



CITY OF MANTECA

COMMUNITY DEVELOPMENT DEPARTMENT

November 5, 2019

Save Mart Companies
Save Mart # 12
P.O. Box 4664
Modesto, CA 95352

SUBJECT: TEMPORARY USE PERMIT 19-144: CHRISTMAS TREE LOT FOR SAVE MART # 12

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a Christmas tree lot at Save Mart # 12 at 1431 West Yosemite Avenue (APN: 200-190-03). 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 29, 2019 through December 24, 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. 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, 2019.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Toben Barnum', followed by a long horizontal line extending to the right.

*Toben Barnum, Assistant Planner
Community Development Department
City of Manteca*



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 21, 2019

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

Project Description: TUP for Christmas Tree Lot at Save Mart # 12

Project Location: 1431 W. Yosemite Ave.

The Planning Division would appreciate your comments/conditions at the earliest possible date, but **no later than November 4, 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>The Save Mart Companies</u>	Name: <u>Ryba Real Estate, Inc. c/o Summit Team Inc.</u>
Address: <u>PO Box 4664</u>	Address: <u>17165 New Hope Street, Ste H</u>
City/State/Zip: <u>Modesto, CA 95352</u>	City/State/Zip: <u>Fountain Valley, CA 92708</u>
Home Telephone: <u>(209) 577-1600</u>	Home Telephone: <u>(714) 241-1550 x222</u>
Mobile No.: _____	Mobile No.: <u>(714) 724-1552</u>
E-mail Address: <u>accounting@savemart.com</u>	E-mail Address: <u>laura@summitteam.com</u>
Fax No.: <u>(209) 548-6559</u>	Fax No.: <u>(714) 241-1551</u>

Event Info
Business Name: <u>Save Mart #12</u>
Event Hours: Days: <u>11/29/19 - 12/24/19</u> Hours: <u>5:00 am - 12 midnight</u>
Event Location: <u>1431 W. Yosemite, Manteca</u>
Description of Event/ Activities: <u>Christmas Tree Lot</u> <u>8 parking spaces 30' X 70'</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 Save Mart #12 (agent) to act on my behalf on all matters relating to this application.

Sony Bhalla 9-20-19
Property Owner Signature Print Name Date

17165 New Hope Street, Suite H, Fountain Valley, CA 92708 (714) 241-1550 x222
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.

Thomas M. Fargo, Mgr. of Acct 10/10/19
Applicant Signature Print Name Date

OFFICE USE ONLY		
Fee: \$568	Receipt No.: <u>2020-00087627</u>	Date Received: <u>10/21/19</u>
+ \$250 Cleaning Deposit Required. (Christmas tree Lots Only *Send copy of Approved TUP to Superintendent at Solid Waste)		
Approved: <u>X</u>	Denied: _____	
Planner Signature: <u></u>	Date <u>11/6/19</u>	
Assessor's Parcel No. (APN): <u>200-190-03</u>	Application Number: <u>19-144</u>	

Conditions of the Temporary Use Permit

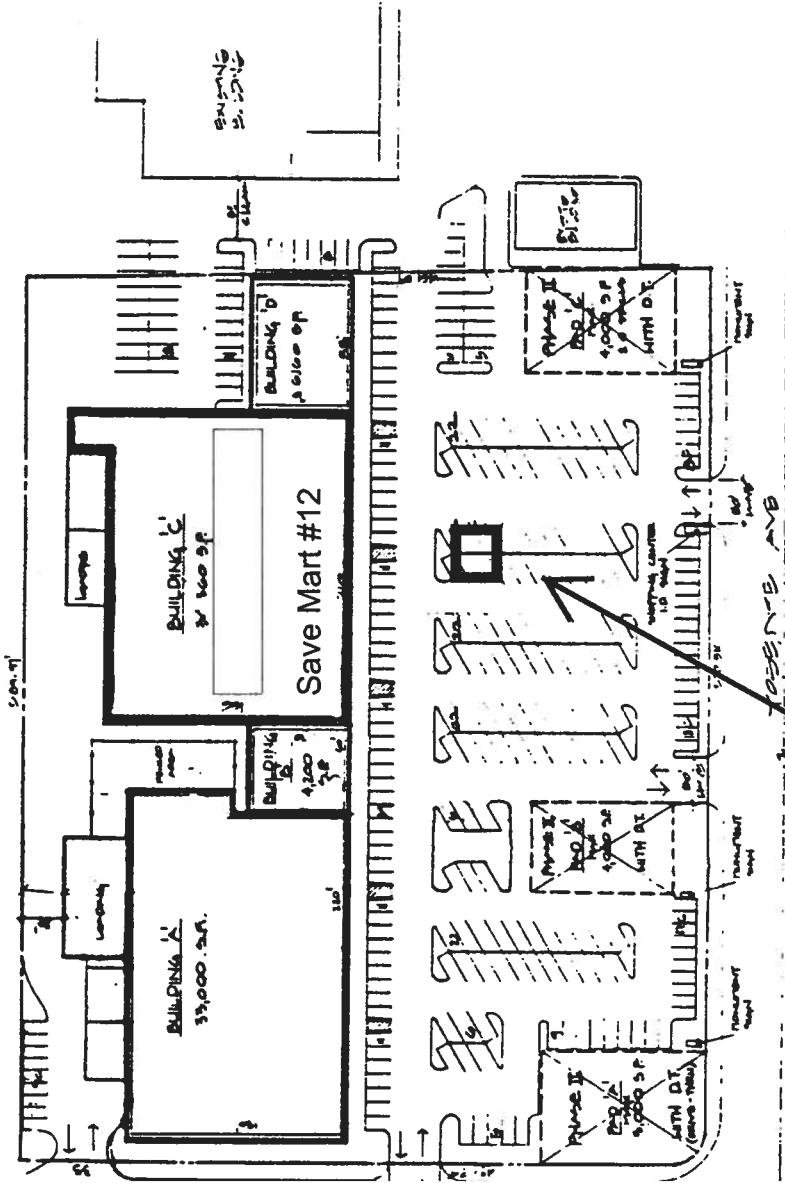
(Please initial all boxes agreeing to comply with all applicable conditions.)

