



## PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers  
14050 Olympic Dr, Clearlake, CA

Tuesday, June 09, 2026

6:00 PM

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The Planning Commission meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel ([https://www.youtube.com/channel/UCTyifT\\_nKS-3woxEu1ilBXA](https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA)) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public will not be allowed to provide verbal comment during the meeting if attending via Zoom. The public can submit comments in writing for Commission consideration by commenting via the Q&A function in the Zoom platform or by sending comments to the Administrative Services Director/City Clerk at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us). To give the Commission adequate time to review your comments, you must submit your written emailed comments prior to 4:00 p.m. on the day of the meeting.

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### AGENDA

**MEETING PROCEDURES:** *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the Planning Commission prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Chair has the discretion of limiting the total discussion time for an item.*

*Pursuant to Senate Bill 1100 and the City Council Norms and Procedures, any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the Commission, staff or general public, or while attending the Planning Commission meeting and refuses to come to order at the direction of the Presiding Officer, shall be removed from the Council Chambers or the Zoom by the sergeant-at-arms or the City Clerk and may be barred from further attendance before the Commission during that meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Presiding Officer. The Presiding Officer may direct the sergeant-at-arms to remove such offenders from the room.*

### AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us) at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

## AGENDA REPORTS

Staff reports for each agenda item are available for review at [www.clearlake.ca.us](http://www.clearlake.ca.us). Any writings or documents pertaining to an open session item provided to a majority of the Planning Commission less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at [www.clearlake.ca.us](http://www.clearlake.ca.us).

### Zoom Link:

Join from PC, Mac, iPad, or Android:

<https://clearlakeca.zoom.us/j/86266560249?pwd=bsXMmHMzXRz8y48oYymCtWcWEX2a3T.1>

Passcode:386494

#### A. ROLL CALL

#### B. PLEDGE OF ALLEGIANCE

#### C. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

**D. PUBLIC COMMENT:** *This is the time for any member of the public to address the Planning Commission on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Commission or staff to discuss issues brought forth under Public Comment.** The Commission cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

**E. CONSENT AGENDA:** *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Commission requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

1. Minutes

Recommended Action: Receive and file

#### F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2025-04 to allow a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, CA.

Recommended Action: Adopt Resolution PC 2026-06.

#### G. CITY MANAGER AND COMMISSIONER REPORTS

#### H. FUTURE AGENDA ITEMS

**I. ADJOURNMENT**

POSTED: June 5, 2026

BY:



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Melissa Swanson, City Clerk



## PLANNING COMMISSION MEETING

Clearlake City Hall Council Chambers  
14050 Olympic Dr, Clearlake, CA

Tuesday, May 12, 2026

6:00 PM

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### MINUTES

#### A. ROLL CALL

PRESENT

Chair Fawn Williams

Vice Chair Jack Smalley

Commissioner Chris Inglis

Commissioner Derek Counts

Commissioner Ray Silva

#### B. PLEDGE OF ALLEGIANCE

#### C. ADOPTION OF THE AGENDA

#### D. PUBLIC COMMENT

There were no public comments.

#### E. CONSENT AGENDA

Motion made by Commissioner Counts, Seconded by Commissioner Inglis.

Voting Yea: Chair Williams, Vice Chair Smalley, Commissioner Inglis, Commissioner Counts,  
Commissioner Silva

1. Minutes

Recommended Action: Review and file

Motion made by Chair Williams, Seconded by Commissioner Inglis.

Voting Yea: Chair Williams, Vice Chair Smalley, Commissioner Inglis, Commissioner Counts,  
Commissioner Silva.

#### F. PUBLIC HEARING

2. Discussion and Consideration of Conditional Use Permit, CUP 2026-03 to allow an Automobile  
Tire Shop located at 3510, 3511 and 3520 Redwood Street, Clearlake, CA.

Recommended Action: Adopt Resolution PC 2026-05

Associate Planner Michael Taylor gave the staff report.

Staff recommends adding condition: Within thirty (30) days of Conditional Use Permit approval, the applicant shall submit a Parking Plan for review and approval by the Planning Director. This shall be implemented and maintained for the duration of use.

Commissioner Silva commented on sidewalk curb and gutter deferral, bond requirement, timing, and design.

