



City of Manteca Planning Commission
AGENDA REPORT

MEETING DATE: February 19, 2026

PROJECT NAME: Gateway Solar RV & Boat Storage

PROJECT LOCATION: 2371 Bronzan Rd, Manteca, CA 95337

APPLICATION NUMBERS: SPR 25-15 & CUP 25-15

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing and consider adoption of a resolution finding the Gateway Solar RV and Boat Storage project exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines, and approve Site Plan and Design Review (SPR 25-15) and Conditional Use Permit (CUP 25-15) allowing for the development and operation of a personal storage facility for RV and boat storage with an ancillary administrative office building and a caretaker’s housing unit for the project located at 2371 Bronzan Road (APN: 241-410-31).

PROJECT INFORMATION	
APPLICANT	Gateway Solar RV & Boat Storage
PROPERTY OWNER	Gateway Solar RV & Boat Storage, LLC
ZONING	General Commercial (CG)
LAND USE DESIGNATION	Commercial (C)
EXISTING USE	Vacant Parcel
PROPOSED USE	Personal Storage
PARCEL(S) SIZE	± 13.94 acres
ADJACENT USES	North: Hwy 120 South: Residential Subdivision East: Vacant West: Residential Subdivision

APPLICABLE CODES AND PROCEDURES

- 2043 Manteca General Plan
- MMC 17.04.020 Applicability and Authority for Interpretations
- MMC 17.08.050 Public Hearing and Public Notices
- MMC 17.08.120 Time Limits and Extensions
- MMC 17.10.060 Site Plan and Design Review
- MMC 17.10.130 Conditional Use Permit
- MMC 17.20.020 Zoning Districts
- MMC 17.22.020 Allowed Land Uses and Requirements
- MMC 17.24.020 Allowed Use Definitions
- MMC Chapter 17.42 through 54 (Site Planning Standards)
- MMC Chapter 17.58 Performance Standards

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CEQA Guidelines, 14 Cal. Code Regs. § 15183

6th Cycle Housing Element: Diversifying Housing Types, Production, and Affordability
Section

Climate Action Plan

Procedures

The Manteca Municipal Code (MMC) designates the Planning Commission as the reviewing authority over numerous land use permits (“permits”) and entitlements. The Planning Commission may approve, conditionally approve, deny, or deny without prejudice a permit or entitlement authorized by Title 17 (Zoning), provided that a public hearing is held on the proposed use or development project, and members of the public are allowed to provide public testimony.

Prior to the public hearing, a staff report, environmental review and determination, and general plan findings for the permit or entitlement must be made available to the Planning Commission, interested agencies, and the public.

The permit(s) or entitlement(s) should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the permit or entitlement to ensure compatibility. A Project’s design may be altered, and site improvements may be required to make a Project compatible with nearby uses. In addition, the permit or entitlement may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

When a permit or entitlement requires a determination or action from the City Council, all project permits or entitlements must be processed concurrently, and final action must be taken by the City Council for all such requested permits or entitlements.

Appeals

Any person dissatisfied with the determination or action of the Planning Commission may appeal such action to the City Council within (ten) 10 days from the date of determination or action. Appeals must be submitted in writing, accompanied by a filing fee to the Development Services Director, identifying the determination or action being appealed and specifically stating the basis or grounds of the appeal.

PROJECT BACKGROUND

Prior Action

The Project site was annexed into the City in the late 1990s as part of the 1997-1 Bronzan Road Annexation. The site was developed with a single-family manufactured home. The home and accessory structures were demolished in June of 2021. To date, there have been no other entitlements issued for the site.

Project Review

The Project was referred to various internal City departments and outside agencies for review and comment. The table below shows a list of City departments and outside agencies

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that have provided comments or conditions for the project. Comments have been addressed as part of the review process and/or incorporated as conditions of approval.

