



Gateway Solar RV & Boat Storage
SPR 25-15 – CUP 25-15
2371 Bronzan Road

February 19, 2026

City of Manteca Planning Commission Public Hearing

Adjacent Uses

North: State Highway Route 120

East: Vacant Land

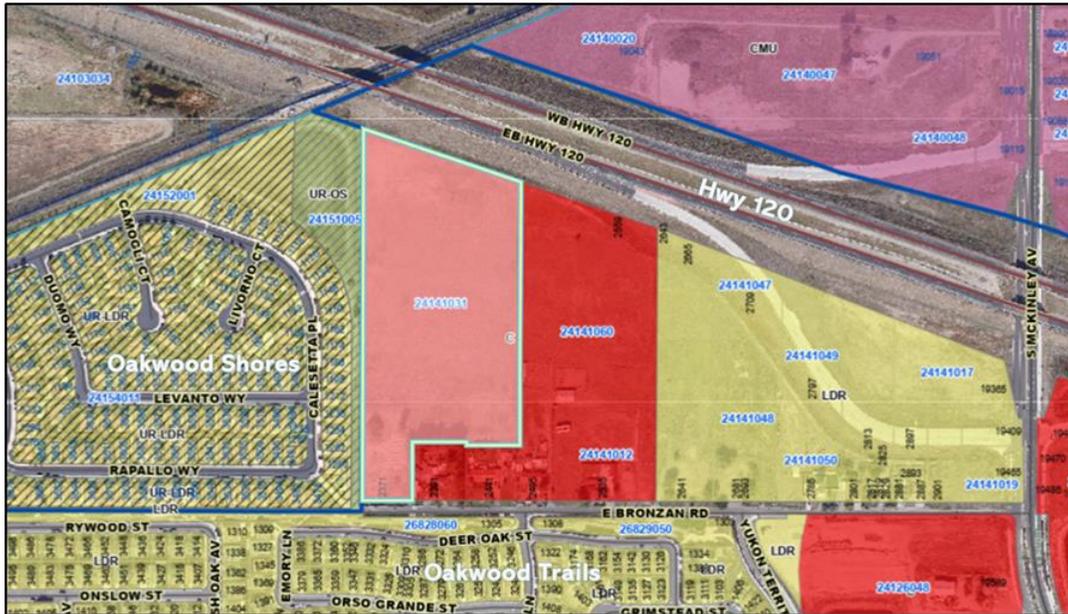
South: Single-Family Residential subdivision

West: Single-Family residential subdivision



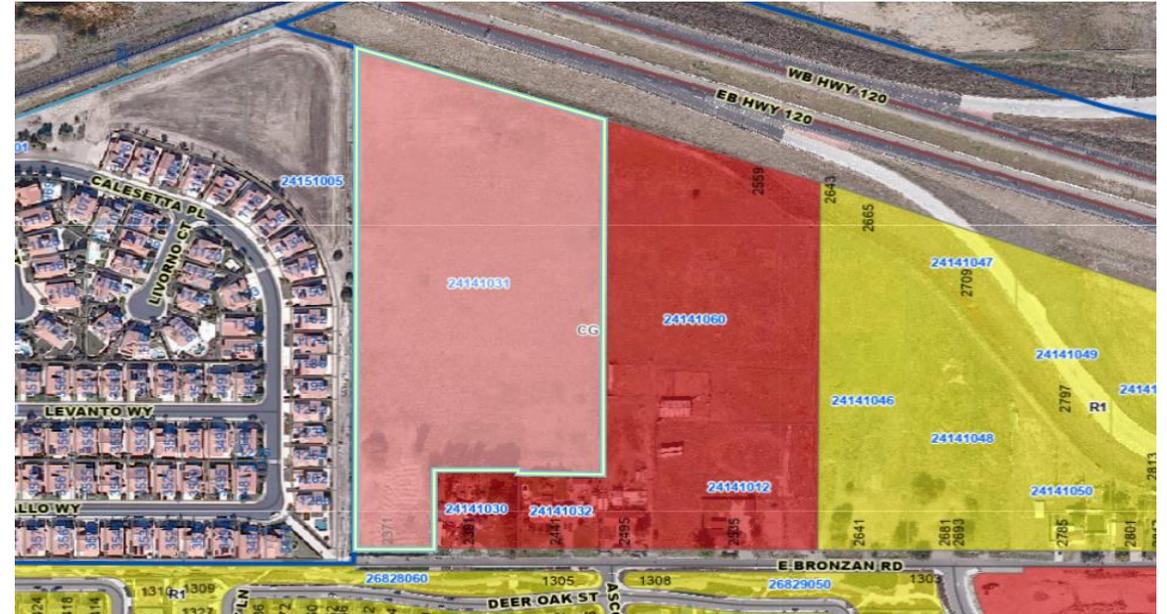
General Plan and Zoning

GENERAL PLAN LAND USE DESIGNATION



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.