Commissioner Inglis commented on nearby businesses, coordination of sidewalk improvements, and noise level.

Associate Planner Michael Taylor provided clarification on sidewalk curb and gutter deferral. Stating that included in conditions of approval prior to operation applicant will construct curb, gutter, and sidewalk, entirely. That the applicant has commissioned an engineer for plans and subsequent processing. And the business working hours being within normal working hours in response to the noise level question.

City Manager Alan Flora provided clarification on sidewalk curb and gutter deferral. Stating that it is not recommended and that this applicant plans to begin this process now, before use, as required. Clarification was also provided on parking requirements, plans, timeframe, and conditions for approval.

Commissioner Williams commented on employee parking.

Chair Smalley commented on zoning and parking for site.

Commissioner Counts commented on dwelling use and service bays.

Applicant answered comments made by the planning commission members.

Motion made by Chair Williams, Seconded by Commissioner Inglis.  
Voting Yea: Chair Williams, Vice Chair Smalley, Commissioner Inglis, Commissioner Counts, Commissioner Silva with added condition.

**G. CITY MANAGER AND COMMISSIONER REPORTS**

**H. FUTURE AGENDA ITEMS**

**I. ADJOURNMENT**

Meeting adjourned 6:31PM.



Melissa Swanson, Administrative Services Director/City Clerk





# City of Clearlake Planning Commission

STAFF REPORT	
<b>Subject:</b> Conditional Use Permit, CUP 2025-04 Categorical Exemption, CE 2025 -07	<b>Meeting Date:</b> June 9th 2026 6:00PM
<b>Submitted By:</b> Mark Roberts – Senior Planner	
<b>Report Purpose</b> <input checked="" type="checkbox"/> <b>Action Item</b> <input type="checkbox"/> Discussion <input type="checkbox"/> Information Only	
<b>Applicant(s):</b> Louis Iacovino	
<b>Property Owner:</b> Louis Iacovino	
<b>Location:</b> 14530 Lakeshore Drive, Clearlake, CA 95422 (APN: 040-182-35)	

**What is Being Asked of The Planning Commission:**

The Planning Commission is being asked to consider Conditional Use Permit, CUP 2025-04 and corresponding environmental filing, Categorical Exemption, CE 2025-07 to allow a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, California 95422, further described as Assessor’s Parcel Number 040-182-35.



**PROJECT SUMMARY:**

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of a commercial food park (Highlands Food Park). The project initially operated under a Temporary Use Permit (issued in March 2024) for a one-year trial period as a concept plan, with an understanding that a CUP would be required for long-term operation. Following the expiration of the TUP, the property was sold, and the new owner has since been working with the City to obtain the necessary permits. In November 2025, a CUP Application was submitted with the understanding that operations may not resume until proper approvals have been granted, including additional site improvements. The project includes, but is not limited to (*Refer to Attachment 3 & 4 for full details*):

- **Food Truck Operations:** Up to eight (8) food truck vendors may operate on-site at any given time.
- **Hours of Operation:** Monday through Sunday, 11:00 a.m. to 10:00 p.m., with approximately 1 to 4 employees per vendor.
- **Existing On-Site Structures:**
  - 160-square-foot for the storage of tools/operational equipment.
  - 800-square-foot outdoor dining shade structure.
- **Site Access:** Vehicle access will be provided via Lakeshore Drive, with parking located outside the fenced operational area with access via a pedestrian walkway and/or gate. Customer vehicles will not be permitted to enter/park within the food park area.
- **Parking Improvements:** The project proposes improvements to the existing parking lot, which contains approximately 13 spaces, including two ADA-accessible spaces along Lakeshore Drive.
- **Surfacing and Compliance:** All parking areas, drive aisles, and designated travel routes will be improved with all-weather surfacing material (e.g., asphalt, concrete, or chip seal) to ensure compliance with the City Municipal Codes & Design Standards, including the California Building Standards.

**AGENCY REVIEW:**

A Request for Review (RFR) was distributed via email on November 11<sup>th</sup>, 2025, to all applicable Federal, State and local agencies. Departments were asked to provide comments no later than December 1<sup>st</sup>, 2025. The project was circulated to the following agencies. (*Refer to Attachment 5 for details*).