<ul style="list-style-type: none">• City of Manteca – Building• City of Manteca – Fire• City of Manteca – Engineering• City of Manteca – Police• City of Manteca – Public Works• City of Manteca – GIS• City of Manteca – ED	<ul style="list-style-type: none">• San Joaquin Valley Air District• San Joaquin County Environmental Health• Manteca Unified School District• Pacific Gas & Electric• Frontier• South San Joaquin Irrigation District• City of Lathrop• Lathrop – Manteca Fire District• Native American Heritage Commission
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PROJECT DESCRIPTION

The project entails a development application for a Site Plan and Design Review and Conditional Use Permit proposing the development and operation of a 13.94± acre RV and boat storage facility with an accessory administrative office building and a caretaker’s housing unit. The project will include twelve (12) canopies with solar panel tops expected to produce an estimated 3000kW of electricity. Also proposed is a 2,326 sq ft two-story office building, oriented towards Bronzan Road, with associated landscaping, lighting, and parking.

The project applicant proposes to operate seven days a week from 10:00 am to 4:00 pm. The facility will accommodate the personal storage of large trucks, trailers, recreational vehicles, and boats. The facility will be staffed by one or two employees per shift, with a possible total of four (4) employees. Operations anticipate approximately 35 patrons per week, with peak days being Monday and Saturday from 12:00 pm to 2:00 pm. The project will also include an on-site propane tank pad and an industrial sweeper.

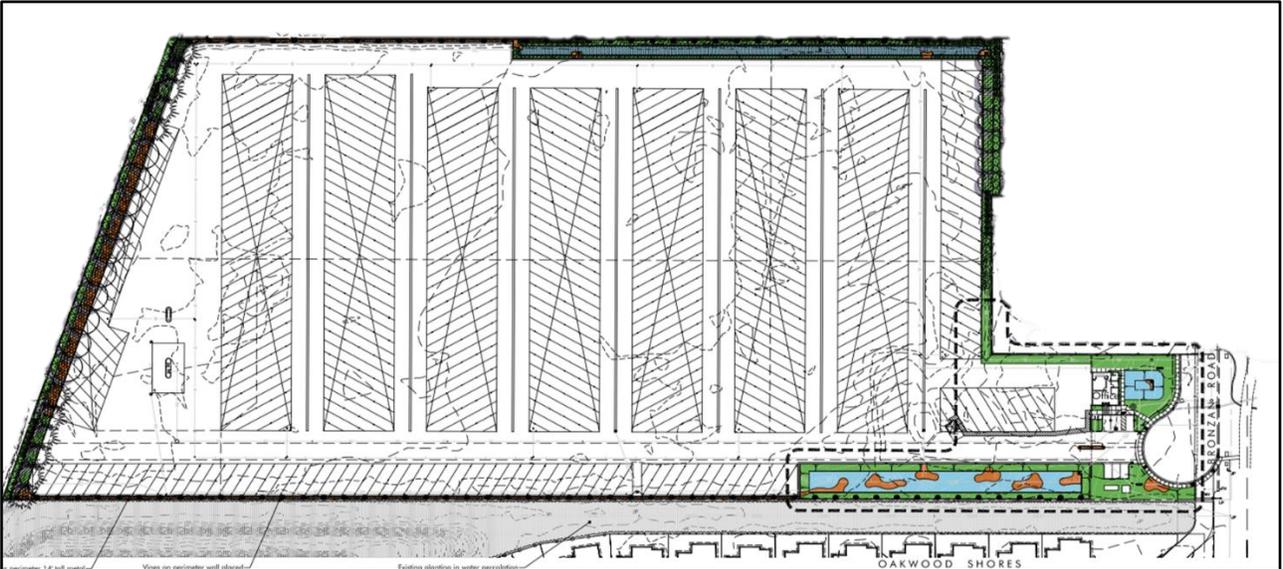


Figure 1: Site Plan

PROJECT LOCATION & SITE CONDITIONS

Location

The project site is located at 2371 Bronzan Road (APN 241-410-31) on approximately a 13.94-acre parcel. The property is situated on the northern side of Bronzan Road, at the western City Limit, adjacent to the Oakwood Shores residential development located within San Joaquin County jurisdiction. The project is bordered by State Highway Route 120 to the north, and vacant commercial land to the east, and single-family residential uses to the west and south side of Bronzan Road. In addition, two commercially zoned parcels with nonconforming single-family residential uses separate a part of the project's southern property line from Bronzan Road.



