



City of Manteca Planning Commission **AGENDA REPORT**

MEETING DATE: June 5, 2025

PROJECT NAME: GESCO Fire Pump Project

PROJECT LOCATION: 160 Pacific Road

APPLICATION NUMBERS: SPC-24-50

RECOMMENDATION:

Conduct a public hearing and find the Project exempt from further environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines and adopt a resolution approving Site Plan Review SPC-24-50 for GESCO Fire Pump Project located at 160 Pacific Road, APN: 222-390-14.

PROJECT INFORMATION	
Applicant:	Tom Cosentino, Huff Metal Buildings
Property Owners:	Brian Swett, GESCO Fire Pumps
General Plan Designation:	Commercial (C)
Zoning Designation:	Commercial Neighborhood (CN)
Parcel Size:	0.39 acres, 16877 sq ft.
Proposed Use:	4,120 sq ft office building with storage
Existing Use:	Vacant, PG&E easement
Adjacent Uses:	North: Auto Repair South: Single-Family Residential East: Single-Family Residential West: Commercial uses
CEQA Determination	Categorical Exemption, Section 15332 In-Fill Development Project

APPLICABLE CODES AND PROCEDURES

2043 Manteca General Plan
MMC 17.08.050 Public Hearing and Public Notices
MMC 17.10.060 Site Plan and Design Review
MMC 17.20.020 Zoning Districts
MMC Chapter 17.42 through 54
MMC Chapter 17.58 Performance Standards
MMC 17.22.020 Allowed Land Uses and Requirements
CEQA Guidelines, 14 Cal. Code Regs. § 15332

A Major Site Plan and Design Review entitlement is required for new nonresidential uses and structures. The designated approving authority for Major Site Plan and Design Review applications is the Planning Commission. A public hearing is required for consideration of the approval for a Major Site Plan and Design Review application. The Planning Commission has the discretion to approve, approve with conditions, or deny the application. The Planning Commission determination can be appealed to the City Council pursuant to the Manteca Municipal Code 17.08.070.

PROJECT LOCATION & DESCRIPTION

The GESCO Fire Pump Project (the “Project”) is a request for Site Plan and Design Review of a 4,120 sq ft structure to house the offices and storage space for GESCO Fire Pump, a supply company for fire safety equipment. To service the office and storage structure, the developer also proposes 14 parking spaces, site-wide lighting and landscaping and a trash enclosure, pursuant to City Municipal Code and Standards.





Figure 1 - Vicinity

The 0.39-acre site (the “Project Site” or “Site”) is located generally in the central portion of the City, south of Yosemite Avenue, between S. Airport Way and S. Union Road. Generally, the site is bounded by commercial uses to the north and west, and single-family residential uses to the south and east.

A 100-foot-wide PG&E easement for a high-tension transmission power lines traverses the project site. This easement encumbers the northwest corner of the property, limiting any development over the easement to flatwork and low-lying landscaping. The site plan and landscaping plan architecture are reflective of this limitation.



Figure 2 – PG&E Easement

PROJECT SITE EXISTING CONDITIONS

The Project Site is currently vacant, and to Staff's understanding, has never been developed.

GENERAL PLAN CONFORMANCE

As shown on the below General Plan Land Use Map (Figure 3), the Project Site has a General Plan Land Use designation of Commercial (C). This land use 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.