- *City of Clearlake (Building, Planning, Public Works and Police/Code Department)*
- *Lake County Air Quality Management District*
- *Lake County Fire Protection District*
- *Lake County Environmental Health*
- *Lake County Special Districts*
- *Lake County Assessor Office*
- *Lake County Tax Collector*
- *Highlands Water District*

*Comments were received from Lake County Special Districts and Lake County Environmental Health. Conditions of Approval have been incorporated to adhere to all applicable Federal, State and local agency requirements.*

**ZONING AND GENERAL PLAN CONSISTENCY:**

Zoning Regulations: In accordance with Chapter 18, Section 18-18.040 (*Commercial, Recreation and Amusement Uses – Table 5*) of the City Municipal Code, “Other Outdoor Commercial Amusements” are allowed upon securing a Conditional Use Permit (CUP). Commercial Outdoor Amusement includes intermittent and permanent uses, such as rodeo/fairgrounds, event grounds or similar facilities.

Parking Requirements: Pursuant to Chapter 18, Section 18-20.090, the proposed operation would fall under the classification of Outdoor Recreation (Other Active Recreation) for parking requirements. This classification requires 12 spaces per acre. The project site is approximately 0.66 acres (28,749.6 SQFT) in size and would require a minimum of eight (8) parking spaces.

- Per the Site Plan (*Refer to Attachments 3 & 4*), the operation will have 13 parking spaces, which includes two accessible compliant parking spaces.

General Plan: The existing operation is consistent with the City of Clearlake 2040 General Plan, as it supports key economic development goals by generating employment opportunities, and increasing hospitality uses along Lakeshore Drive. The proposed operation and/or site modifications are consistent with applicable provisions of the City Municipal Code.

**ENVIRONMENTAL REVIEW (CEQA):**

The California Environmental Quality Act (CEQA) requires public agencies to evaluate the potential environmental impacts of discretionary land use approvals. Based on review of the application material, agency comments, and the project’s location within an urbanized area, staff has determined that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines, Title 14, Division 6, Chapter 3, Section 15301 (*Class 1 – Existing Facilities*) and Section 15303 (*Class 3 – New Construction or Conversion of Small Structures*).

These exemptions apply to the project as it involves the re-establishment of an existing use, the construction and installation of small structures totaling less than 10,0000 square feet within an urbanized area. Based on these findings, the project is exempt from further environmental review under CEQA, as the proposed activities fall within the applicable categorical exemptions and do not result in significant environmental impacts.

**LEGAL NOTICE & PUBLIC COMMENT:**

The public hearing was noticed at least ten (10) days in advance through an electronic publication of the Lake County Record-Bee on *Saturday, April 11th, 2026*, posted in the City Bulletin Board and notices were mailed via USPS to all property owners within a 300-foot radius of the subject parcel in accordance with the Clearlake Municipal Code (*All mailing addresses were obtained from the electronic database maintained by the Lake County Assessor's Office*).

**MOTION/OPTIONS:**

1. Move to Adopt Resolution PC 2026-06, A Resolution of the Planning Commission of the City of Clearlake approving Conditional Use Permit, CUP 2025-04 and corresponding Categorical Exemption, CE 2025-07 to authorize a Commercial Food Park Operation located at 14530 Lakeshore Drive, Clearlake, CA further described as Assessor Parcel Number 040-182-35.
2. Move to Deny Resolution PC 2026-06, and direct staff to prepare appropriate findings.
3. Move to continue the item and provide alternate directions to staff.

**ATTACHMENTS:**

- Attachment 1 – PC Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – Application Packet
- Attachment 4 - Site Plan Layout
- Attachment 5 - Agency Comments

**RESOLUTION No. PC 2026-06**

**A Resolution of the Planning Commission  
City of Clearlake, State of California  
Approving Conditional Use Permit CUP 2025-04 and  
Categorical Exemption CE 2025-07**

**WHEREAS**, Louis Iacovino applied for approval of a conditional use permit to allow the operation of a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, CA 95422, APN 040-182-35-000; and

**WHEREAS**, the Planning Commission, on **June 9<sup>th</sup> 2026**, concurred with the City Zoning Code Chapter 18, Section 18-18 (Commercial, Recreation Table 5) that “Other Outdoor Commercial Amusement” uses is subject to a conditional use permit; and;

