



# CITY OF MANTECA

## DEVELOPMENT SERVICES DEPARTMENT

November 9, 2021

The Savemart Companies  
ATTN: Sheila Smith  
P.O. Box 4664  
Modesto, CA 95352

**SUBJECT: TUP-21-143 SAVEMART #386 CHRISTMAS TREE LOT**

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:  
Friday, November 26<sup>th</sup>, 2021 thru Friday, December 24<sup>th</sup>, 2021 from 5 am to midnight;
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, 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](mailto:adiaz@ci.manteca.ca.us)

Sincerely,

*Allison Diaz*

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

September 24, 2021

City of Manteca  
Community Development Department

RE: Temporary Use Permit Narrative – Christmas Tree Lot  
Save Mart #386  
1172 N. Main  
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 #386, 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 26, 2021 to December 24, 2021. We have ordered 515 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 30' 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. There is only one entrance to the tree lot. Face coverings are to be worn at all times and distancing guidelines will be followed.

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,



Sheila Smith  
Compliance Specialist  
The Save Mart Companies





### Conditions of the Temporary Use Permit

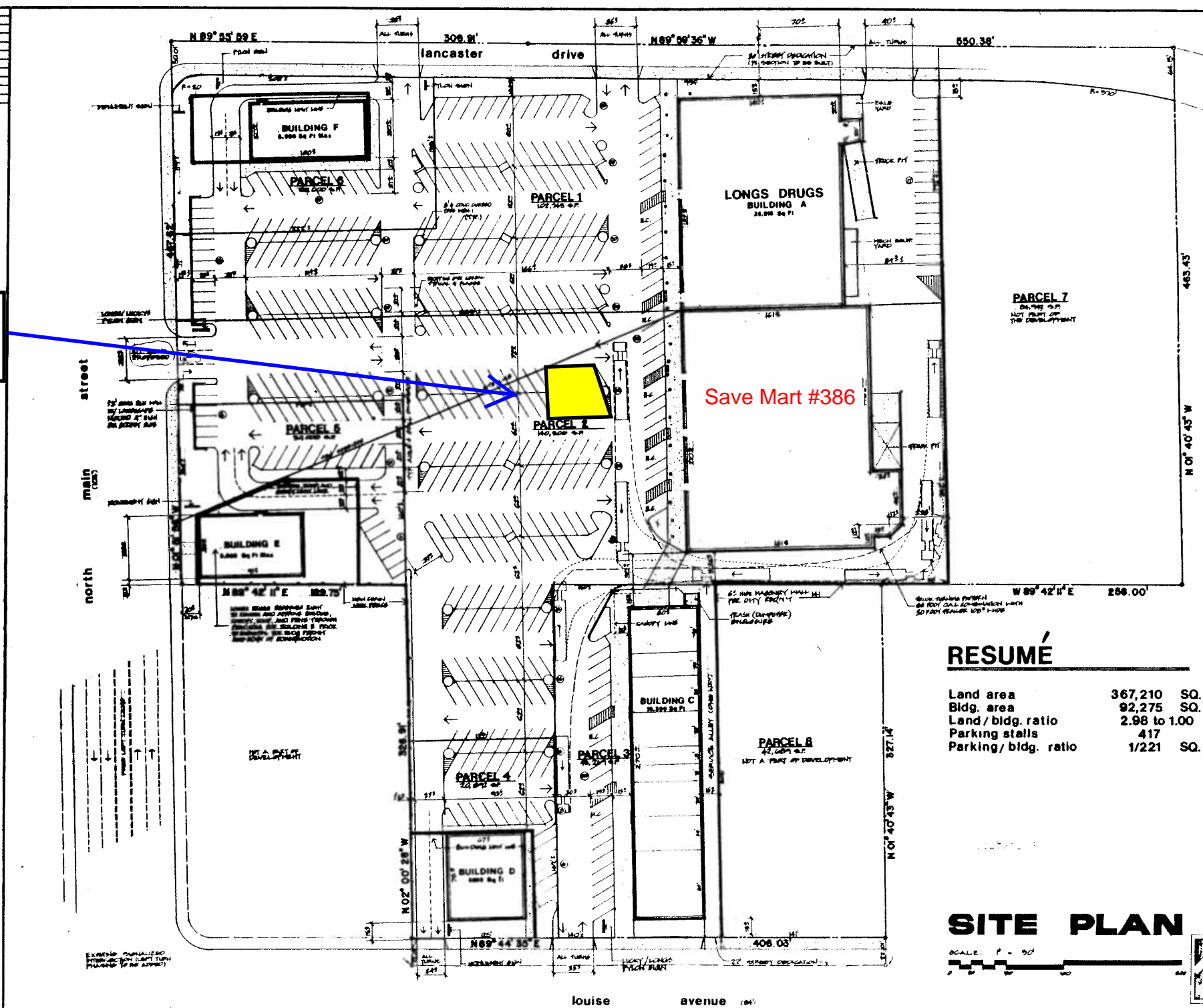
(Please initial all boxes agreeing to comply with all applicable conditions.)

- 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.



Christmas Tree Lot  
14 parking stalls

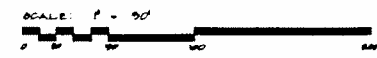
EXHIBIT B



RESUMÉ

Land area	367,210	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



william glass  
and  
associates,  
architects

22245 main street  
suite 100  
hayward california 94541  
415/517-2384

william glass, architect  
scott hertz, architect  
richard larson, architect  
michael howatt, architect  
david converse

Manteca Shopping Center  
North Main Street at Louise Avenue  
Manteca, California  
for: Pacific Development Group  
P.O. Box 2001, Hanford, Ca 93230

Project No.	
Scale	1" = 50'
Date	4/27/85
Sheet No.	

drawing number

89051172

Store # 386