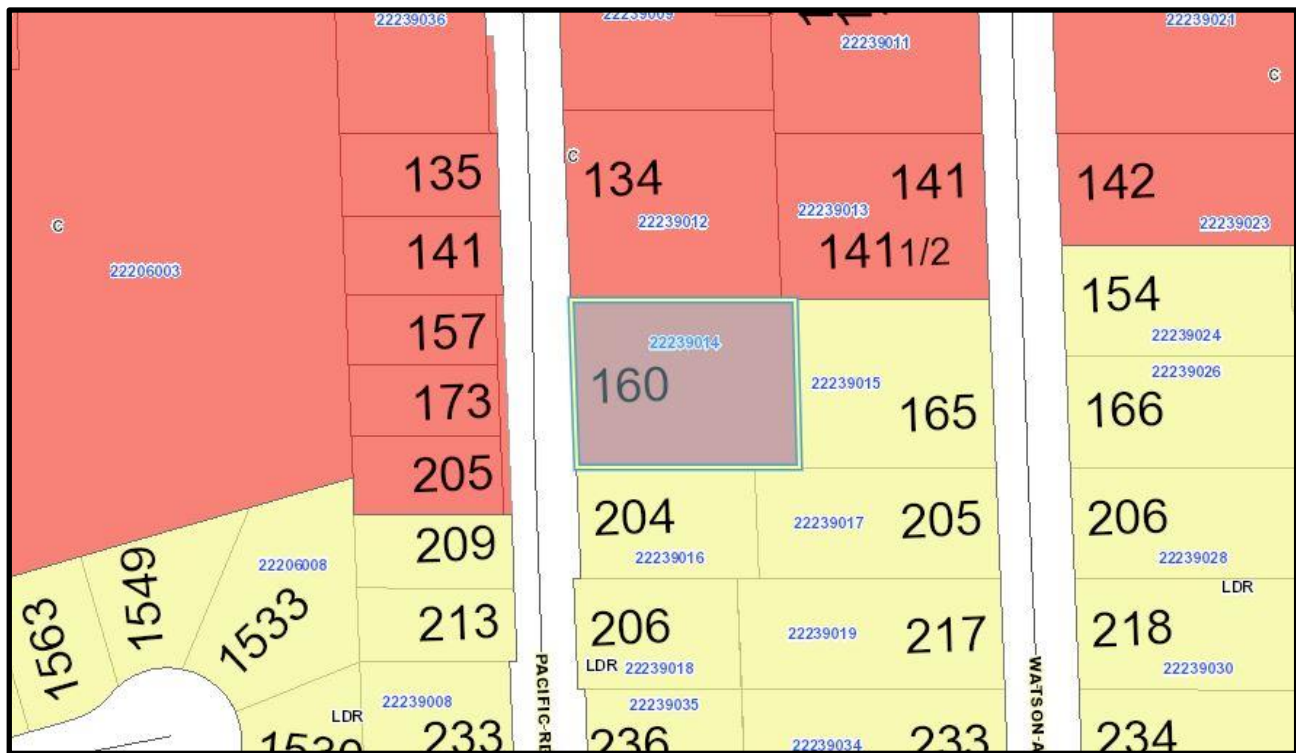


Figure 3 – General Plan Land Use Designation

The proposed office and accessory warehousing use is allowed within the Commercial (C) land use designation. At 0.244 FAR, the Project conforms to the density requirements of this land use designation. In addition to conforming to the C land use designation requirements, the Project will directly or indirectly provide compliance with the 2043 General Plan's goals and policies. Below is an excerpt from the 2043 General Plan that is germane to this Tentative Parcel Map request:

- 1. Land Use Policy LU-4.4: Ensure that all commercial and other non-residential development is compatible with adjacent land uses, particularly residential uses, based upon the location and scale of buildings, lighting, and in conformance with**

the noise standards of the Safety Element. When development is incompatible, require commercial uses to provide adequate buffers and/or architectural features to protect residential areas, developed or undeveloped, from intrusion of nonresidential activities that may degrade the quality of life in such residential areas.

Analysis: Although this is a commercial use adjacent to residential, the site design provides privacy screening in the form of northern building orientation, sound walls, and landscaping between the proposed structure and those homes to the south and east. The building faces north, and because of the specific site constraints, all access points face either north or northwest, the opposite direction from the residential uses. On the southern and eastern property lines, the Project will provide a seven-foot-tall masonry wall and a ten-foot-wide landscaping buffer with vertical landscaping to help screen the site. All lights are positioned on the northern side of the building and in the parking area, which is north of the structure. Lighting fixtures are shielded and downward cast to prevent light trespass. The Project will also provide frontage improvements, including a five-foot-wide sidewalk, which will connect the site with the existing commercial to the north and create safer pathways for the homes to the south.

- 2. Circulation Goal C-3.2: Require new development to provide an appropriate number of off-street parking spaces to accommodate the typical parking demands of the type of development on the site. The City may dictate both minimum and maximum amounts of parking to ensure that adequate parking is available for typical activities associated with a use as well as for special events, where anticipated and appropriate, and to ensure that parking standards encourage alternatives to single occupant vehicles.**

Analysis: Pursuant to MMC Parking Ordinance, the Project is required to provide a minimum of 13 parking stalls. The Project provides 14 stalls which is superior to the required amount.