**WHEREAS**, the project is categorically exempt from environmental review pursuant to the State of California Environmental Quality Act CEQA Guidelines, Title 14, Division 6, Chapter 3, Section 15301 (*Class 1 – Existing Facilities*) and Section 15303 (*Class 3 – New Construction or Conversion of Small Structures*), and;

**WHEREAS**, the application has been processed in accordance with the City Municipal Codes, the City’s Environmental Review Guidelines and the California Environmental Quality Act (CEQA); and;

**WHEREAS**, adequate public notice was made for the project in accordance with the City of Clearlake Municipal Code; and

**WHEREAS**, the General Plan and Land Use Designation is General Commercial and as conditioned, the proposed use would be consistent with the General Plan; and

**WHEREAS**, in accordance with Section 18-28.040 Findings of the Zoning Code the use as proposed will not be detrimental to the health, safety, convenience, or general welfare of people residing or working in the vicinity, or injurious to the property, improvements or potential development in the vicinity with respect to aspects including, but not limited to, the following:

- a. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures.
- b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.
- c. The safeguards provided to prevent noxious or offensive emissions, including noise, glare, dust, and odor.
- d. The treatment given, as appropriate to aspects such as landscaping, open spaces, parking areas, loading areas, service areas, lighting, and signage

**WHEREAS**, with the incorporated Conditions of Approval, referenced as Exhibit A herein, the project complies with the City Municipal Codes/Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Clearlake that the project is hereby approved, subject to the approved Conditions of Approval (Exhibit A).

**PASSED AND ADOPTED** on this 9th day of June 2026 by the following vote:

<b>Planning Commissioners</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Chair Jack Smalley				
Vice Chair Chris Inglis				
Commissioner Fawn Williams				
Commissioner Ray Silva				
Commissioner Derek Counts				

\_\_\_\_\_  
City of Clearlake – Planning Commission Chair

ATTEST: \_\_\_\_\_  
City of Clearlake Clerk/Deputy Clerk

## EXHIBIT A

CITY OF CLEARLAKE  
CONDITIONS OF APPROVAL

Pursuant to the approval of the Planning Commission on **June 9, 2026, a Conditional Use Permit, CUP 2025-04 and corresponding environmental filing Categorical Exemption, CE 2025-07** are hereby granted to Louis Iacovino to allow a Commercial Food Park located at 14530 Lakeshore Drive, Clearlake, CA 95422, further described as Assessor Parcel Number 040-182-35-000. This approval is subject to the following terms and conditions.

**SECTION A - GENERAL CONDITIONS:**

1. The use shall substantially conform to the site plan(s), and project description submitted with the application dated November 11th, 2025, and any conditions of approval imposed by the above permit and Review Authority as shown on the approved site plan and project description for this action dated June 9<sup>th</sup>, 2026.
2. **Prior to operation**, the applicant shall secure/maintain all required permits and adhere to all applicable Federal, State and local agency requirements, including but not limited to Lake County Air Quality Management District, the City of Clearlake, Lake County Fire Protection District, Lake County Environmental Health Department, Lake County Special Districts and the local Water District.
3. **Prior to operation**, all driveways and parking areas shall be surfaced with all-weather material, such as asphalt or concrete (*or similar approved material by the Community Development Director*). All improvements shall adhere to all applicable Federal, State and local agency requirements.
4. **Prior to the installation of any signage**, the applicant shall apply for and secure a Sign Permit. All signs shall adhere to the City Municipal Code and Adopted Design Standards.
5. **Prior to Operation**, a Trash Enclosure shall be installed in accordance with the City Municipal Code and Adopted Design Standards.
6. **Prior to Operation**, all accessible parking areas, routes of travel to and from all buildings, parking areas, structures/building access and bathrooms shall meet the California Accessibility Codes/Standards, including the use of food vendor spaces 1-4 or 5-8.
7. **Prior to Operation**, the applicant and/or food vendors shall apply for and maintain an active Business License (*Business License are valid from September 30 to September 30*) with the City. Said license may be applied through the Online Permitting System (OpenGov) at <https://clearlakeca.portal.opengov.com/>.
8. **Prior to operation**, the applicant and/or food vendors shall comply with all fire safety rules and regulations of the Lake County Fire Protection District.
9. In lieu of installing curb, gutter, and sidewalk improvements along all required frontages, as normally required, the applicant shall pay a fee to the City equal to the cost of installing the improvements to the City standard. This is in recognition of the project's location within the area of a City project for road and pedestrian improvements to the Lakeshore Drive corridor. The costs shall be determined by City Engineer. **Said fee shall be paid prior to operation.**

