



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

February 28, 2018

Mary Mueller  
MM Event Planners  
P.O. Box 4181  
Manteca, CA 95337

**SUBJECT: TEMP USE PERMIT 18-032: SUMMER CELEBRATION, CRAFT FAIRE AND  
FARMER'S MARKET**

Dear Ms. Mueller,

The City of Manteca as reviewed your application for a Temporary Use Permit to conduct a vendor/craft fair at the Promenade at Orchard Valley Shopping Center. As a result of this review, the Community Development Director makes the following findings to conditionally approve the Temporary Use Permit:

1. The proposed use is a temporary use and will be limited to a specific duration of time, as established in the Temporary Use Permit. The vendor/craft fair shall be limited to operation from 10:00am to 5:00pm on the following dates in 2018: April 14 and 28, May 5 and 26, June 16 and 23, July 21, September 1 and 15, and October 20. The Farmer's Market shall be limited to operation from 4:00pm to 8:00pm each Friday, starting on May 11, 2018, and concluding October 26, 2018.
2. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. The vendor spaces shall be arranged to provide at least a five foot direct and convenient walkway to all entrances and exits of buildings.
3. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. Any tents or coverings used by vendors shall meet UL fire resistive rating to the approval of the Manteca Fire Department.
4. The use, as described and conditionally approved, will not function or be located in a manner that restricts access to any required parking spaces. The vendor spaces shall be limited to the walkway areas as illustrated in the attached map.
5. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses

otherwise allowed by this Zoning Code. All vendor spaces shall be temporary in use and be removed at the end of business, October 20, 2018.

This approval is dependent upon that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used in compliance with the provisions of this Zoning Code.

To effectuate this Temporary Use Permit, please sign and return the affidavit below.

Cordially,



J.D. Hightower  
Planning Manager

In accepting this Temporary Use Authorization, I certify that I am familiar with the laws, ordinances, and regulations of the City Manteca related to open air sales and that the vendor/craft fair on the premises identified on this application will be done in compliance with such laws, ordinances, and regulations. I further certify that I agree to comply with any special procedures called for by the Manteca Police or Fire Department.

I agree to indemnify the City Manteca, hold harmless and defend the City and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs, and liability for claims of damage, for any property damage or personal injury, including death, which may arise as a result of any negligent acts or omissions by me or my contractors, subcontractors, agents, or employees in connection with the construction, improvement, or operation, of the vendor/craft fair. I agree to indemnify, hold harmless and defend the City and its officers, agents, employees, and representatives from any and all actions for damages caused or alleged to have been caused by the vendor/craft fair. This Agreement applies to all damages and claims for damages suffered or alleged to have been suffered arising out of or in connection to any and all vendor/craft fair operations, regardless of whether or not the City prepared, supplied or approved plans or specifications or both for the vendor/craft fair.

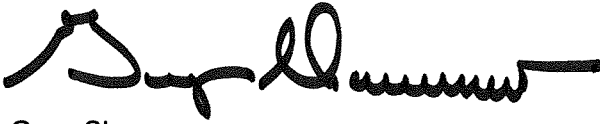


Mary Mueller

3/28/18  
Date

If you have questions or need supplemental information regarding this letter, please contact Toben Barnum at (209) 456-8517 or [tbarnum@ci.manteca.ca.us](mailto:tbarnum@ci.manteca.ca.us)

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Showerman", with a horizontal line extending to the right.

