



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

October 17, 2018

Rick or Julie Beck
775 Dean Creek Rd.
Reedsport, OR 97467

SUBJECT: TEMPORARY USE PERMIT 18-111: BECK'S CHRISTMAS TREE LOT

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a Christmas tree lot at 1156 N. Union Rd. Street (APN: 216-410-03). Your project application for the lot has been approved with the following conditions:

Planning Division

1. The Temporary Use Permit is only valid for the following dates: November 21, 2018 through December 21, 2018.
2. All related debris shall be removed from the site upon termination of the use.
3. Emergency vehicle access shall be maintained at all times.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

Building Safety Division

6. Provide an accessible path of travel from the Christmas lot area to the accessible parking space, accessible restroom facilities and to the public road/sidewalk. Clearly show accessible path of travel on the site plan.
7. Provide accessible parking space as close as possible to the main entrance/gate.
8. Provide accessible restroom, if restroom facility will be provided.
9. Electrical permit is required for any electrical work. Disregard if not applicable.

Fire Division

10. An operational permit is required from the City of Manteca Fire Division. Please call (209) 456-8379 for more information.

If you have questions or need supplemental information regarding this letter, you can reach Toben Barnum at (209) 456-8517 or tbarnum@ci.manteca.ca.us.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Greg Showerman', with a long horizontal flourish extending to the right.

FOR: Greg Showerman
Community Development Director



CITY OF MANTECA

Community Development Department

Project Referral/Routing

City Departments

- | | |
|--|---|
| <input checked="" type="checkbox"/> Engineering – Lauren Maneau | <input checked="" type="checkbox"/> Police Department - Scott Cunningham |
| <input checked="" type="checkbox"/> Building Department - Lumen Arceo | <input checked="" type="checkbox"/> Public Works – Koosun Kim |
| <input checked="" type="checkbox"/> Parks and Recreation -Michael Rosales | <input type="checkbox"/> City Attorney – John Brinton |
| <input checked="" type="checkbox"/> Fire Department -Lantz Rey | <input type="checkbox"/> Park and Recreation: Landscaping - Katie Reed |

Outside Agencies

- | | |
|---|---|
| <input type="checkbox"/> South San Joaquin Irrigation District (SSJID) | <input type="checkbox"/> City of Ripon |
| <input type="checkbox"/> San Joaquin County Multi-Species
Habitat Conservation | <input type="checkbox"/> City of Lathrop |
| <input type="checkbox"/> San Joaquin Council of Governments (SJCOG) | <input type="checkbox"/> Union Pacific Railroad |
| <input type="checkbox"/> San Joaquin County Environmental Health | <input type="checkbox"/> ALUC-Airport Land Use Commission |
| <input type="checkbox"/> San Joaquin County Public Works | <input type="checkbox"/> CA Dept. of Fish and Game |
| <input type="checkbox"/> San Joaquin County Community
Development Department | <input type="checkbox"/> CA Dept. of Conservation |
| <input type="checkbox"/> San Joaquin County LAFCo | <input type="checkbox"/> Dept. of Water Resources Control Board,
Water Quality |
| <input type="checkbox"/> Caltrans District 10 | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> San Joaquin Valley Air Pollution Control
District | <input type="checkbox"/> U.S. Dept. of Fish and Wildlife Services |
| <input type="checkbox"/> San Joaquin Delta College,
Office of the President | <input type="checkbox"/> U.S. Army Corp. of Engineers |
| <input type="checkbox"/> Manteca Unified School District | <input type="checkbox"/> Federal Emergency Management Agency (FEMA) |
| <input type="checkbox"/> Ripon Unified School District | <input type="checkbox"/> U.S. Post Office |
| <input type="checkbox"/> Lathrop-Manteca Fire District | <input type="checkbox"/> Comcast Cable |
| <input type="checkbox"/> Ripon Consolidated Fire District | <input type="checkbox"/> Verizon |
| | <input type="checkbox"/> Pacific Gas and Electric |
| | <input type="checkbox"/> San Joaquin Bike Coalition |

Referral/Route Date: October 3, 2017

From: Toben Barnum, Development Services Technician (209) 456-8517, tbarnum@ci.manteca.ca.us

Project Description: Temporary Use Permit for Christmas Tree Lot in vacant parcel near N. Union and Louise.

Project Location: 1156 N. Union Rd.

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than October 17, 2018**. Please submit your comments on a separate memo, or on the form provided on the back of this page. If possible, please email your comments to tbarnum@ci.manteca.ca.us in addition to submitting a hard copy. Contact **Toben Barnum** at **(209) 456-8517** if you have any questions.



