



CITY OF MANTECA

COMMUNITY DEVELOPMENT
DEPARTMENT

November 1, 2019

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

SUBJECT: TEMPORARY USE PERMIT 19-141: 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, 2019 through December 22, 2019.
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. Accessible parking shall be provided in accordance with 2016 California Building Code and shall include:
 - a. Applicable numbers per CBC 208.2 and Table 11B-208.2.
 - b. Correct locations per CBC 208.3 and shall be on the shortest distance to the entrance. The current locations shown on the site plan do not comply.
 - c. Parking spaces shall comply with the requirements of CBC 11B-502 for access aisles, signage, striping, slopes, locations, widths, depths, vertical clearance, etc. As the currently shown spaces do not comply with the requirements of the 2013 California Building Code or American with Disabilities Act.
7. Accessible restrooms shall be provided in accordance with the 2016 California Plumbing Code and 2016 California Building Code:
 - a. Applicable number per CBC 11B Division 2 and CBC 11B Division 6.
 - b. Accessibility in accordance with the requirements of CBC 11B Division 6

Fire Division

8. 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 black ink, appearing to read 'J. D. Hightower', with a stylized flourish extending from the end.

Jeffrey Hightower
Acting Community Development Director



CITY OF MANTECA Community Development Department Project Referral/Routing

City Departments

- | | |
|--|--|
| <input checked="" type="checkbox"/> Engineering – Maribel Serano | <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 16, 2019

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. (APN 216-410-03)

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than October 31, 2019**. 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 OR 97467</u>	City/State/Zip: <u>Manteca CA 95336</u>
Home Telephone: <u>541-271-2632</u>	Home Telephone: <u>209-239-4141</u>
Mobile No.: <u>541-999-2946</u>	Mobile No.: _____
E-mail Address: <u>hakkierckranch@hotmail.com</u>	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 to Dec 22</u> Hours: <u>9 AM - 9 PM</u> <u>7 Days week</u>
Event Location: <u>1156 N Union Road Manteca</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.

See Attached letter from Cardoza Enterprises

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
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OFFICE USE ONLY

