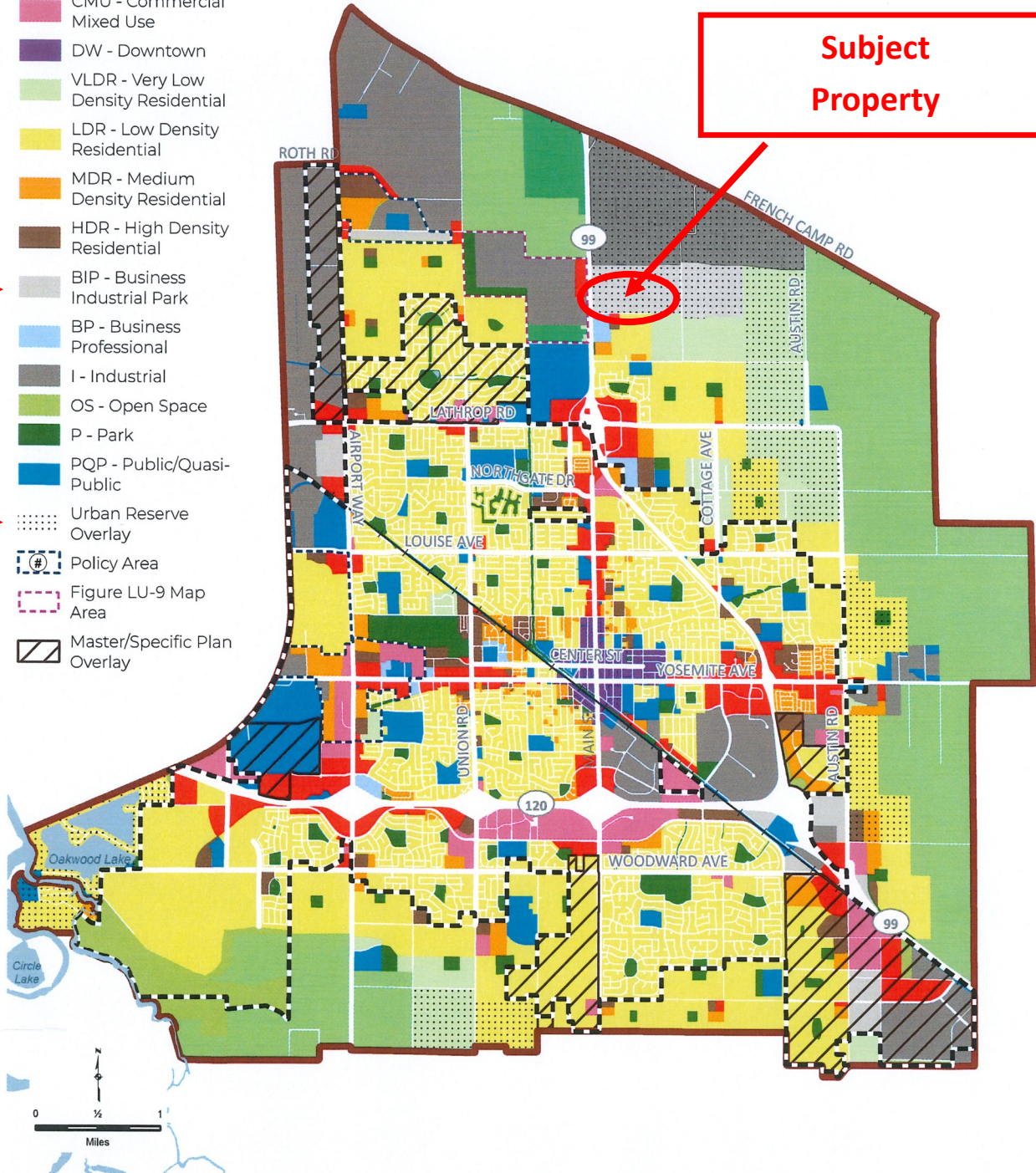
2043 Manteca General Plan

For additional Information:



<https://manteca.generalplan.org/>

Figure LU-2: Land Use Map

-  City Limits
-  Planning Area
-  AI - Agricultural Industrial
-  AG - Agriculture
-  C - Commercial
-  CMU - Commercial Mixed Use
-  DW - Downtown
-  VLDR - Very Low Density Residential
-  LDR - Low Density Residential
-  MDR - Medium Density Residential
-  HDR - High Density Residential
-  BIP - Business Industrial Park
-  BP - Business Professional
-  I - Industrial
-  OS - Open Space
-  P - Park
-  PQP - Public/Quasi-Public
-  Urban Reserve Overlay
-  Policy Area
-  Figure LU-9 Map Area
-  Master/Specific Plan Overlay

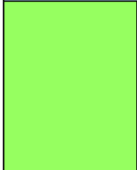



INFORMATION ABOVE IS FROM THE
2043 MANTECA GENERAL PLAN
Adopted February 2024

Commercial, Professional, and Industrial Designations		Standards
	Business Industrial Park (BIP) <p>This designation provides for sites for large uses in an office park environment that would include multi-tenant buildings. Business parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Allowed uses include administrative, offices, research and development, light industrial, including manufacturing and assembly, and commercial storage.</p> <p>Warehouse, storage, and distribution that support the industrial uses typically do not comprise more than 20% of a business industrial park. An increase of such uses may be permitted with appropriate transition area between logistical service uses and residential uses. The transition area of a site is to be provided at 20 feet for each 10% increase beyond 20% of building use for logistical services. Transition areas are intended to increase the distance between logistical emission sources and sensitive residential receptors and protect vulnerable people (e.g., children, the elderly, and medically compromised individuals) from exposure to air pollution from logistic facilities. Transition zones may contain green space and/or revenue-producing uses like commercial office buildings or retail land uses. Service commercial and retail activities provided for the convenience of the employees shall not comprise more than 10% of a business industrial park.</p>	Non-residential: Up to 1.FAR Site coverage: 50%
		
	Business Professional (BP) <p>This designation provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, public and quasi-public uses, and similar and compatible uses. The use category is specifically intended for the frontage along SR 120, and along other major roads and in the Central Business District to provide an attractive, landscaped setting for one, two, and three-story office buildings.</p>	Non-residential: Up to 1.5 FAR Site coverage: 50%
	Commercial (C) <p>This designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; warehousing; public and quasi-public uses; commercial recreation and public gathering facilities, such as amphitheaters or public gardens; and similar and compatible uses. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.</p>	Central Business District Non-residential: Up to 2.0 FAR Other non-residential: Up to 0.6 FAR Residential: 20.1 to 30 units per acre (see Policy LU-4.6) Site coverage: 50%
	Industrial (I) <p>This designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses and similar and compatible uses. Business and business office</p>	Non-residential: Up to 0.7 FAR Site coverage: 60%