10. **Prior to operation**, food vendors shall comply with all food safety regulations required by the County of Lake Environmental Health Division. Vendors shall obtain and maintain all required permits, including always displaying the permit.
11. **Prior to Operation**, the installation of the wright iron fence and matching gates shall be installed along Lakeshore Drive and Emory Avenue. All fencing shall adhere to the City's Adopted Design Standards and City Municipal Code.
12. The applicant shall install a minimum of two shared electrical outlet stations to serve the mobile food truck spaces. Each station shall be centrally located between Spaces 1–4 and Spaces 5–6 and able to support the required number of spaces. **Said installation shall occur within 90 days of securing use permit, and prior to commencement of work, applicant shall secure the proper building permits.**
13. If improvements occur within the Right-of-Way the applicant shall coordinate with the City of Clearlake – Public Works Department to apply for and obtain an encroachment permit. All improvements shall comply with all applicable Federal, State, and local requirements.
14. If the applicant and/or operators/mobile food trucks wish to remain permanently on-site according to the County of Lake Environmental Health Division, they will be classified as a permanent food operation which may require connecting to public sewer and water. For additional details, please coordinate with the Lake County Environmental Health Department.
15. Pop-up vendors that utilize portable or non-permanent structures (such as tents, booths, or carts) are not permitted to operate on a permanent basis. They may operate during approved Special Event Operations and must obtain all required permits prior to operating.
16. The operation shall comply with all applicable hazardous materials requirements of the Lake County Environmental Health Department, including, but not limited to, the following:
  - *Hazardous waste shall not be disposed of on-site without prior review and approval and/or permits from the Lake County Environmental Health Department, and/or all required agencies. All collected hazardous or toxic waste materials shall be recycled or disposed of by a registered waste hauler at a facility legally authorized to accept such materials.*
  - *All employees and staff members shall receive appropriate training and shall utilize required Personal Protective Equipment (PPE) when handling biological/chemical agents, in accordance with all applicable laws and regulations.*
  - *Hazardous materials shall be stored in accordance with Lake County Environmental Health Department requirements. If hazardous material quantities exceed applicable regulatory thresholds, a Hazardous Materials Inventory Disclosure Statement and/or Hazardous Materials Business Plan shall be prepared, submitted, and maintained as required.*
  - *Any spill or release of hazardous materials shall be immediately contained, controlled, and remediated in accordance with applicable laws and regulations.*
  - *All equipment, fuels, chemicals, and hazardous materials shall be properly maintained, handled, and stored within designated staging or storage areas located outside of and away from waterways, drainage channels, and other environmentally sensitive areas.*
17. The operation shall adhere to all requirements in Chapter 18, Section 18-22 - Performance Standards of the City Municipal Code (*i.e. Noise, Vibrations, Air Containments, Odors, Solid Waste, Flammable Material, etc.*).

