



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

November 10, 2020

The Save Mart Companies
ATTN: Accounting
PO Box 4664
Modesto, CA 95352

SUBJECT: TUP-20-0112 SAVEMART STORE #386 CHRISTMAS TREE LOT

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a Christmas tree lot at 1172 N. Main St. (APN: 218-210-10). Your project application for the lot has been approved with the following conditions:

Planning Division

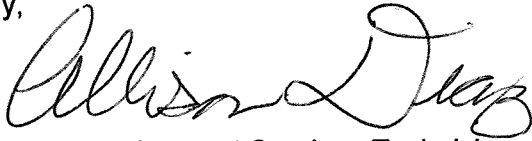
1. The Temporary Use Permit is only valid for the following dates: November 27, 2020 through December 24, 2020.
2. Physical distancing and sanitation protocols shall be strictly monitored and enforced at all times during all hours of operation. Failure to adhere to these health standards may result in 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, appearing to read "Allison Diaz". The signature is fluid and cursive, with the first name "Allison" written in a larger, more prominent script than the last name "Diaz".

*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 14 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

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>accounting@savemart.com</u>	E-mail Address: <u>accounting@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>11/27/20 - 12/24/20</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.

Thomas M. Fargo 10/5/20
Property Owner Signature Agent Print Name Date

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.

Thomas M. Fargo 10/5/20
Applicant Signature Print Name Date
Manager of Accounting

OFFICE USE ONLY	
Fee: \$568	Receipt No.: <u>2021-00079690</u> Date Received: <u>10/14/2020</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: <u></u>	Date: _____
Assessor's Parcel No. (APN): <u>218-210-10</u>	Application Number: <u>20-0112</u>

Conditions of the Temporary Use Permit

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

RECEIVED

OCT 14 2020

COMMUNITY DEVELOPMENT
DEPARTMENT

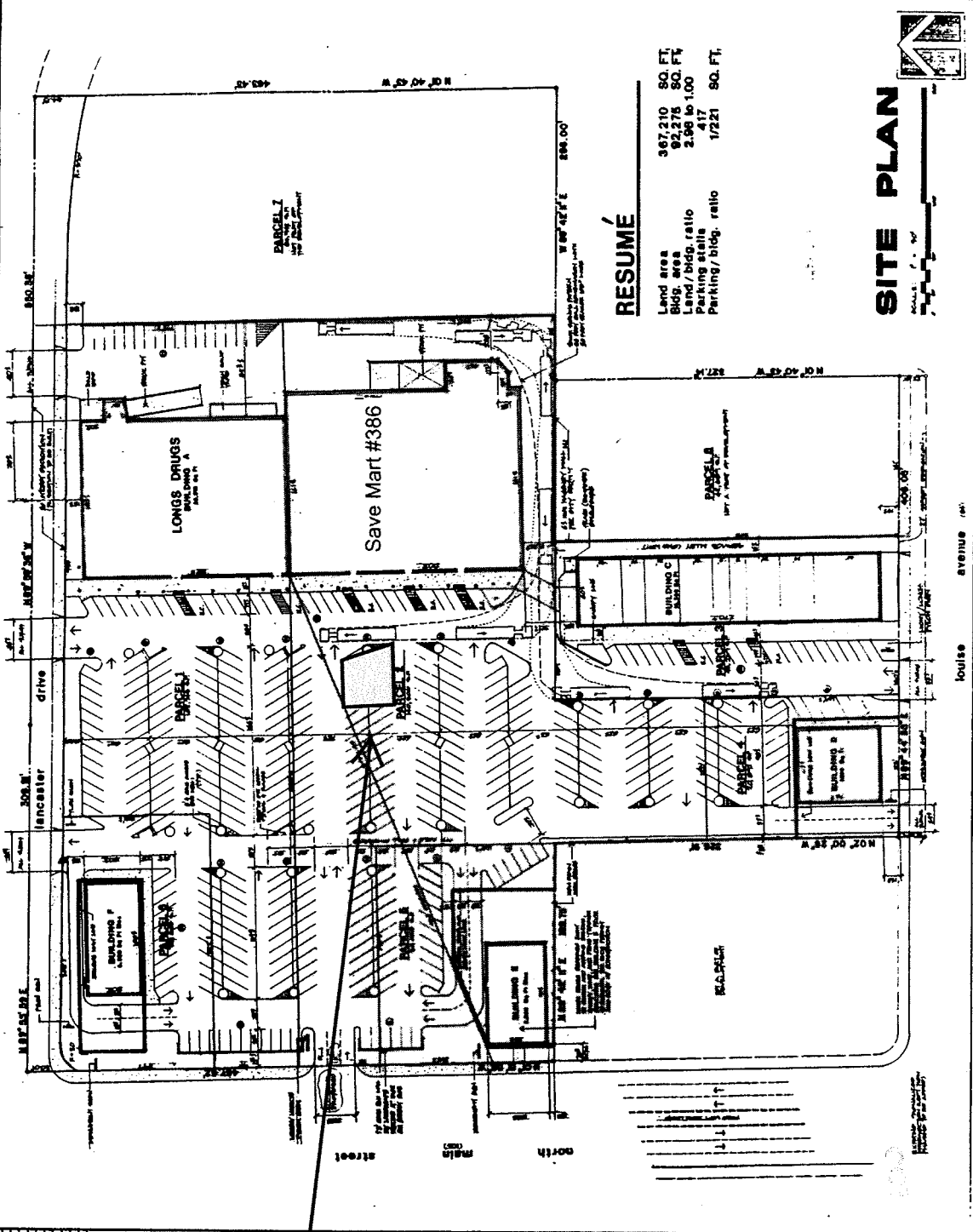
- This Temporary Use Permit is only valid for the dates and times listed on this application.
- Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.
- All related debris shall be removed from the site 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.