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	Property Owner Info
Name: <u>Rick + Julie Beck</u>	Name: <u>Cardoza Enterprises</u>
Address: <u>775 Dean Creek Road</u>	Address: <u>1132 N Main St</u>
City/State/Zip: <u>Reedsport Oregon 97467</u>	City/State/Zip: <u>Manteca CA 95336</u>
Home Telephone: <u>541-271-8325</u>	Home Telephone: <u>209-239-4141</u>
Mobile No.: <u>541-999-2946</u>	Mobile No.: _____
E-mail Address: _____	E-mail Address: <u>Cardozaenterprises.com</u>
Fax No.: <u>541-271-2134</u>	Fax No.: <u>209-823-3414</u>

Event Info	
Business Name: <u>Beck's Holiday Specialties</u>	
Event Hours: Days: <u>Nov 21, 2018 to Dec 21, 2018</u>	Hours: <u>9 AM - 9 PM - 7 Days WK</u>
Event Location: <u>1156 N Union Rd Manteca CA 95336</u>	
Description of Event/ Activities: <u>Retail Christmas Tree lot</u>	

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.

Property Owner Signature _____ 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.

Applicant Signature _____ Print Name _____ Date _____

OFFICE USE ONLY

Fee: \$568 Receipt No.: _____ Date Received: 10/3/18

+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)

Approved: X Denied: _____

Planner Signature: [Signature] Date 10/19/18

Assessor's Parcel No. (APN): 216-410-03 Application Number: 18-111

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.

CITY OF MANTECA - BUSINESS LICENSE

Business Name: BECK'S HOLIDAY SPECIALTIES **License Number:** 5238
Business Location: 1156 N UNION RD **Issue Date:** 7/18/2018
Classification: Christmas Tree Lot **Expiration:** 6/30/2019
Comments: Christmas Tree Sales
Restrictions: Christmas Tree Lot - Pending -TUP #16-128 NEEDED EVERY YEAR/ FIRE INSPECTION

This License is issued without verification that the Licensee is subject to or exempt from licensing by the State of California

Please Post in a Conspicuous Place

Approved to Open

BECK'S HOLIDAY SPECIALTIES
775 DEAN CREEK RD

REEDSPORT_OR_97467

Fire

Building

City of Manteca - Finance Department • 1001 W. Center St • Manteca, CA 95337 • Phone (209) 456-8730 • (209) 923-8930



CARDOZA ENTERPRISES

(209) 239-4141
Fax (209) 823-3414

1132 N. Main St. • P.O. Box 1022 • Manteca, CA 95336

10-1-2018

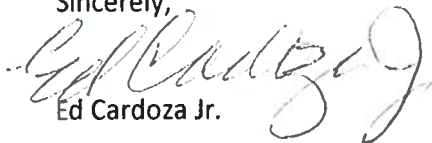
City of Manteca
1001 W. Center St.
Manteca, Ca 95336

To whom it may concern.

Cardoza Enterprises has given permission to Rick and Julie Beck to use our real property located at 1156 N. Union Rd. Manteca for the purpose of selling Christmas trees and related items.

All permits that are required will be the responsibility of the Becks.