Greg Showerman  
Community Development Director

3/8/18



# TEMPORARY USE PERMIT APPLICATION

CITY OF MANTECA, COMMUNITY DEVELOPMENT DEPARTMENT  
1001 W. CENTER ST., MANTECA, CA 95337, (209)456-8500  
planning@ci.manteca.ca.us

### Applicant Info

Name: M.M. Event Planners Mary  
Address: 4898 E. Nile / PO Box 4181  
City/State/Zip: Manteca, CA 95337  
Home Telephone: 209-239-1349  
Mobile No.: 209-612-5396  
E-mail Address: VendorEventPlanners  
Fax No: N/A @gmail.com

### Property Owner Info

Name: Orchard Valley  
Address: 1422 Grove Ave  
City/State/Zip: Manteca CA 95337  
Home Telephone: 209 329 0410  
Mobile No.:  
E-mail Address: Synda Orchard Valley  
Fax No.: Gmail.com

### Event Info

Business Name: M.M. Event Planners  
Event Hours: Days: 3/24, 4/14, 4/28, 5/5, 5/26, 6/14, 6/23, 7/21, 9/19/15, 10/20 10-5pm  
Event Location: 848 Lifestyle St, Manteca (on sidewalks in front of)  
Description of Event/ Activities: around side of AMC theatre Vendor/craft fair's use  
Farmer's produce  
Market see  
attached dates

### Statement of Ownership or Authorization of Agent (Check one item)

- I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.
- I, do hereby authorized and empower \_\_\_\_\_ (agent) to act on my behalf on all matters relating to this application.

Synda Abelt  
Property Owner Signature  
for Dean Shauger

Synda Abelt  
Print Name

Date

Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_ Telephone \_\_\_\_\_

In making this application, the undersigned agrees that the above information is true and that all conditions will be met.

[Signature]  
Applicant Signature

Mary Ellen Muller  
Print Name

Date

### OFFICE USE ONLY

Fee: \$486      Receipt No.: \_\_\_\_\_      Date Received: \_\_\_\_\_

+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only \*Route a copy of Approved TUP to Rexie in Solid\*Waste\*)

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Planner Signature: \_\_\_\_\_ Date \_\_\_\_\_

Assessor's Parcel No. (APN): 224-550-41      Application Number: TUP 18-032

### Conditions of the Temporary Use Permit

(Please initial all boxes agreeing to comply with all applicable conditions.)

- This Temporary Use Permit is only valid for the dates and times listed on this application.
- Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- All related debris shall be removed from the site upon termination of the use.
- Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.
- Appropriate permits shall be secured from the San Joaquin County Health Department.
- Emergency vehicle access shall be maintained at all times.
- The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on \_\_\_\_\_.
- Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).
- Applicant shall provide an accessible path of travel from the proposed event site to the public street, accessible parking space and to the accessible restroom facility, if applicable. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. CBC Section 1114B.1.2. Clearly show accessible path of travel on the site plan.
- If parking will be provided, applicant shall provide an accessible parking space.
- If restroom facilities will be provided, applicant shall provide an accessible restroom.
- All gates shall meet all applicable specifications for doors, and shall comply with the following:
- Bottom 10" of door/gate has a smooth uninterrupted surface that allows door/gate to be opened by a wheelchair footrest without creating trap or hazardous condition.
  - Effort to operate door/gate is 5 pounds max pressure.
  - Latching and locking doors/gates that are hand operated and which are in a path of travel are operable by lever type, panic bars, and push-pull activating bars.
  - Opening hardware is centered between 30" to 44" above finish floor.
  - There shall be a floor or landing on each side of a door/gate, and must be level and clear. Level area in the direction of the door swing is a minimum of 60".
- Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
- Applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
- Appropriate direction signs, barricades or fences shall be provided as necessary.
- Applicant shall obtain a valid City business license.
- A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585
- An acceptable path of egress to the public right-of-way shall be maintained at all time.
- Lessor shall not be responsible or liable for any loss or injury, or damage occurring to Lessee or to the property of Lessee or to third persons, or the property of third persons, in, about, or on said leased premises, no matter how occurring and Lessee will save Lessor harmless for or on account of any loss, injury or damage to any person or persons or their property occurring therein, or resulting from Lessee's operation thereof. Prior to the use of Property, Lessee shall obtain and maintain in force at its sole cost and expense, the following insurance coverage—Comprehensive General and Automobile Liability Insurance (covering use of owned, non-owned, or hired vehicles) with limits of \$1,000,000 per occurrence, Property Damage--\$300,000 per occurrence. Such insurance shall contain provisions insuring the City of Manteca, elected officials, employees, agents, and volunteers as insureds. Such insurance shall be primary to any liability insurance carried by the Lessor. Pursuant to California Government Code Section 818.4, a public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure of refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.