Figure 2: Location

Site Conditions

The site is generally flat with minimal sloping throughout. The area is littered with dry grass, dirt piles, and debris. After the demolition of the single-family home and its accessory structures, the site has become overgrown with native plants. There is a 20-foot sewer easement on the northern property line that runs parallel to State Highway Route 120. The site will be serviced by existing connections on Bronzan Road.



Figure 3(A): View from South Property Line



Figure 3(B): View from West Property Line



Figure 3(C): View from South-West Property Line

GENERAL PLAN CONFORMANCE

The Project has a Commercial (C) General Plan land use designation. This land use designation provides for neighborhood, community, retail & service uses, offices, highway-oriented, auto-serving uses, heavy commercial uses, and similar and compatible uses.

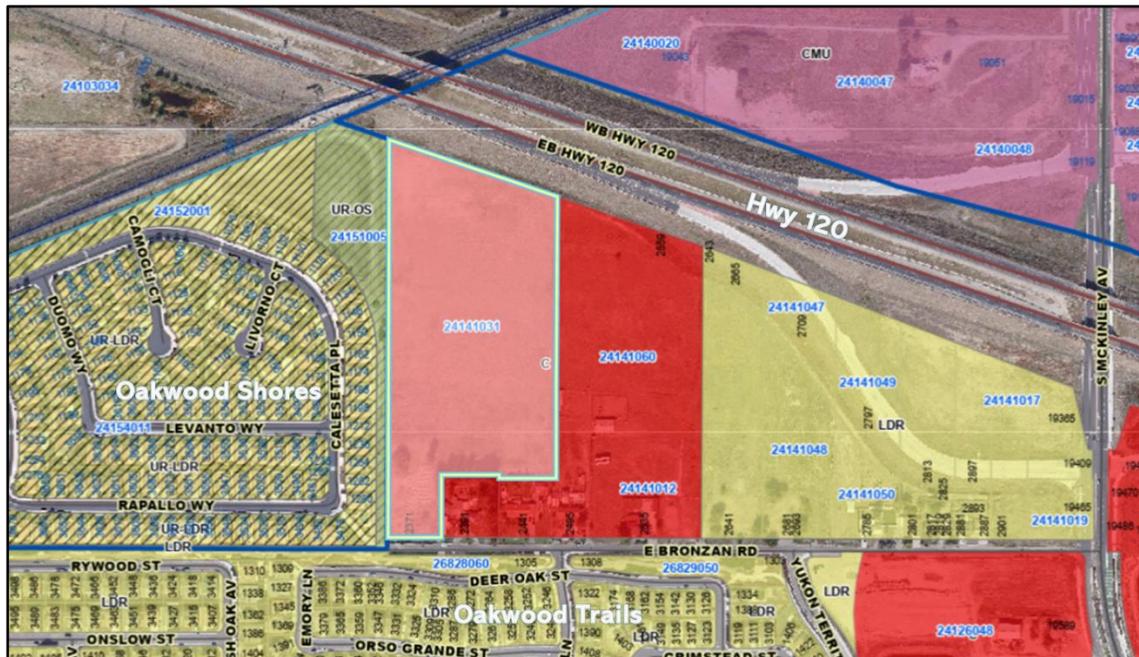


Figure 4: General Plan Land Use Designation

The proposed Personal Storage Facility and accessory office use are allowed within the Commercial General Plan land use designation. With a 0.49 floor-area-ratio (FAR), the Project conforms to the maximum 0.6 FAR density requirements. In addition to conforming to the Commercial land use designation requirements, the Project will directly and indirectly provide compliance with the General Plan's goals and policies. Below is an excerpt from the 2043 General Plan that is germane to this Site Plan and Design Review and Conditional Use request:

- Policy LU-4.5: Encourage and prioritize the development of neighborhood-serving commercial uses in areas where frequently needed goods and services are not widely available.**

Analysis: The proposed project is compatible with the adjacent residential uses as it will provide residents in need of personal storage. Further, the space for recreational vehicles and boats to park will help reduce on-street parking in the surrounding residential area. The Oakwood Shores subdivision, located directly west of the subject parcel, is served by a man-made water feature. The facility will serve a direct need to that community by providing nearby boat storage spaces.