- 3. Circulation Goal C-4.4: Provide bicycle parking facilities at commercial, business/professional and light industrial uses in accordance with Part 11 of the California Building Standards Code.**

Analysis: Pursuant to California Green Code, part 11, Section 5.106.4.1.1. Short-Term Bicycle Parking, the project is required to provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

- 4. Community Design Goal CD-2.10: Require that lighting and fixtures be integrated with the design and layout of a project and that they provide a desirable level of security and illumination.**

Analysis: A photo metric plan is a required part of a site plan review submittal. The applicant has provided a plan, and it has been reviewed and found consistent with Title 17, Chapter 50 of the Manteca Municipal Code which states,

17.50.060.A: Nuisance Prevention. All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution.

17.50.060.C: Shielding. Except as otherwise exempt, all outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. Fixtures located higher than 6 feet above the ground shall have shielding that limits to angle of the cone of direct illumination to 60 degrees or less.

17.50.060.D: Level of Illumination. Outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties. Illumination standards are as follows:

- 1. Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained 1 foot-candle of light and an average not to exceed 4 footcandles of light. The illumination shall not exceed 10 foot-candles in any one location.*
- 2. Pedestrian walkways shall be illuminated with a minimum maintained 0.5 foot-candle of light and an average not to exceed 2 foot-candles of light.*
- 3. Entryways and exterior doors of nonresidential structures shall be illuminated during the hours of darkness with a minimum maintained 1 foot-candle of light, measured within a 5-foot radius on each side of the door at ground level.*
- 4. In order to minimize light trespass on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth foot-candle.*

17.50.060.E: Maximum Height of Freestanding Outdoor Light Fixtures. The maximum height of freestanding outdoor light fixtures shall be 20 feet. Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture.

5. Community Design Goal CD-6.3: Require setbacks and other design elements to buffer residential units to the extent possible from the impacts of abutting roadway, commercial, agricultural, and industrial uses.

Analysis: The site design shows great effort in the way of privacy screening for those homes. Considerations include a 7' tall masonry wall, a 10' wide landscaping buffer with vertical landscaping, northern building orientation, and strategic lighting placement and specification.

6. **Economic and Fiscal Vitality Goal EF-3.3: Assist efforts to attract new industries and businesses that develop new products and expand markets, particularly those that involve research and development of agricultural, food, climate/sustainability, green technology and infrastructure, medical, and/or technological products; high tech and clean manufacturing, and businesses that provide services to other businesses.**

Analysis: This business falls into the latter category. The company has been in business for 100 years as a provider of pump equipment for fire suppression systems and firefighting entities such as City or private fire departments.

ZONING ORDINANCE CONFORMANCE

Site Plan and Design Review

The designated Approving Authority shall make all of the following findings to approve or conditionally approve a Site Plan and Design Review application:

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: The Project is consistent with numerous goals and policies of the 2043 Manteca General Plan. The site plan has been analyzed and designed consistent with all applicable requirements of the Manteca Municipal Code including the following Title 17 Sections:

*Article I, Chapter 10 Entitlements
Article II, Chapter 22, Allowed Land Uses and Requirements
Article II, Chapter 24, Development Standards By Zoning District
Article III, Chapter 42 Building Height Measurements and Projections
Article III, Chapter 46 Fences and Walls
Article III, Chapter 48 Landscaping
Article III, Chapter 50 Lighting
Article III, Chapter 52 Parking*

Moreover, the Project Site is not part of a Planned Development, Master Plan or Specific Plan area.

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

Analysis: This is a small site (0.39± acres) with a single user (4,210 sq ft total). Currently the Site is undeveloped, with bare ground up to the roadway asphalt. The Site has been designed to meet required turn radius for business vehicles, fire, and solid waste

vehicles. The Project will provide frontage improvements including 5-foot-wide sidewalks per City Standard, connecting this site with the existing commercial developments and sidewalk system to the north. As designed and conditioned, the Project will not create circulation conflicts.