ZONING DISTRICT



The Project is in the General Commercial zone district which allows for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses.

Site Plan

Building Area:

299,825 SF canopies (12)

2,326 SF office use

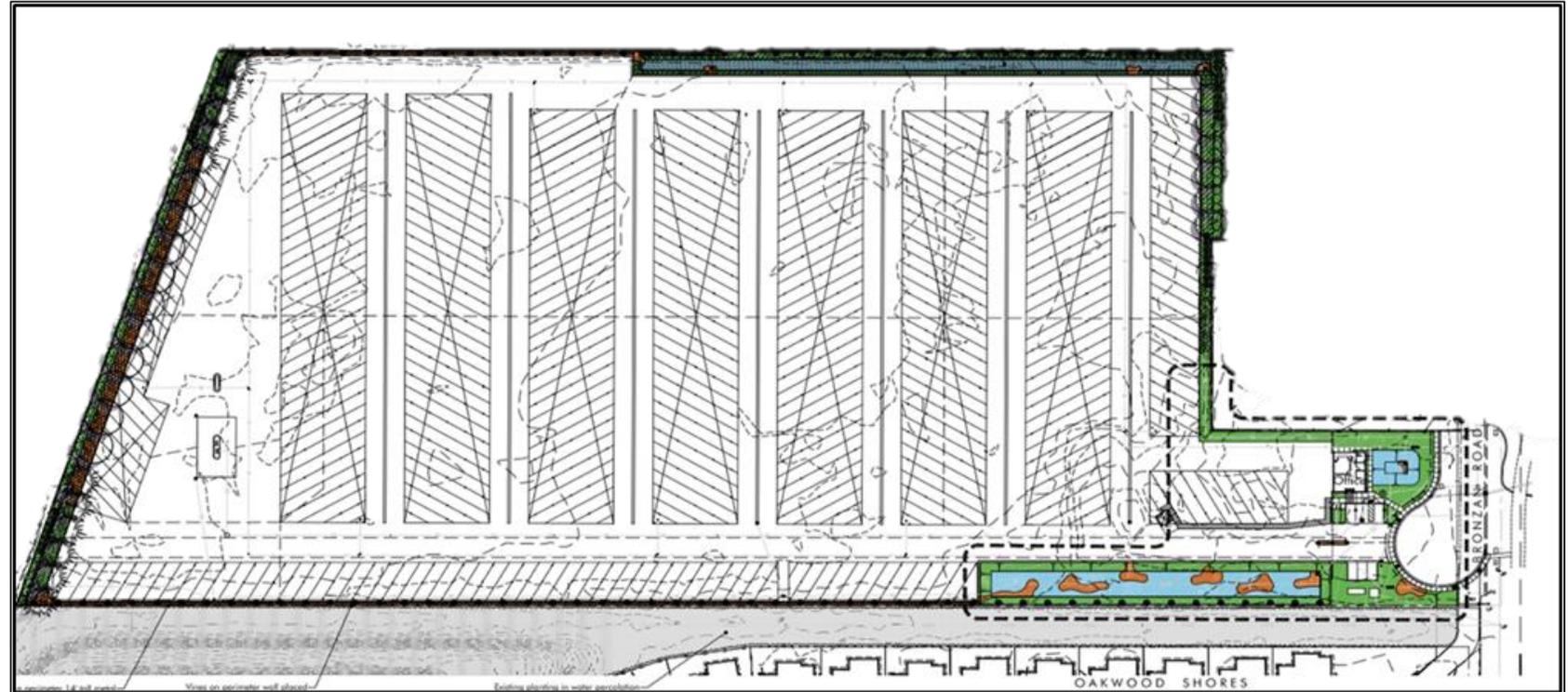
Parking:

5 standard parking spaces

1 ADA parking

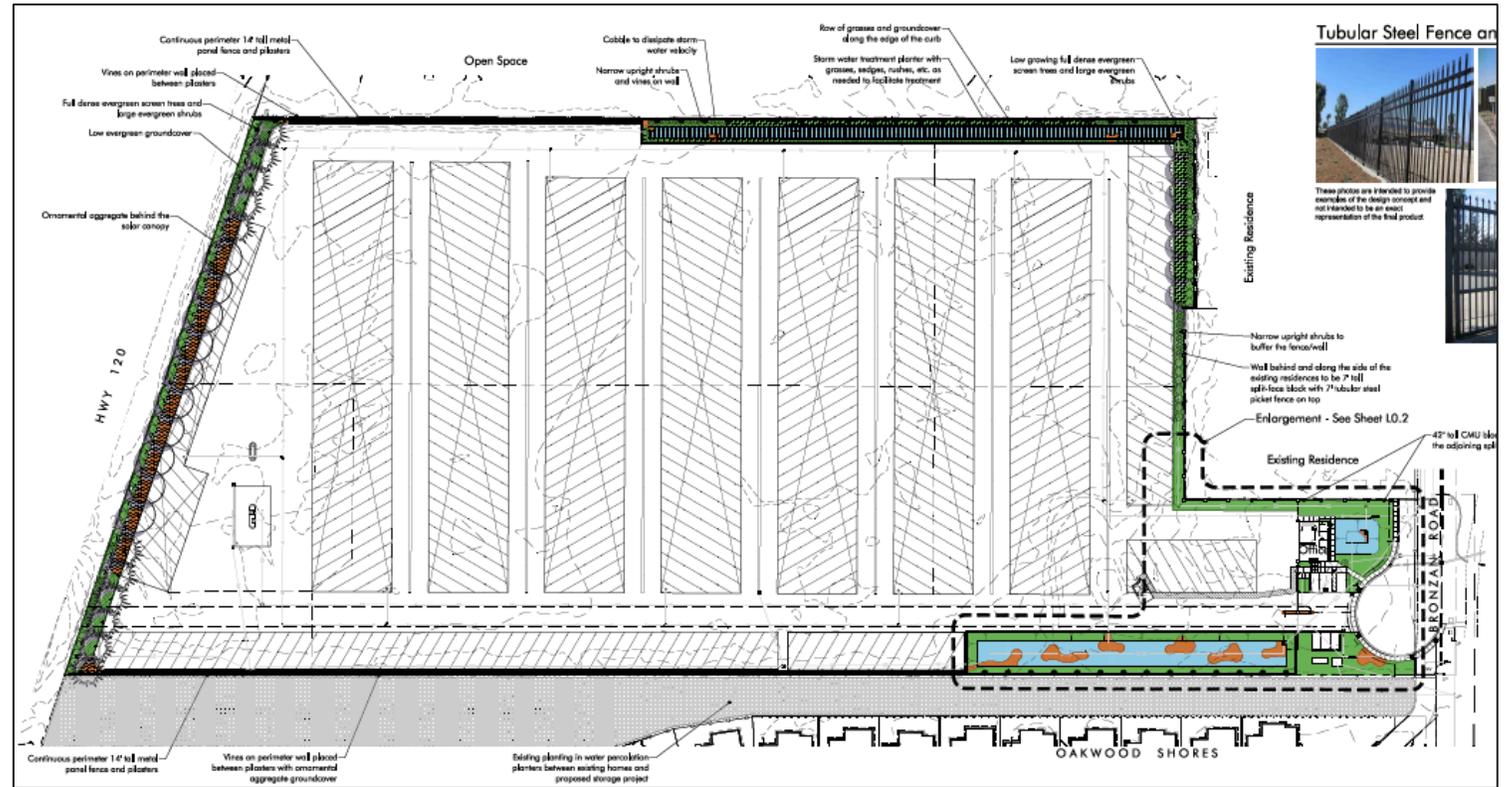
Ingress/Egress:

Bronzan RD



Landscaping

- Perimeter (screening) trees on N, E, and S
- Vines on W property line
- No turf lawn, drought tolerant landscaping proposed (shrubs and groundcover)
- Parking lot shading will be provided



Building Rendering



FRONT ELEVATION



REAR ELEVATION

Site Operations

Tenant: Gateway Solar RV and Boat Storage

Description of Use: Personal Storage Facility

Hours of Operation: 10:00 am to 4:00 pm

Number of Employees: ±4

Special Characteristics: Located in Bronzan Road, with adjacent residential subdivisions to the west and south.

Solid metal walls are proposed for light, noise, and sound attenuation.

Public Hearing Notice

This project was duly noticed on January 31, 2026.

Staff received 0 written comments for the project.



CEQA

The proposed request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15183, an Environmental Checklist with findings for General Plan Consistency.



Recommendation

Staff recommends the Planning Commission conduct a public hearing and:

Approve the Site Plan and Design Review [25-15] and Conditional Use permit [25-15] allowing for the development and operation of a personal storage facility for RV and boat storage with twelve solar canopy shade structures, a ±2,326 sq. ft. administrative office building with a caretaker housing use and associated on-site and off-site improvements on a ±13.94-acre parcel located at 2371 Bronzan Road (APN:241-410-31)





Thank you

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