



**City of Manteca**

**PLANNING COMMISSION RESOLUTION 2025-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA  
FINDING THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW  
PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY  
ACT GUIDELINES AND APPROVE SITE PLAN AND DESIGN REVIEW (SPC 24-50)  
FOR GESCO FIRE PUMP LOCATED AT 160 PACIFIC ROAD (APN: 222-390-14)**

**FILE NO. SPC 24-50**

WHEREAS, the Manteca Planning Commission at their duly noticed public hearing of June 5, 2025, considered Site Plan and Design Review Application No. SPC-24-50 for GESCO Fire Pump, filed by Tom Cosentino of Huff Metal Buildings (the "Project"); and

WHEREAS, the GESCO Fire Pump Project is located at 160 Pacific Road, identified by Assessor's Parcel Number (APN) 222-390-14 (the "Project Site"); and

WHEREAS, the Project applicant proposes a Site Plan Review to develop 0.39± acres with a commercial structure and related parking, landscaping, and lighting, as shown in the plan set dated August 12, 2024 incorporated herein as "Exhibit A"; and

WHEREAS, the Project Conditions of Approval for GESCO Fire Pump are incorporated herein as "Exhibit B"; and

WHEREAS, the current General Plan Land Use Designation for the Project Site is Commercial (C) and the current zoning designation is Commercial Neighborhood (CN), and the proposed office with storage use is consistent with both the land use designation and zoning district designation; and

WHEREAS, the Project complies with General Plan Land Use Policy LU-4.4, Circulation Goal C-3.2, Circulation Goal C-4.4, Community Design Goal CD-2.10, Community Design Goal CD-6.3, Economic and Fiscal Vitality Goal EF-3.3, and Climate Action Plan Strategy CD-1, Strategy WC-1 and Strategy UF-2 as described in the staff report dated June 5, 2025; and

WHEREAS, the Project is determined categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15332, Class 32, "In-Fill Development Projects"; and

WHEREAS, a Notice of Public Hearing was circulated in accordance with Manteca Municipal Code § 17.08.050; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Manteca, upon evidence in the staff report, the Project file, and public testimony now desires to adopt a resolution approving Site Plan and Design Review Application No. SPC-24-50 for GESCO Fire Pump based on the following findings:

1. All facts setforth in the recitals above are true and correct and incorporated herein by reference.
2. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines, 14 Cal. Code Regs. § 15332, Class 32, "In-Fill Development Projects" as it is consistent with applicable general plan policies as well as applicable zoning designations and regulations, the proposed Project is within city limits and is no more than five acres, the Project Site has no value as a habitat for endangered, rare, or threatened species, approval of the Project would not result in any significant effects relating to traffic, noise, or water quality.
3. The proposed Project is consistent with the 2043 Manteca General Plan goals and policies, 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 as described in the staff report dated June 5, 2025, incorporated herein by reference.
4. The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation;
5. 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; and
6. 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.
7. This Resolution shall take effect immediately.

**I HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 5th day of June of 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

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Celeste Fiore  
Planning Commission Chair

Attest: 

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Kristy Smith  
Planning Commission Secretary

Attachments:

“Exhibit A” Project Plans dated August 12, 2024

“Exhibit B” Conditions of Approval – SPC-24-50