Farmer's market produce & vendors  
& craft fair

5/11-10/26

every Friday night

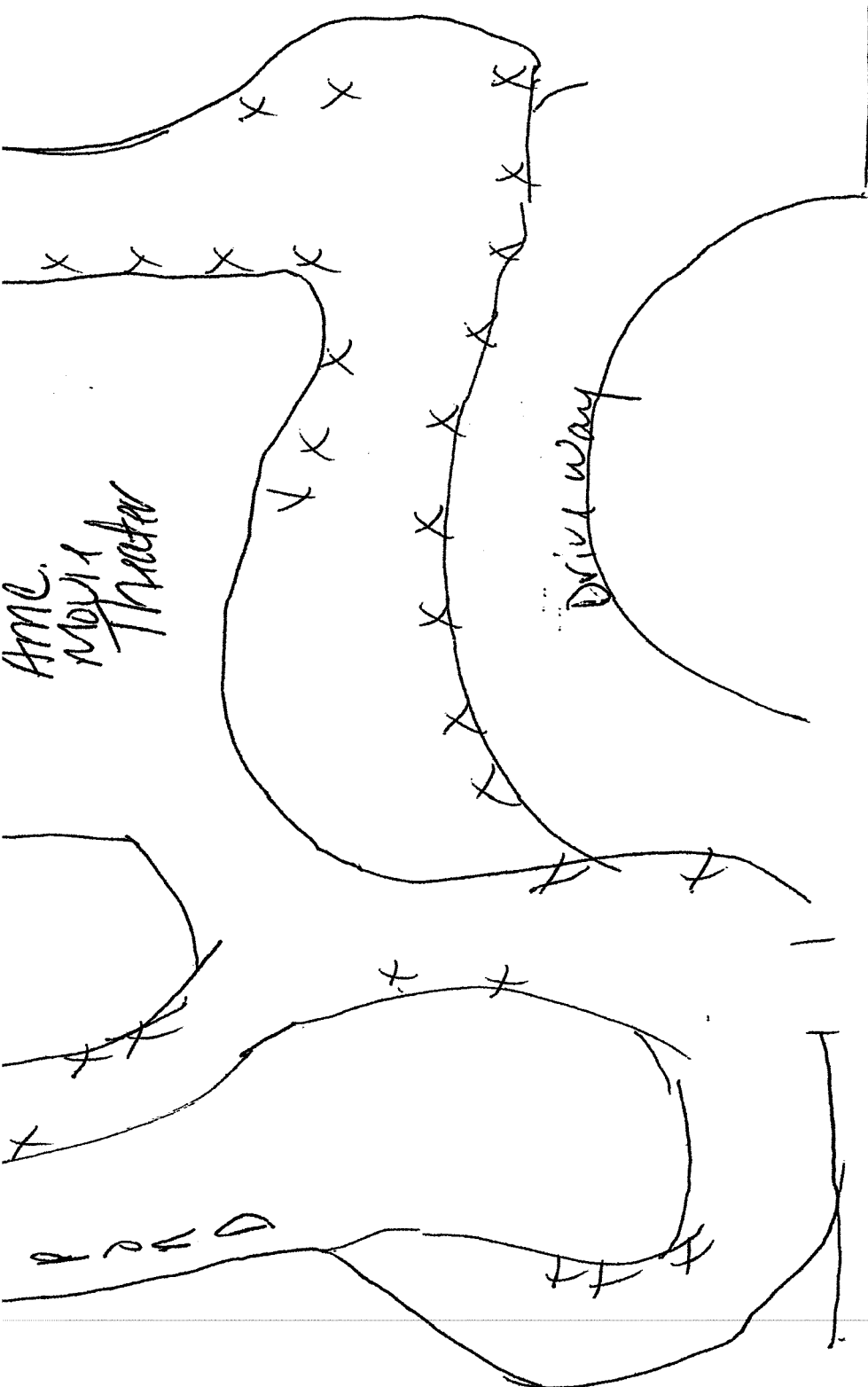
4-8 pm

in same location as all  
other Sat events

Proposed vendor locations



AMC.  
Mopar  
Tractor



Driveway

Road

Red Robin



## PROJECT REFERRAL/ROUTING SHEET

DATE: 3/12/18

To: City of Manteca Planning Division  
1001 W. Center Street  
Manteca, CA 95337

FROM: BUDG  
(Department or Agency)

Contact Person: BN Phone: 8802

Project Title: TUP 18-032 Summer Celebration and Farmer's Market

### RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**



## PROJECT REFERRAL/ROUTING SHEET

DATE: 3-16-18

RECEIVED

To: City of Manteca Planning Division  
1001 W. Center Street  
Manteca, CA 95337

MAR 19 2018

COMMUNITY DEVELOPMENT  
DEPARTMENT

FROM: P.D.  
(Department or Agency)

Contact Person: Scott Cunningham Phone: 8287

Project Title: TUP 18-032 Summer Celebration and Farmer's Market

### RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**



## PROJECT REFERRAL/ROUTING SHEET

DATE: 03/22/2018

To: **City of Manteca Planning Division**  
**1001 W. Center Street**  
**Manteca, CA 95337**

FROM: Parks and Recreation Department  
**(Department or Agency)**

Contact Person: Michael Rosales Phone: 456-8615

Project Title: TUP 18-032 Summer Celebration and Farmer's Market

### RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**



## PROJECT REFERRAL/ROUTING SHEET

DATE: March 27, 2018

To: City of Manteca Planning Division  
1001 W. Center Street  
Manteca, CA 95337

FROM: CDD-Eng  
(Department or Agency)

Contact Person: Lauren Phone: x8424

