



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

November 9, 2020

Beck's Holiday Specialties
ATTN: Rick Beck
775 Dean Creek Rd.
Reedsport, OR 97467

SUBJECT: TUP-20-0110 BECK'S HOLIDAY SPECIALTIES 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 16, 2020 through December 25, 2020.
2. Physical distancing and sanitation protocols shall be strictly monitored and enforced at all times during all hours of operation. Failure to adhere to these health standards may result in revocation of this Temporary Use Permit.
3. All related debris shall be removed from the site upon termination of the use.
4. Emergency vehicle access shall be maintained at all times.
5. 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.
6. 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

7. 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.
8. Electrical permit is required for any electrical work, disregard if not applicable.

If you have questions or if you need supplemental information regarding this letter, please contact me directly at (209) 456-8515 or adiaz@ci.manteca.ca.us

Sincerely,

A handwritten signature in black ink that reads "Allison Diaz". The signature is written in a cursive, flowing style.

*Allison Diaz, Development Services Technician
Development Services Department, Planning Division*



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

RECEIVED

OCT 19 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

Applicant Info	Property Owner Info
Name: Rick T Beck	Name: Cardoza Enterprises
Address: 775 Dean Creek Rd	Address: P.O. Box 1022
City/State/Zip: Reedsport, Or. 97467	City/State/Zip: Manteca, Ca. 95336
Home Telephone: 541-271-2325	Home Telephone: 209-239-4141
Mobile No.: 541-999-2946	Mobile No.:
E-mail Address: threeb@mycomspan.com	E-mail Address:
Fax No:	Fax No.: 209-823-3414

Event Info
Business Name: Beck's Holiday Specialties
Event Hours: Days: Mon-Sun Hours: 8:00 am to 10:00 pm
Event Location: 1156 N Union Rd., Manteca, Ca.
Description of Event/ Activities: Christmas Tree Sales Lot Starting 11-16-20 thru 12-25-20

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 See attached letter (agent) to act on my behalf on all matters relating to this application.

See attached letter of authorization

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.

	Rick T. Beck	10-14-20
Applicant Signature	Print Name	Date

OFFICE USE ONLY

Fee: \$568	Receipt No. <u>2021-00079495</u>	Date Received: <u>10/19/2020</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:	Date <u>11/9/2020</u>	
Assessor's Parcel No. (APN): <u>216-410-03</u>	Application Number: <u>20-0110</u>	

Conditions of the Temporary Use Permit

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

APPROVED
OCT 19 2020

PERMITTING DEPARTMENT

- 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.

**Beck's Holiday Specialties
775 Dean Creek Rd
Reedsport, Or. 97467
Rick and Julie Beck**

APPROVED

OCT 19 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

Location 1
1156 N Union Rd
Manteca, Ca.

Location 2
8 mile Rd/ Lower Sacramento Rd
Stockton, Ca.

Beck's Holiday Specialties is committed to the safety of our customers. While there are no set guidelines for an outdoor vendor, we will be setting the following guidelines.

1. The 20 foot wide gate opening will be divided to help with social distancing. We will have an enter and exit separated by a barrier.
2. We will include signage to remind customers that face coverings are required on the tree lot.
3. We will have a sign showing what 6 feet social distancing looks like.
4. Trees will be set as to help keep social distancing.
5. We will have signage and ground cones to help people stay 6 feet apart at the point of sale.
6. Our 20 x 50 show tent will have separate entrance and exit locations along with a 50 percent reduction in occupancy.
7. Hand sanitizer will be made available to employees and customers.
8. A barrier will be placed at the point of sale between the cashier and customers.

Beak's Holiday Specialties

Retail Ctr

N

55'

← 200' →

E

84' →

N Union Rd

Driveway

Driveway

Gas station

Driveway

Driveway

house Ave

S

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OCT 19 2020

COLUMBIA DEVELOPMENT

Power pole

parking
H/C pkg

Gate
Front

84'

80' Display Tent

50'

Retail tent

RV

parking

Flocking tent

Back Gate

Sunscreen

Storage Tent

RV

108' →

Untitled Map

Write a description for your map.

Legend



Google Earth

© 2020 Google

80 ft





CARDOZA ENTERPRISES

Retail Construction
Commercial Leasing
Property Management
Lic. #530688

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

Phone: 209-239-4141
Fax: 209-823-3414
www.cardozaenterprises.com

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

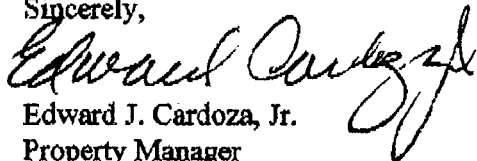
9-10-2020

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

Diaz, Allison

Subject: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot
Start Date: Wednesday, October 21, 2020
Due Date: Wednesday, November 04, 2020

Status: Not Started
Percent Complete: 0%

Total Work: 0 hours
Actual Work: 0 hours

Owner: Serrano, Maribel; Arceo, Lumen; Rosales, Michael; Rey, Lantz; Cunningham, Scott; Kim, Koosun

Handwritten diagram: A horizontal line with arrows pointing down to 'AP', 'Comment', and 'AP'. There are also handwritten 'AP' labels below the line and a 'Comment' label below the line.