Fee: \$568 Receipt No.: 2019-00085710 Date Received: 10/16/19

+ \$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: 10/31/19

Assessor's Parcel No. (APN): 216-410-03 Application Number: 19-141



CARDOZA ENTERPRISES

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

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

City of Manteca
1001 W. Center St.
Manteca Ca, 95337

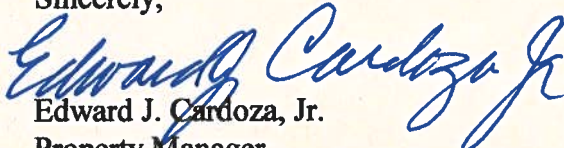
10-16-2019

To Whom It May Concern,

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

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

Sincerely,

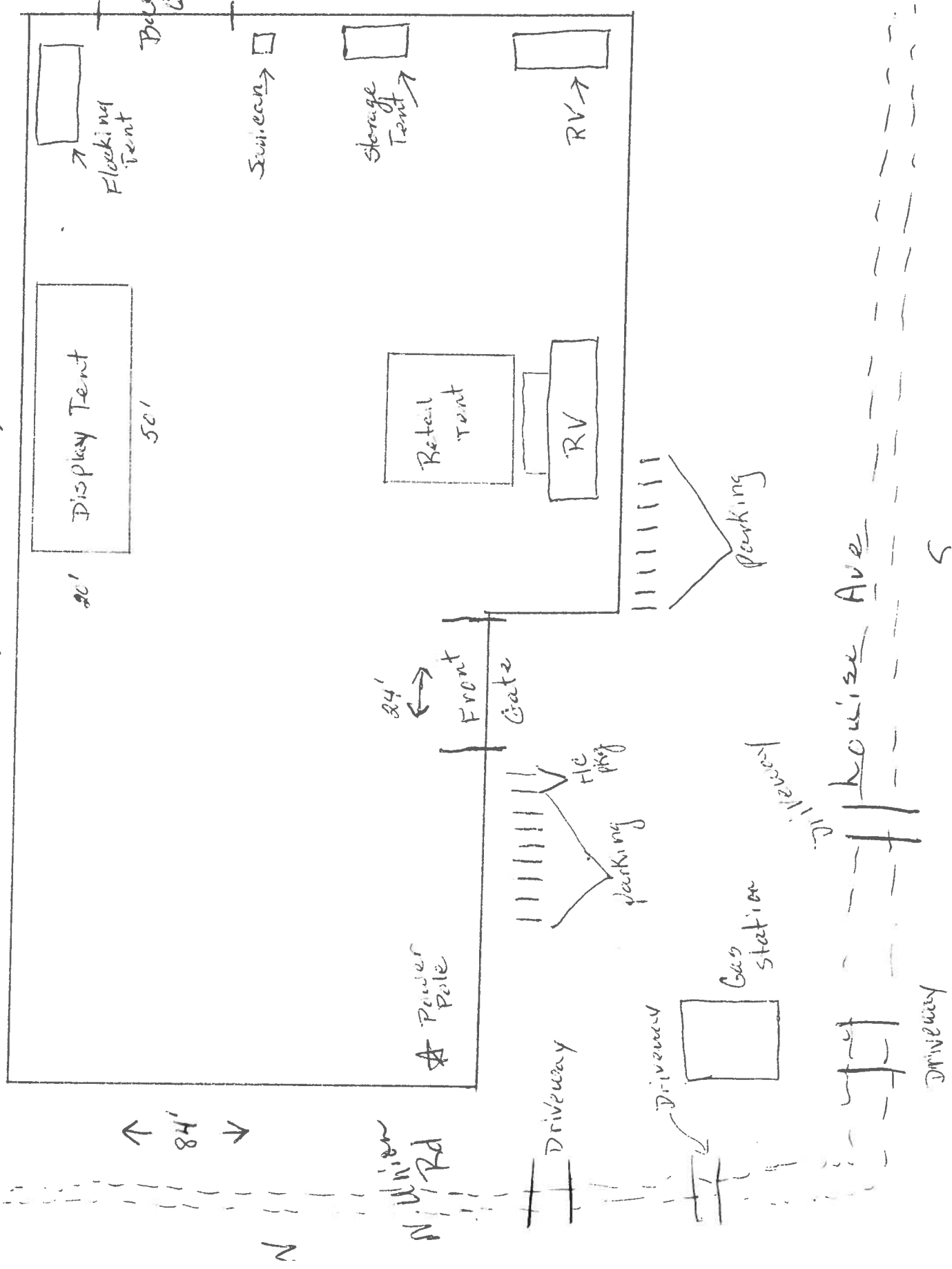

Edward J. Cardoza, Jr.
Property Manager

Specialties

Remain clear

55'

← 200' →



← 84' →

N Union Rd

Driveway

Driveway

Gas station

Driveway

Kowize Ave

Driveway

E

24'

Front Gate

parking

HC plug

parking

RV

Retail Tent

Display Tent

50'

Flocking Tent

Swirean

Storage Tent

RV

Back Gate

108'

5



PROJECT REFERRAL/ROUTING SHEET

DATE: 10/31/2019

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

FROM: ODD/ENGINEERING
(Department or Agency)

Contact Person: M. Serrano Phone: 4568786

Project Title: Temporary Use Permit 19-141 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: 10.31.19

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

FROM: CDD
(Department or Agency)

Contact Person: BLOG SAFETY Phone: 9562

Project Title: Temporary Use Permit 19-141 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: Brad Wungluck, Chief Building Official

Date: October 31, 2019

Re: TUP19-141 Becks Christmas Tree Lot

1. Accessible parking shall be provided in accordance with 2016 California Building Code and shall include:
 - a. Applicable numbers per CBC 208.2 and Table 11B-208.2.
 - b. Correct locations per CBC 208.3 and shall be on the shortest distance to the entrance. The current locations shown on the site plan do not comply.
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 - b. Accessibility in accordance with the requirements of CBC 11B Division 6.



PROJECT REFERRAL/ROUTING SHEET

DATE: October 16, 2019

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: (209) 456-8615

Project Title: Temporary Use Permit 19-141 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: 10/30/19

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

FROM: FZIE
(Department or Agency)

Contact Person: L. Ray Phone: x8347

Project Title: Temporary Use Permit 19-141 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: 10/22/19

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

RECEIVED

OCT 23 2019

COMMUNITY DEVELOPMENT
DEPARTMENT

FROM: P.D.
(Department or Agency)

Contact Person: Scott Cunningham Phone: 8281

Project Title: Temporary Use Permit 19-141 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 16, 2019 1:37 PM
To: Barnum, Toben
Subject: Task Completed: TUP 19-141 Becks Christmas Tree Lot

Thank you,



Koosun Kim, PE, QSD
Deputy Director of Public Works - Engineering
City of Manteca | Public Works
1001 W. Center St. | Manteca, CA 95337
Office: 209.456-8419 | Fax: 209.923.8940
www.mantecagov.com

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

Subject: TUP 19-141 Becks Christmas Tree Lot
Priority: Normal

Start date: Wed 10/16/2019
Due date: Thu 10/31/2019

Status: Completed
% Complete: 100%
Date completed: Wed 10/16/2019
Actual work: 0 hours

Requested by: Barnum, Toben

No comment.