2. **Goal S-6: Protect the quality of life by protecting the community from harmful and excessive noise.**

Analysis: As conditioned, the project will have to ensure that City noise standards are met by meeting the maximum allowable decibels required by their land use category. The Project has also included 14-foot fabricated metal fencing with a stucco finish, which will aid in light mitigation and buffer sound associated with major arterial roadways in accordance with City adopted Street Standards and Specifications, as amended.

3. **Goal CD-2: Ensure project designs reinforce a sense of place, reflect human scale and orientation, and are cohesive and sensitive to the surrounding built environment and/or natural landscape.**

Analysis: The design concept for the storage facility incorporates aesthetic building elements that fit into the surrounding community. Drought-tolerant landscaping will be cohesive with the surrounding site's conditions and aid in screening the various housing communities adjacent to the Project. As reviewed, the designs implemented in the Project are sensitive to the surrounding built environment and natural landscape.

ZONING ORDINANCE CONFORMANCE

Zoning

The project is in the General Commercial (CG) zone district, which allows for a **Storage, Personal Storage Facility** subject to approval of a Conditional Use Permit. The CG zone district is compatible with the C General Plan land use designation. The proposed project will include a group of structures containing stalls rented as individual storage spaces and characterized by low parking demand. The project also includes a two-story building with an acillary office use and a caretaker's housing unit.

The Project site is surrounded by single-family residential uses to the south of Bronzan Road and to the west, which generally have differing operating characteristics from the proposed use. There are two nonconforming residential uses abutting the southern property line. The project's eastern property line abuts CG-zoned parcels.

Director's Interpretation

The Zoning Ordinance's land use table does not list Caretaker Housing as an allowed use in the CG zone district. The purpose of the Caretaker Housing use, as defined by the Zoning Ordinance, is inconsistently applied within the land use table.

Caretaker Housing. A residence that is accessory to a site with a nonresidential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

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In addition to the foregoing definition, the 6th Cycle Housing Element (Policy H-3.3), “employee” or caretaker housing has been determined to be an essential component of commercial uses where appropriate. In accordance with the Caretakers Housing definition and the directives from the Housing Element's program, allowing the caretakers' housing accessory use is in direct alignment with the proposed use. Pursuant to this Director's Interpretation, staff recommends approval of the project, with the inclusion of the proposed Caretaker Housing accessory use.

The addition of the caretaker housing use will not be subject to other entitlement requirements.

Site Plan and Design Review

Purpose

The purpose of a Site Plan and Design Review process is to promote excellence in site planning and design, to encourage the harmonious appearance of buildings and sites, to ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area, and to produce an environment of stable, desirable character.

Considerations

1. **Site Layout:** The site consists of twelve solar canopies distributed throughout the parcel to maximize solar exposure while maintaining functional circulation. Along Bronzan Road, the primary site entrance is defined by a cul-de-sac, providing clear vehicular access and turnaround capability. A two-story administrative office building is located near the frontage, establishing an identifiable entry presence and serving as the operational center of the project. Landscaping is incorporated throughout the site's perimeter to enhance visual quality, soften the appearance of project elements, and provide buffering along the site perimeter and street frontage. Site lighting was designed to support safety and security while minimizing light spillover onto adjacent properties and the public right-of-way, consistent with applicable City standards.
2. **Traffic, safety, and congestion:** Based on the Environmental Checklist prepared by De Novo Planning Group, the proposed project is anticipated to generate minimal traffic. The project is estimated to add fewer than 10 vehicle trips during daily peak hours to nearby arterial roadways and freeway segments. The primary clientele is expected to consist largely of nearby residents, which would limit the extent of new or long-distance vehicle trips. Given the low level of trip generation, the project would not result in a substantial increase in traffic volumes, congestion, or safety hazards on the surrounding roadway network. Existing roadways and intersections are adequate to accommodate the projected traffic demand, and no roadway improvements or traffic control measures are anticipated to be necessary. Accordingly, impacts related to traffic, circulation, and roadway safety would be less than significant.