- 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.

Exhibit "A"

[Handwritten signature]
 HERE

Summary
 Land 2.1 ac 226,000 sf
 Building 71,220 sf
 Land/Bldg 1.71 / 1
 Park'g Provd 277 stalls
 Park'g Ratio 3.22/1000



Christmas Tree Lot
 8 parking stalls

September 30, 2019

City of Manteca
Community Development Department

RE: Temporary Use Permit – Christmas Tree Lot
Save Mart #12
1431 W. Yosemite
Manteca, CA 95336

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 #12, 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 29, 2019 to December 24, 2019. We have ordered 715 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 8 parking spaces approximately 30' X 30'. 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 6 am 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,



Thomas M. Fargo
Manager of Accounting
The Save Mart Companies





PROJECT REFERRAL/ROUTING SHEET

DATE: 11/05/2019

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

FROM: CDD engineering
(Department or Agency)

Contact Person: M. Serrano

Phone: (209) 456 8584

Project Title: Temporary Use Permit 19-144 Christmas Tree Lot for Save Mart # 12

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: 11.4.19

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

FROM: CDD - BUDG SAFETY
(Department or Agency)

Contact Person: BW Phone: 8562

Project Title: Temporary Use Permit 19-144 Christmas Tree Lot for Save Mart # 12

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: October 12, 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 19-144 Christmas Tree Lot for Save Mart # 12

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: Rey, Lantz
Sent: Monday, November 04, 2019 10:23 AM
To: Barnum, Toben
Subject: RE: TUP 19-144 Save Mart Christmas tree lot - 1431 W Yosemite

We have processed an operational permit for this lot already. Fire has no additional comments.

From: Barnum, Toben
Sent: Monday, November 4, 2019 8:44 AM
To: Serrano, Maribel <mserrano@ci.manteca.ca.us>; Rey, Lantz <lrey@ci.manteca.ca.us>; Rosales, Michael <mrosales@ci.manteca.ca.us>
Subject: RE: TUP 19-144 Save Mart Christmas tree lot - 1431 W Yosemite

Good morning and happy Monday,

Just an FYI, comments are due today on this project. Thank you.

<< OLE Object: **Toben Barnum, Development Services Technician**
Picture (Device City of Manteca | Community Development Department
Independent 1001 W. Center St. | Manteca, CA 95337
Bitmap) >> Office: 209.456.8517 | Fax: 209.923.8949
www.ci.manteca.ca.us

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

Subject: TUP 19-144 Save Mart Christmas tree lot - 1431 W Yosemite
Priority: Normal

Start date: Mon 10/21/2019

Due date: Mon 11/4/2019

Status: Not Started

% Complete: 0%

Actual work: 0 hours

Requested by: Serrano, Maribel

Good morning,

Hardcopy to follow interoffice. Thank you.



PROJECT REFERRAL/ROUTING SHEET

DATE: 11/14/19

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

FROM: File
(Department or Agency)

Contact Person: W. Taylor Phone: X. 8347

Project Title: Temporary Use Permit 19-144 Christmas Tree Lot for Save Mart # 12

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 19-144 Christmas Tree Lot for Save Mart # 12

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: Thursday, October 24, 2019 9:24 AM
To: Barnum, Toben
Subject: Task Completed: TUP 19-144 Save Mart Christmas tree lot - 1431 W Yosemite

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 19-144 Save Mart Christmas tree lot - 1431 W Yosemite
Priority: Normal

Start date: Mon 10/21/2019

Due date: Mon 11/4/2019

Status: Completed

% Complete: 100%

Date completed: Thu 10/24/2019

Actual work: 0 hours

Requested by: Barnum, Toben

No comment



TUP Routing
Sheet 19-144 - S...

Good morning,

Hardcopy to follow interoffice. Thank you.



Toben Barnum, Development Services Technician
City of Manteca | Community Development Department