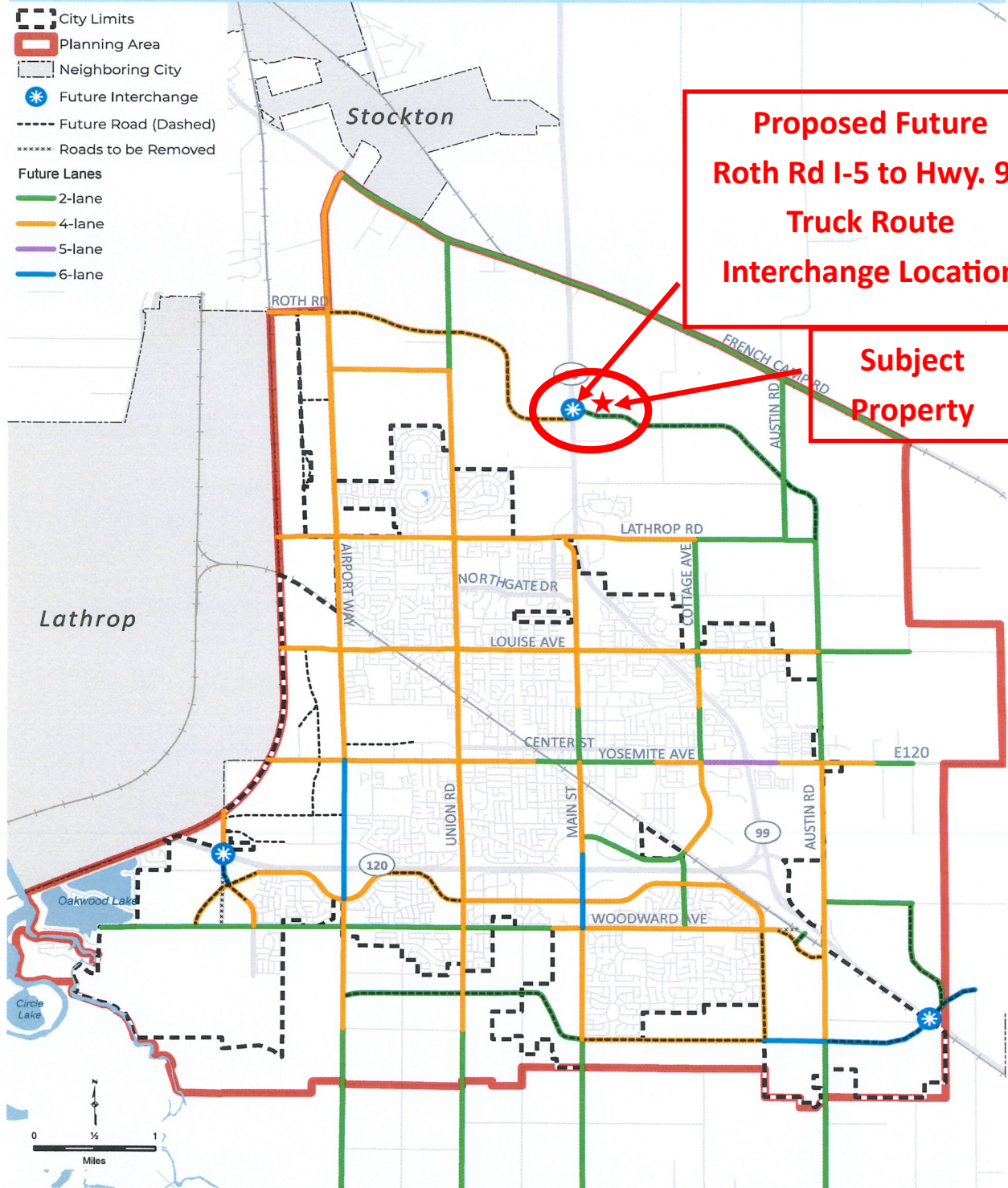


Manteca General Plan

Other Designations		Standards
	Agriculture (AG) This designation provides for agricultural uses (such as vineyards, orchards, and row crops), single family homes directly related to the agricultural use of the property, limited industrial uses directly related to the agricultural use of the property, and similar and compatible uses.	Residential and non-residential: Up to 0.2 FAR Site coverage: 20%
	Urban Reserve Overlay This designation is applied to select properties around the perimeter of the City, both within city limits and beyond in the Sphere of Influence, where the City intends expand its urbanized development pattern in the time horizon beyond the current General Plan. The overlay accompanies an underlying Agricultural, Very Low Density Residential, Low Density Residential, Business Industrial Park, or Industrial land use designation.	Based on underlying land use designation
	Policy Area This designation is applied to provide for flexibility in achieving the vision of the General Plan for select areas that either 1) have approved land use entitlements, or 2) require a comprehensive approach to planning to achieve a broad goal, such as providing a high-quality transit corridor and opportunities for expansion of necessary community services. See Goal 8 and implementing policies for guidance for individual policy areas.	Based on General Plan policies associated with the specific policy area.

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Figure C-1: Major Streets Circulation Plan



Future alignments are conceptual and will be refined at the time the improvement is planned for funding.

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