Project Title: TUP 18-032 Summer Celebration and Farmer's Market

**RESPONSE:**

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**



## PROJECT REFERRAL/ROUTING SHEET

DATE: 3/27/18

To: City of Manteca Planning Division  
1001 W. Center Street  
Manteca, CA 95337

FROM: FIRE  
(Department or Agency)

Contact Person: L. Rey Phone: x8347

Project Title: TUP 18-032 Summer Celebration and Farmer's Market

### RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**

## Barnum, Toben

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**From:** Kim, Koosun  
**Sent:** Tuesday, March 27, 2018 3:23 PM  
**To:** Barnum, Toben  
**Subject:** RE: Summer Celebration and Farmer's Market - TUP 18-032

Toben,

I am working on a very urgent project for the City.

I am sorry for any inconvenience but I can reply to your email with "No comments" or I still need to sign on the document for your records.

**Koosun Kim, PE, QSD**

Deputy Director of Public Works  
City of Manteca  
(209) 456-8419  
kkim@ci.manteca.ca.us

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**From:** Barnum, Toben  
**Sent:** Tuesday, March 27, 2018 3:21 PM  
**To:** Kim, Koosun <kkim@ci.manteca.ca.us>  
**Subject:** RE: Summer Celebration and Farmer's Market - TUP 18-032

Good afternoon Koosun. Just a friendly reminder that comments are due for this project today. Thank you 😊

-----Original Task-----

**Subject:** Summer Celebration and Farmer's Market - TUP 18-032  
**Priority:** Normal

**Start date:** Mon 3/12/2018  
**Due date:** Tue 3/27/2018

**Status:** Not Started  
**% Complete:** 0%  
**Actual work:** 0 hours

**Requested by:** Maneau, Lauren