



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

November 4, 2021

Beck's Holiday Specialties
ATTN: Rick T. Beck
775 Dear Creek Rd.
Reedsport, OR 97467

SUBJECT: TUP-21-138 BECK'S HOLIDAY SPECIALTIES

Dear Applicant:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for a Christmas Tree Lot. Your project application has been approved with the following conditions:

**City of Manteca Development Services Department, Planning Division
Allison Diaz, Development Services Technician (209) 456-8515**

1. The Temporary Use Permit is valid only for the following date and time:
Monday, November 22nd, 2021 thru Saturday, December 25th, 2021 from 8 am to 10 pm
2. Fees: Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.
3. 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.
4. Applicant shall be responsible for the removal of all trash from site after the event.
5. Applicant and all vendors shall not obstruct any public right of way or any point of entry to any existing business.
6. Any proposed off-site signs, portable signs, a-frame signs, sandwich board signs, etc, shall be subject to sign permit review and approval prior to installation.
7. Event coordinator, event employees and all vendors shall comply with City of Manteca Noise Standards pursuant to MMC 17.58.050. General noise shall be kept to reasonable levels, and no motor noise shall be permitted between the hours of 10:00pm and 7:00am.

**City of Manteca Development Services Department, Building Safety Division
Lumen Arceo, Senior Plan Check Engineer (209) 456-8560**

8. 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.

9. Electrical permit is required for any electrical work.

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,

Allison Diaz

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

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.

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

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.



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

9-25-2021

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