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; and**

Analysis: The Site design demonstrates substantial consideration for the adjacent residential uses to the south and east, while also acknowledging the large PG&E easement on the NW corner of the property. The structure has a northern elevation, which orients all access to the building away from the homes. The structure itself serves as a barrier and buffer to help mitigate potential sound and light trespass to those residential properties. A 7' tall CMU wall is provided along the length of the eastern and southern property lines (Article III, Chapter 46 Fences and Walls), and a 10' wide landscaping buffer is provided along this wall, in consistency with Article III, Chapter 48 Landscaping. The combination of structural orientation, CMU wall, and landscaping buffer provide a robust separation and noise/light mitigation for the adjacent residential uses.

The site plan is consistent with Title 17, Article III, Chapter 50 Lighting. All lights are LED and are conditioned to be shielded and/or downward cast to prevent light trespass, in consistency with Article III, Chapter 50 Lighting.

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: Due to the prominence of the PG&E easement, the buildable area of the site is constrained. This directly affects the architecture of the structure. Instead of the standard rectangular or square building, the façade is "stepped" to accommodate the diagonal easement. The result is a much more visually interesting structure and stronger street presence. As discussed previously, the structure and site overall demonstrate substantial consideration for the adjacent residential uses to the south and east and show no area potential negative impact through daily operations.

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 sector development.

The Project complies with the following Climate Action Plan strategies:

1. **CAP Strategy: Compact Development CD-1:** The City shall encourage projects consistent with the development densities allowed by the General Plan and are contiguous to existing development meet compact development criteria.

Analysis: The Site is designated Commercial (C), which requires a maximum 0.6 FAR. The Project as proposed has a 0.24 FAR and the Site itself is only 0.39 acres in size. and has development on three sides. The property across the street to the west is almost completely encumbered by the PG&E easement and will likely never be developed.

2. **CAP Strategy: Water Conservation (WC) WC-1:** The City shall continue to implement water conservation measures to comply with the Model Water Efficient Landscape requirements that implement the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird).

Analysis: The landscape areas around the Site will utilize low-water-use planting. A landscaping plan and MWELo Information and Criteria form have been submitted as part of this application. The landscaping plans have been reviewed by the Parks Division, and will be reassessed for MWELo compliance upon receipt of improvement plans.

3. **Municipal Strategies - Urban Forestry (UF) UF-2:** The City of Manteca will consider the following goals and actions when revising its urban forestry program:

- Increase public and private tree plantings citywide
- Use canopy trees along new major roadways and in new developments

Analysis: This Project will provide numerous trees around the site to provide shade in the parking and accessible pathway areas, and screening along the eastern and southern property lines. See Conceptual Landscape Plan (Page L0.1) in the attached plan set for further detail.

ENVIRONMENTAL CLEARANCE

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

- a) Consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

Analysis: As noted in the above sections, the proposed Project is consistent with the City of Manteca General Plan, Zoning Ordinance and Climate Action Plan.

- b) The proposed project occurs within city limits on a project site of no more than five acres.

Analysis: The proposed Project is within the City Limits and the project site is 0.39± acres in size.

- c) *The project site has no value as habitat for endangered, rare, or threatened species.*

Analysis: The Site is not a habitat. During this Project review, the site was assessed for habitat valuation by San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP). Their review determined that the site has zero habitat value (see Attachment 4).

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Analysis: The proposed development is small in scale and scope. The traffic impact is anticipated to be minimal, and vehicular access is limited to one access on Pacific Road. This type of business will generate some noise during its normal operation; however, it is not anticipated that the noise will be above that of typical small-scale office or retail uses in a commercial zone. Existing single family residential does exist on two sides of the site. However, the eastern and southern property lines are required and conditioned per MMC 17.48.50.1 to provide minimum 10' wide landscaping buffers, including trees, to help screen noise and light. Sound generation is conditioned to be consistent with the Noise Standards as outlined in MMC 17.58.050. The site can be adequately served by all required utilities and public services

Based on the facts and findings presented in this staff report, Planning Staff is recommending that the City of Manteca Planning Commission adopt a Resolution to approve Site Plan Review SPC-24-50 for the GESCO Fire Pump Project at 160 Pacific Road.

Report prepared by: Toben Barnum, Associate Planner

Attachments:

Attachment 2 – PC Resolution

Attachment 2a – Plan Set

Attachment 2b – Conditions Of Approval

Attachment 3 – SJCOG Habitat Valuation Letter

Attachment 4 – Project PowerPoint

Reviewed and Approved by:

Jesus R. Orozco, Deputy Director – Planning

Date