Sincerely,

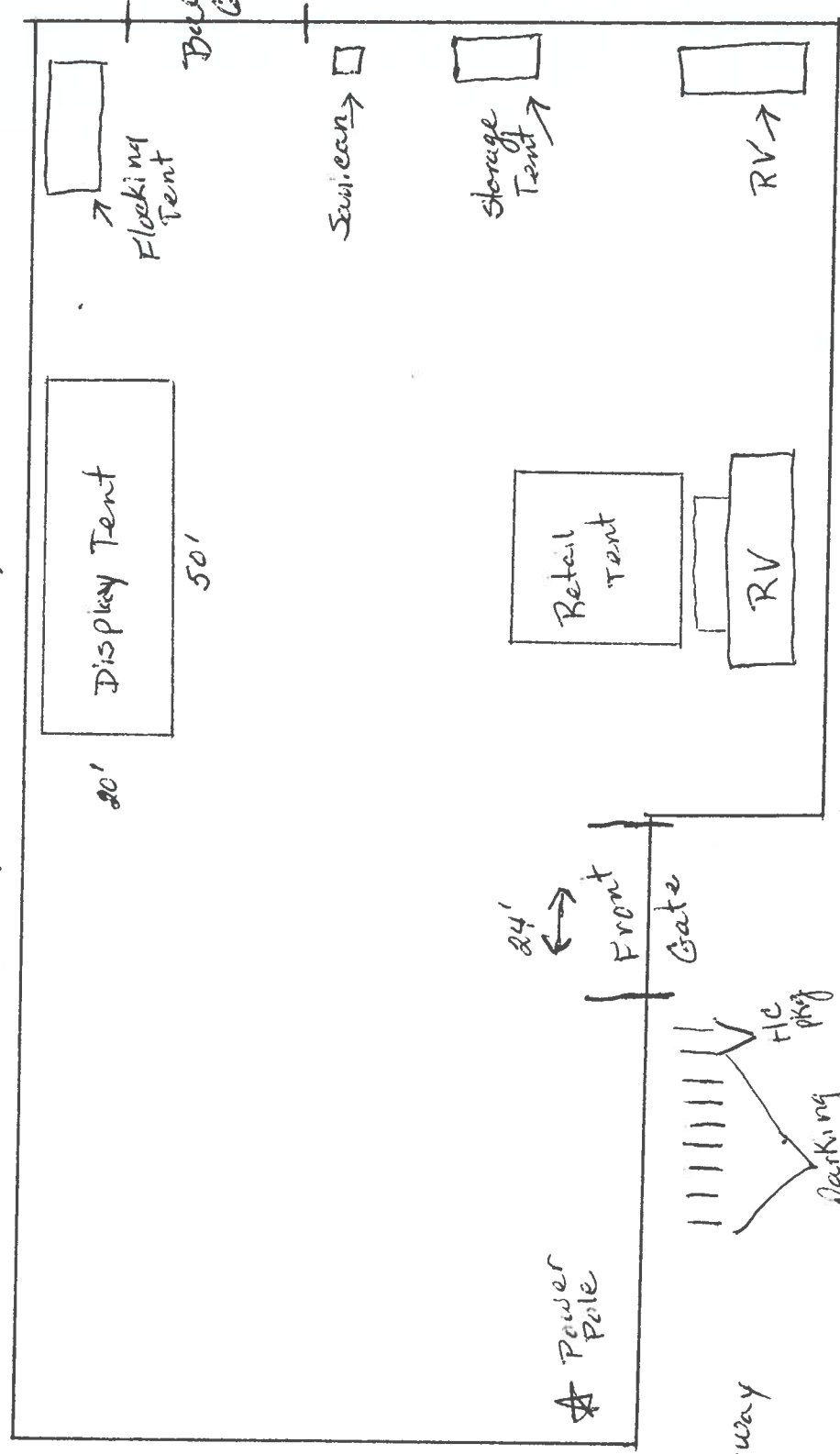


Ed Cardoza Jr.

Specialties

55'

← 200' →



← 84' →

← 24' →

↑ 108' ↓

Howlize Ave

Driveway

5



PROJECT REFERRAL/ROUTING SHEET

DATE: 10/4/18

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

FROM: Bldg Safety
(Department or Agency)

Contact Person: Lumen Phone: X8820

Project Title: Temporary Use Permit 18-111 Beck's Christmas Tree Lot

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).

Memo

To: Toben Barnum, Development Services technician
From: Lumen Arceo, Senior Engineer
Date: October 4, 2018
Re: TUP 18-111_Beck's Christmas Tree Lot

1. Provide an accessible path of travel from the Christmas lot area to the accessible parking space, accessible restroom facilities and to the public road/sidewalk. Clearly show accessible path of travel on the site plan.
2. Provide accessible parking space as close as possible to the main entrance/gate.
3. Provide accessible restroom, if restroom facility will be provided.
4. Electrical permit is required for any electrical work, disregard if not applicable.



PROJECT REFERRAL/ROUTING SHEET

DATE: 10/5/18

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

RECEIVED
OCT 09 2018
COMMUNITY DEVELOPMENT
DEPARTMENT

FROM: PD
(Department or Agency)

Contact Person: S. Cunningham Phone: 8281

Project Title: Temporary Use Permit 18-111 Beck's Christmas Tree Lot

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: 10/15/2018

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: Temporary Use Permit 18-111 Beck's Christmas Tree Lot

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: 10/10/18

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

FROM: Fire
(Department or Agency)

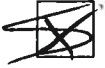
Contact Person: L. Rey Phone: x 8347

Project Title: Temporary Use Permit 18-111 Beck's Christmas Tree Lot

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).

1) ~~Fire Dept Operational permit~~
required. Fire Dept. Operational
Permit has been obtained.
Fm Rey made aware and
approved.



PROJECT REFERRAL/ROUTING SHEET

DATE: 10/17/18

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

FROM: CDD - Engineering
(Department or Agency)

Contact Person: Mabel Serrano Phone: (209) 456 8500

Project Title: Temporary Use Permit 18-111 Beck's Christmas Tree Lot

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

From: Kim, Koosun
Sent: Wednesday, October 17, 2018 8:19 AM
To: Barnum, Toben
Subject: Task Completed: TUP 18-111 -- Beck's Christmas Tree Lot

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

Subject: TUP 18-111 -- Beck's Christmas Tree Lot

Priority: Normal

Start date: Wed 10/3/2018

Due date: Wed 10/17/2018

Status: Completed

% Complete: 100%

Date completed: Wed 10/17/2018

Actual work: 0 hours

Requested by: Barnum, Toben

No comments.



TUP 18-111
Application.pdf



TUP Routing
Sheet - 18-111 - ...

Routing packet to follow interoffice.

TB