



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

November 1, 2018

Save Mart Companies
Save Mart # 386
P.O. Box 4664
Modesto, CA 95352

SUBJECT: TEMPORARY USE PERMIT 18-115: CHRISTMAS TREE LOT FOR SAVE MART # 386

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a Christmas tree lot at Save Mart # 386 at 1172 North Main Street (APN: 218-210-10). 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 23, 2018 through December 24, 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 route 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. Electrical permit is required for any electrical work. Disregard if not applicable.

Fire Division

8. An operational permit is required from the City of Manteca Fire Division. Please call (209) 456-8379 for more information.
9. Lots must be completely free of brush and rubbish, or other accumulations.
10. A portable fire extinguisher with a minimum rating of 2A-10BC shall be provided on each lot for every 75 feet of travel distance.

11. Electrical wiring to conform to the California Building Code.
12. A separate permit must be obtained from the Fire Prevention Bureau for erecting a tent in excess of 200 square feet, or any canopy in excess of 400 square feet.
13. All tents or similar fabric-type structures must be of an approved flame-retardant material.
14. Use of propane heating appliances shall be reviewed and approved by the Fire Marshal's Office,
15. A clear and unobstructed space of at least 5 feet shall be maintained around the exterior of the lot.
16. Ample aisles and exit ways are to be maintained throughout the lot area.
17. Smoking is prohibited and "No Smoking" signs shall be posted.
18. Use of warming fire is not permitted.
19. Combustible ground covering greater than two inches in depth shall not be permitted.
20. All Christmas trees display in public buildings shall comply with CFC Section-806, FD Standard #18-002
21. All lots must be completely cleared by December 31, 2018

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,



Greg Showerman
Community Development Director



CITY OF MANTECA Community Development Department Project Referral/Routing

City Departments

- | | |
|--|--|
| <input checked="" type="checkbox"/> Engineering – Maribel Serrano | <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 17, 2018

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

Project Description: TUP for Christmas Tree Lot at Save Mart # 386

Project Location: 1172 N Main St.

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than November 1, 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>The Save Mart Companies</u>	Name: <u>The Save Mart Companies</u>
Address: <u>PO Box 4664</u>	Address: <u>PO Box 4664</u>
City/State/Zip: <u>Modesto, CA 95352</u>	City/State/Zip: <u>Modesto, CA 95352</u>
Home Telephone: <u>(209) 577-1600</u>	Home Telephone: <u>(209) 577-1600</u>
Mobile No.: _____	Mobile No.: _____
E-mail Address: <u>lorna.reynolds@savemart.com</u>	E-mail Address: <u>lorna.reynolds@savemart.com</u>
Fax No.: <u>(209) 548-6559</u>	Fax No.: <u>(209) 548-6559</u>

Event Info
Business Name: <u>Save Mart #386</u>
Event Hours: Days: <u>11/23/18 - 12/24/18</u> Hours: <u>5:00 am - 12 midnight</u>
Event Location: <u>1172 N. Main, Manteca, CA 95336</u>
Description of Event/ Activities: <u>Christmas Tree Lot</u> <u>14 parking spaces 50' X 20'</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.

Lorna Reynolds _____ Lorna Reynolds _____ 10-10-18
 Property Owner Signature _____ Print Name _____ Date _____
 Agent

PO Box 4664, Modesto, CA 95352 _____ (209) 577-1600
 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.

Lorna Reynolds _____ Lorna Reynolds _____ 10-10-18
 Applicant Signature _____ Print Name _____ Date _____
 Director of Accounting

OFFICE USE ONLY	
Fee: \$568	Receipt No.: _____ Date Received: _____
+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)	
Approved: _____	Denied: _____
Planner Signature: _____	Date _____
Assessor's Parcel No. (APN): _____	Application Number: _____

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.

October 8, 2018

City of Manteca
Community Development Department

RE: Temporary Use Permit Narrative – Christmas Tree Lot
Save Mart #386
1172 N. Main
Manteca, CA 95336

RECEIVED

OCT 16 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Sir,

The following is our narrative for the Temporary Use Permit for which The Save Mart Companies has applied.

The Save Mart Companies, DBA Save Mart #386, is applying for a Temporary Use Permit to have a Christmas Tree Lot in the parking lot in front of the store. The Christmas tree lot will be in operation from November 23, 2018 to December 24, 2018. We have ordered 590 trees to sell to our customers at this location over this 5 week period.