Routing sheet - TUP 20-0110
TUP 20-0110 Be... Application Pac...



Diaz, Allison

From: Rosales, Michael
Sent: Tuesday, October 27, 2020 9:19 AM
To: Diaz, Allison
Cc: Raetong, Kay
Subject: TUP 20-110 - Beck's Holiday Specialties Christmas Tree Lot
Attachments: 1156 N. Union Rd - Beck's Holiday Specilies Christmas - TUP 20-110 - Parks Comment.pdf

Alison,

See attached routing sheet. Parks has **NO** comments. Thank you!

Regards,



Michael Rosales, Park Planning and Project Superintendent
RLA 5489 | CPSI 35080-619
City of Manteca | Public Works Department – Parks Planning & Projects
245 North Union Road | Manteca, CA 95337
Office: 209.456.8615 | Fax: 209.923.8947
www.mantecagov.com



PROJECT REFERRAL/ROUTING SHEET

DATE: 10/26/2020

To: **City of Manteca Planning Division**
1215 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 20-0110 Beck's Holiday Specialties 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).

Diaz, Allison

From: Cunningham, Scott
Sent: Wednesday, October 21, 2020 12:13 PM
To: Diaz, Allison
Subject: RE: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot

Good Afternoon Alison,

Code enforcement does not have any comments.
Have a great day!

Thank you,



Scott Cunningham, MPA – Code Enforcement Supervisor
City of Manteca | Police Department
1001 W. Center St. | Manteca, CA 95337
Office: (209) 456-8281 | Fax: (209) 923-8934
www.mantecagov.com

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

Subject: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot
Priority: Normal

Start date: Wed 10/21/2020
Due date: Wed 11/4/2020

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

Requested by: Diaz, Allison

<< File: Routing sheet - TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot.pdf >> << File: TUP 20-0110 Application Packet.pdf >>

Memo

To: Allison Diaz, Development Services technician
From: Lumen Arceo, Senior Engineer
Date: November 4, 2020
Re: TUP 20-110_Christmas Tree Lot for Beck's Holiday Specialties

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.

Diaz, Allison

From: Serrano, Maribel
Sent: Tuesday, November 03, 2020 11:00 AM
To: Diaz, Allison
Subject: RE: TUP's 20-0112, 20-0111 and 20-0110 for Christmas Tree Lots

Hi Allison ☺

The following are approved;

- 20-0111
- 20-0112
- 20-0110

Thank you,

Maribel Serrano

From: Diaz, Allison <adiaz@ci.manteca.ca.us>
Sent: Tuesday, November 03, 2020 10:03 AM
To: Serrano, Maribel <mserrano@ci.manteca.ca.us>
Subject: TUP's 20-0112, 20-0111 and 20-0110 for Christmas Tree Lots

Good morning Maribel,

I wanted to follow up on responses for the three Christmas Tree Lot TUP's. They are due back tomorrow and I am still needing responses from you.

When you have a moment, can you please send your response. ☺

If you have any questions, please let me know.

Best,



Allison Diaz, Development Services Technician
City of Manteca | Development Services Department
1215 W. Center St., Ste. 201 | Manteca, CA 95337
Office: 209.456.8515 | Fax: 209.923.8949
www.mantecagov.com

* Thank you for your email. The City of Manteca is doing its part to contain the spread of the coronavirus. Our offices are closed until further notice. In order to protect the health and safety of the public and our employees, core staff are working on-site, and others are working remotely. It may take additional time for someone to reply, so please bear with us.

Diaz, Allison

From: Kim, Koosun
Sent: Thursday, November 05, 2020 7:17 AM
To: Diaz, Allison
Subject: Task Completed: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot

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

Subject: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot
Priority: Normal

Start date: Wed 10/21/2020
Due date: Wed 11/4/2020

Status: Completed
% Complete: 100%
Date completed: Thu 11/5/2020
Actual work: 0 hours

Requested by: Diaz, Allison

No comment



Routing sheet -
TUP 20-0110 Be...



TUP 20-0110
Application Pac...

Diaz, Allison

From: Salas, Luis
Sent: Monday, November 09, 2020 11:46 AM
To: Diaz, Allison
Subject: FW: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot

From: Salas, Luis
Sent: Monday, November 09, 2020 9:37 AM
To: Serrano, Maribel <mserrano@ci.manteca.ca.us>; Arceo, Lumen <larceo@ci.manteca.ca.us>; Rosales, Michael <mrosales@ci.manteca.ca.us>; Rey, Lantz <lrey@ci.manteca.ca.us>; Cunningham, Scott <scunningham@ci.manteca.ca.us>; Kim, Koosun <kkim@ci.manteca.ca.us>
Cc: Correia, Elizabeth <ecorreia@ci.manteca.ca.us>
Subject: RE: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot

APPROVED



Routing sheet -
TUP 20-0110 Be...

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

Subject: TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot
Priority: Normal

Start date: Wed 10/21/2020
Due date: Wed 11/4/2020

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

Requested by: Serrano, Maribel

<< File: Routing sheet - TUP 20-0110 Beck's Holiday Specialties Christmas Tree Lot.pdf >> << File: TUP 20-0110 Application Packet.pdf >>