2115068

Core # 386

william glass and associates architects

Manteca Shopping Center
North Main Street at Louise Avenue
Merced, California
For: Pacific Development Group
PO Box 3000, Merced, California 95300



RESUME

Land area 397,210 SQ. FT.
 Bldg. area 92,275 SQ. FT.
 Land/bldg. ratio 2.98 to 1.00
 Parking stalls 417
 Parking/bldg. ratio 1/221 SQ. FT.

SITE PLAN



Christmas Tree Lot
14 parking stalls

EXHIBIT B

OCT 14 2020

November 4, 2020

City of Manteca
Community Development Department

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

Save Mart #386
1172 N. Main
Manteca, CA 95336

RECEIVED

NOV 10 2020

COMMUNITY DEVELOPMENT
DEPARTMENT


Dear Sir,

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

The Save Mart Companies, DBA Save Mart #12 and Save Mart #386 has applied for a Temporary Use Permit to have a Christmas Tree Lot in the parking lot in front of the stores.

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. There is only one entrance to the tree lot. Face coverings are to be worn at all times and distancing guidelines will be followed. Since this is outside, sanitation is not necessary. The fence will be locked at night.

Sincerely,



Thomas M. Fargo
Manager of Accounting
The Save Mart Companies



October 1, 2020

City of Manteca
Community Development Department

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

APPROVED
OCT 14 2020
COMMUNITY DEVELOPMENT

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 27, 2020 to December 24, 2020. We have ordered 755 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 14 parking spaces approximately 20' X 50'. 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



Diaz, Allison

From: Rosales, Michael
Sent: Tuesday, October 27, 2020 9:24 AM
To: Diaz, Allison
Cc: Raetong, Kay
Subject: TUP 20-112 - Savemart Store #386 Christmas Tree Lot
Attachments: 1172 N. Main St - Savemart Store # 386 Christmas Tree Lot - TUP 20-112 - Parks Comments.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: Public Works Department - Park Planning & Projects
(Department or Agency)

Contact Person: Michael Rosales Phone: (209) 456-8615

Project Title: Temporary Use Permit 20-0112 Savemart Store #386 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 12:14 PM
To: Diaz, Allison
Subject: RE: TUP 20-0112 Savemart Store #386 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 20-0112 Savemart Store #386 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 20-0112 Savemart Store #386 Christmas Tree Lot.pdf >> << File: TUP 20-0112 Application Packet.pdf >>

Memo

To: Allison Diaz, Development Services technician
From: Lumen Arceo, Senior Engineer
Date: November 4, 2020
Re: TUP 20-112_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.

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 20-0112 Savemart Store #386 Christmas Tree Lot

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

Subject: TUP 20-0112 Savemart Store #386 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 20-0112 Sa...



TUP 20-0112
Application Pac...

Diaz, Allison

From: Salas, Luis
Sent: Monday, November 09, 2020 11:46 AM
To: Diaz, Allison
Subject: FW: TUP 20-0112 Savemart Store #386 Christmas Tree Lot

From: Salas, Luis
Sent: Monday, November 09, 2020 9:41 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 20-0112 Savemart Store #386 Christmas Tree Lot

Approved.



Routing sheet -
TUP 20-0112 Sa...

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

Subject: TUP 20-0112 Savemart Store #386 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 20-0112 Savemart Store #386 Christmas Tree Lot.pdf >> << File: TUP 20-0112 Application Packet.pdf >>