The Christmas Tree Lot will have a temporary chain link fence surrounding 24 parking spaces approximately 30' X 132'. There will be a banner on the fence which will be attached with twist ties. The Christmas Tree Lot will only be open during store hours, which are 6am to 12 midnight. We will have no other lighting. There won't be a generator for the lot, nor will there be any water supplied to the lot area. There will be no power tools used in this operation, only hand tools if necessary to secure the tree to the stand as requested by the customer.

There will be no cash register in the lot area. The customer will purchase the tree inside the store and then an employee will help the customer pick a tree. Our employee may help the customer take the tree to the vehicle, but will not assist in the securing of the tree to the vehicle.

The fence will be locked at night. There will be no additional security agents for the Christmas trees. We do not expect this to pose a traffic concern in the area nor do we anticipate the Christmas Tree Lot will result in parking issues.

Sincerely,

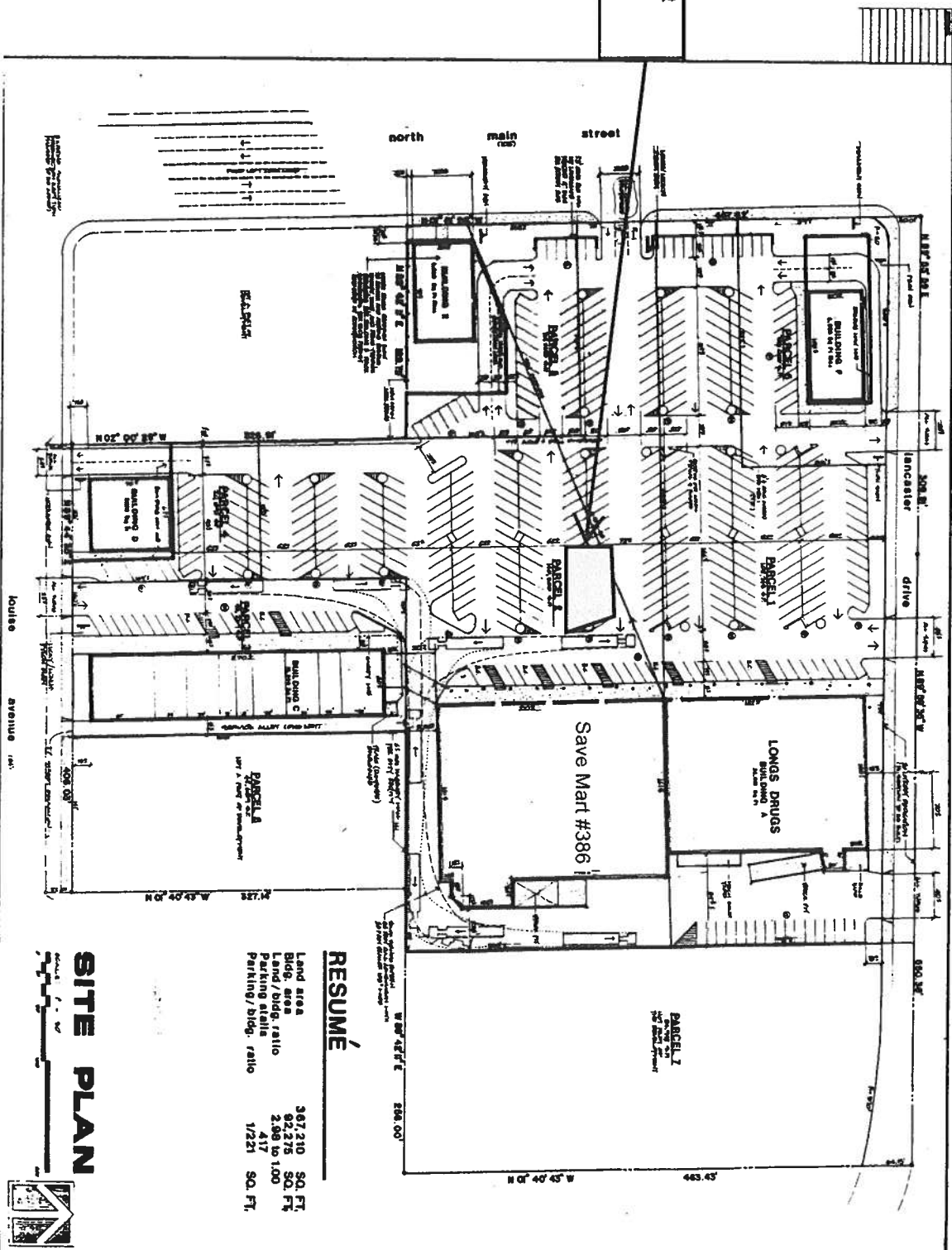


Lorna Reynolds
Director of Accounting
The Save Mart Companies



Christmas Tree Lot
24 parking stalls

EXHIBIT B



RESUME

Land area 387,210 SQ. FT.
 Bidg. area 82,710 SQ. FT.
 Land/bldg. ratio 2.46 to 1.00
 Parking stalls 417
 Parking/bldg. ratio 1/221 SQ. FT.