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3. Availability and adequacy of City services: The proposed project is not expected to require the expansion or construction of additional public facilities or infrastructure. Existing City services—including police protection, fire protection and emergency response, and associated public safety facilities—are adequate to serve the project site. The project is located within the service areas of the Manteca Police Department and the Manteca Fire Department, which would continue to provide services using existing facilities and resources. Based on the environmental analysis, the project would not result in a substantial increase in demand for public services such as police stations, fire stations, emergency response facilities, or related infrastructure. Accordingly, impacts related to the availability and adequacy of City services would be less than significant.

Site Plan and Design Review Findings

In order to approve a Site Plan and Design Review application, the following findings must be made:

1. **The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Planned Development, Master Plan or Specific Plan provisions, Improvement Standards, and other applicable standards and regulations adopted by the City.**

Analysis: As conditioned, the project is consistent with the objectives of the General Plan and complies with applicable zoning regulations and other applicable standards and regulations adopted by the City. Furthermore, the site is not subject to any Planned Development, Master Plan or Specific Plan provisions.

2. **The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.**

Analysis: Based on the Environmental Checklist's findings of the Project, circulation and site design will not create conflicts with vehicles, bicycles, or pedestrians based on the foregoing projects. The Project has been conditioned to construct along the project's frontage and the west terminus of Bronzan Road a new street structural section, sidewalk, and street lights. A right-of-way dedicated along the north side of Bronzan Road will accommodate a cul-de-sac and a thirty-foot-wide street section, improving safety provisions for pedestrians and vehicular traffic.

3. **The site layout (orientation and placement of buildings and parking areas), as well as the landscaping, lighting, and other development features, is compatible with and complements the existing surrounding environment and ultimate character of the area under the General Plan.**

Analysis: The proposed project's site layout, orientation, and placement of buildings and parking areas have been designed to be compatible with the surrounding environment and the ultimate character of the area as envisioned under the General Plan. The administrative office building is located near the Bronzan Road frontage, establishing a street presence consistent with planned development patterns, while the solar canopies

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are distributed across the interior of the site to minimize visual prominence from public rights-of-way.

- 4. The proposed architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.**

Analysis: The proposed project will be surrounded by fencing, with the majority of its design is made up of a metal paneling, with a stucco finish and stone pilasters that will allow the project to blend with the surrounding residential neighborhoods. Behind the existing residential bordering the southern property line and entrance, the fencing will be a CMU wall with steel fencing on top, showcasing both sound attenuation and purposeful design. The office building's exterior resembles a residential single-family home, with light walls, stone veneer accents, and a red roof that is consistent with the Oakwood shore homes that can be seen on Bronzan Road.

Conditional Use Permit

Purpose

The purpose of the Conditional Use Permit is for the individual review of uses, typically having unusual site development features or operating characteristics. Conditional Use Permits are intended to ensure compatibility with surrounding areas and uses where such uses are deemed essential or desirable to the various elements or objectives of the General Plan.

Considerations

1. **Site Features:** The project includes a 14-foot-high metal perimeter fence designed to enhance site security and safety. The height and durable construction of the fencing will inhibit unauthorized access, discourage trespassing and vandalism, and reduce the potential for theft or damage to stored vehicles and equipment. The fence will also help limit unintended entry by pedestrians or vehicles, thereby reducing safety risks within the storage areas and contributing to an orderly and secure site environment.
2. **Number of Employees:** The facility will have four (4) employees, with one to two employees present at any given time. Staff will manage daily operations, customer service, and maintenance activities. The presence of staff further supports safe operations and enhances overall site security for both users of the facility and surrounding properties.
3. **Hours of Operation:** The facility's limited hours of operation, with a daily closing time of 4:00 p.m., help reduce potential traffic impacts on surrounding residential neighborhoods. By concluding operations prior to the evening peak commute period, the project avoids adding vehicle trips during times of highest traffic volume on local roadways. This operational limitation minimizes congestion, reduces conflicts with

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residential traffic patterns, and supports quieter neighborhood conditions during late afternoon and evening hours.

Conditional Use Permit Findings

In order to approve a Conditional Use Permit application, the following findings must be made:

1. The proposed use is consistent with the General Plan, any applicable Specific Plan, and all applicable provisions of this Title.

Analysis: The storage facility will be open every day of the week from 10:00 am to 4:00 pm. There is expected to be up to four (4) employees, with one or two on-site per shift. The applicant anticipates approximately 35 patrons per week, with peak days being Monday and Saturday from 12:00 pm to 2:00 pm. The low intensity use and its operational characteristics of the Project are compatible with the surrounding environment and land use patterns. As conditioned, the Personal Storage Facility use is consistent with the General Plan and all provisions of this Title.

2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.

Analysis: The facility's location, internal layout, and site design minimize potential conflicts with adjacent properties. The administrative office is located near the street frontage to provide clear visibility and controlled access, while storage areas are oriented toward the interior of the site to reduce noise, visual impact, and interaction with surrounding uses. As conditioned, the establishment and operation of the Project will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or the general welfare of the city.

3. The proposed use is consistent with the purpose of the applicable district or districts.

Analysis: The proposed Gateway Solar RV & Boat Storage facility is consistent with the intent of the General Commercial (GC) zoning district. The General Commercial district is intended to accommodate a range of commercial uses that operate in a manner that is compatible with surrounding development. The proposed use provides a service-oriented commercial function by offering secure storage for recreational vehicles, boats, and other large personal vehicles that support recreational and commercial activities within the City. After an extensive review of the use, the proposed Project was found to be consistent with the purpose of the General Commercial zoning district.

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4. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

Analysis: The proposed Gateway Solar RV & Boat Storage facility has been reviewed for compliance with all applicable provisions of this Title and meets the minimum requirements for the proposed use. The project complies with zoning, development, and operational standards, including access, circulation, parking, landscaping, and lighting. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the city and state.

CLIMATE ACTION PLAN CONFORMANCE

On October 15, 2013, the Manteca City Council approved and adopted the Air Quality Element Update and Climate Action Plan (CAP) in response to the passing of Assembly Bill AB32. The intent of the CAP is to reduce overall greenhouse gas emissions in both private and public sectors.

On November 18, 2025, an update to the CAP was adopted by the City Council that modified a number of City policy documents, building code requirements, development standards, design guidelines, and standard practices applicable to new development and redevelopment projects.

As presented, the proposed project implements Action EG.1.1, which encourages future commercial development to install solar panels beyond CalGreen requirements, and Action EG.5.1, which ensures that building plan checks for new development shall include consistency checks in compliance with the most recent CALGreen Code.

ENVIRONMENTAL CLEARANCE

An Environmental Checklist was prepared for the proposed project pursuant to Section 15183 of the California Environmental Quality Act. Based on the findings of the Environmental Checklist, it was determined that the proposed project was exempt from further environmental review because there are no site-specific or peculiar impacts associated with the proposed project. Further, the proposed project is consistent with the land use designation and development intensity assumed under the Manteca 2043 General Plan (and subsequent Manteca General Plan Amendment, 2024), for which an EIR was certified on June 19, 2023 (SCH#2020019010). The proposed project has been conditioned to uniformly apply standards and policies identified within the Environmental Checklist. Therefore, implementation of the proposed project would not result in any new cumulative environmental impacts beyond those addressed in the General Plan's EIR.

CONCLUSION

Based on the facts and findings presented in this staff report, the Project's cumulative design, use(s), and operations will not be a detriment to the public health, safety, peace,

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comfort, convenience, prosperity, and general welfare of those residing or working in proximity to the Project.

Report prepared by: Nzuzi Mahungu, Assistant Planner

Attachments:

Attachment 2 - Planning Commission Resolution

Attachment 3 - Exhibit 'A' – Conditions of Approval

Attachment 4 – Plan Set dated November 24, 2025

Attachment 5 – Environmental Checklist dated September 2025

Attachment 6 – Project Presentation

Reviewed and Approved by:

Jesus R. Orozco, Deputy Director – Planning

Date