SITE PLAN



Manteca Shopping Center
 North Main Street at Louise Avenue
 Manteca, California
 for: Pacific Development Group
 P.O. Box 2050, Manteca, California 95200

william glass
 and
 associates
 architects

Store # 386

89051172



PROJECT REFERRAL/ROUTING SHEET

DATE: 10/18/18

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

FROM: Pldg Safety
(Department or Agency)

Contact Person: Lumen Phone: X85ed

Project Title: Temporary Use Permit 18-115 Christmas Tree Lot for Save Mart # 386

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 18, 2018
Re: TUP 18-115_Christmas Tree Lot for Save Mart #386

1. Provide an accessible route 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. Electrical permit is required for any electrical work, disregard if not applicable.



PROJECT REFERRAL/ROUTING SHEET

RECEIVED

OCT 19 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

DATE: 10/19/18

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

FROM: P.D.
(Department or Agency)

Contact Person: S. Cunningham Phone: 8281

Project Title: Temporary Use Permit 18-115 Christmas Tree Lot for Save Mart # 386

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: 10/23/18

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 18-115 Christmas Tree Lot for Save Mart # 386

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 8:49 AM
To: Barnum, Toben
Subject: Task Completed: TUP 18-115 - Save Mart #386 Christmas Tree Lot

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

Subject: TUP 18-115 - Save Mart #386 Christmas Tree Lot
Priority: Normal

Start date: Wed 10/17/2018

Due date: Thu 11/1/2018

Status: Completed

% Complete: 100%

Date completed: Wed 10/17/2018

Actual work: 0 hours

Requested by: Barnum, Toben

No comments



PROJECT REFERRAL/ROUTING SHEET

DATE: 11/1/18

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

FROM: MANTECA FIRE DEPT.
(Department or Agency)

Contact Person: JESSE Jimenez Phone: (209) 456-~~88~~ 8337

Project Title: Temporary Use Permit 18-115 Christmas Tree Lot for Save Mart # 386

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).



CITY OF MANTECA - FIRE DEPARTMENT

FIRE PREVENTION BUREAU

1154 S. UNION ROAD • MANTECA, CA 95337

(209) 456-8340 • FAX (209) 923-8936

CHRISTMAS TREE LOT

Fire Department Standard #18-001

Any individual desiring to operate a Christmas Tree lot is required to obtain a Business License from the City of Manteca, at 1001 W. Center Street and operational permit application must be submitted for review and approval by Fire Dept. All Christmas tree lots will be inspected for the following requirements:

1. Lots must be completely free of brush and rubbish, or other accumulations.
2. A portable fire extinguisher with a minimum rating of 2A-10BC shall be provided on each lot for every 75 feet of travel distance.
3. Electrical wiring to conform to the California Building Code.
4. A separate permit must be obtained from the Fire Prevention Bureau for erecting a tent in excess of 200 square feet, or any canopy in excess of 400 square feet.
5. All tents or similar fabric-type structures must be of an approved flame-retardant material.
6. Use of propane heating appliances shall be reviewed and approved by the Fire Marshal's Office,
7. A clear and unobstructed space of at least 5 feet shall be maintained around the exterior of the lot.
8. Ample aisles and exit ways are to be maintained throughout the lot area.
9. Smoking is prohibited in "No Smoking" signs shall be posted.
10. Use of warming fire is not permitted.
11. Combustible ground covering greater than two inches in depth shall not be permitted.
12. All Christmas trees display in public buildings shall comply with CFC Section-806, FD Standard #18-002
13. All lots must be completely cleared by December 31.



PROJECT REFERRAL/ROUTING SHEET

DATE: 11/1/2018

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

FROM: CDD - Engineering
(Department or Agency)

Contact Person: Manuel Serrano Phone: (209) 456 8580

Project Title: Temporary Use Permit 18-115 Christmas Tree Lot for Save Mart # 386

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).