18. If the operation requires state and/or federal permits including compliance with any applicable state and/or federal permit, said permit shall be obtained prior to commencing operations and a copy shall be kept onsite. Failure to secure the required state and/or federal permits may result in delays of the operation or revocation of the permit.
19. All outdoor lighting shall be directed downward and shielded to illuminate only the project site, not adjacent properties. All lighting shall comply with applicable Federal, State, and local requirements, including the standards outlined in DarkSky.org.
20. Extension cords shall not be used within the Commercial Food Park facilities if their placement or condition could reasonably create unsafe working conditions or hazards for patrons/staff. Extension cords may be used only in the rear portion of food vendor spaces (along the side yard fencing only) and must comply with all applicable code requirements.
21. Any conditions established pursuant to these regulations shall be met before the use is established, except that the Community Development Director/designee, Planning Commission or on appeal, the City Council, may establish a schedule for certain conditions to be met after the establishment of the use. Continuance of the use shall then be contingent on complying with the schedule for meeting the deferred conditions.
22. This Conditional Use Permit does not abridge or supersede the regulatory powers and permits requirements of any federal, state, or local agency requirements. The applicant shall obtain and maintain permits as may be required from each agency.
23. The review authority may revoke or modify the Conditional Use Permit upon a finding that the permitted use is detrimental to the public health, safety, comfort, or general welfare; constitutes a public nuisance; that the permit was obtained or is being exercised through fraud or misrepresentation; or that one or more conditions of approval have not been complied with or have been violated. Prior to any action to revoke or modify the said permit, the permittee shall be provided notice of the alleged violation(s) and an opportunity to respond, in accordance with applicable law(s) and Municipal Code Procedures.
24. Any modification to the approved project shall be subject to review and determination by the City Manager, Community Development Director, or designee as either a minor amendment or major amendment to the approved project, in accordance with the applicable provisions of the City's Municipal Code. Minor amendments may be approved administratively, while major amendments shall require review and approval by the appropriate review authority at a duly noticed public hearing.
25. The developer/operator shall agree to indemnify, defend, and hold harmless the City or its agents, officers and employees from and against any and all claims, actions, demands or proceeding (including damage, attorney fees, and court cost awards) against the City or its agents, officers, or employees to attach, set aside, void, or annul an approval of the City, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations. In providing any defense under this Paragraph, the applicant, business operator, property owner, developer shall use counsel reasonably acceptable to the City. The City shall promptly notify the applicant, business operator, property owner, developer of any claim, action, demands or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the developer/operator of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the developer/operator shall not thereafter be responsible to defend, indemnify, or hold the City harmless as to that action. The City may require that the developer/operator post a bond, in an amount determined to be sufficient, to satisfy the above indemnification and defense obligation. The developer/operator understands and acknowledges that City is under no obligation to defend any claim, action, demand or proceeding challenging the City's actions with respect to the permit or entitlement.

26. Said Conditional Use Permit shall be subject to revocation and/or modification by the review authority if the review authority finds:

- *Noncompliance with any of the foregoing conditions of approval.*
- *The City Manager/Community Development Director or designee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the approved use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Clearlake Municipal Code.*
- *The Planning Commission finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to people or property in the vicinity/neighborhood of said use. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to the City of Clearlake Municipal Code. 15.*
- *Expiration of Use Permit: When a use that was allowed by approval of a use permit ceases operation for one (1) year or such other time-period as specified in the conditions of approval, then reinstatement of that use will be allowed only with approval of a new use permit.*

**To be Completed by Authorized Representative/Applicant**

**ACCEPTANCE**

**I have read and understand the foregoing Conditional Use Permit and agree to each term and condition of approval and/or mitigation measure(s) thereof.**

**Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**To Be Completed by City Authorized Personnel**

**Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# City of Clearlake

14050 Olympic Drive, Clearlake, California 95422  
(707) 994-8201 Fax (707) 995-2653

## Planning Application

# CONDITIONAL USE PERMIT CEQA Categorical Exemption

### OFFICE USE ONLY

Section F, Item 2.

Administrative Use Permit Fee	\$2,200.00
Categorical Exemption (CE) Fee	\$150.00
General Plan Maintenance Fee	\$25.00
Technology Fee (2%)	\$47.50
<b>Subtotal</b>	<b>\$2,422.50</b>
County of Lake Filing Fee for CE	\$50.00
<b>3% CC/DC Processing Fee (Add \$72.68 to sub total)</b>	
<b>Total</b>	<b>\$2,472.50</b>

Received By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Receipt Number: \_\_\_\_\_  
 File Number: **CUP 20** --

### APPLICANT

NAME: Everardo Chavez P.  
 MAILING ADDRESS: 14280 Olympic Dr  
 CITY: Clearlake  
 STATE: CA ZIP CODE: 95422  
 PRIMARY PHONE: (707)486-4936  
 EMAIL: ecp.ecdocks@outlook.com  
 SIGNATURE: *E. Chavez*

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

### PROPERTY OWNER (IF NOT APPLICANT)

NAME: Louis Iacovino  
 MAILING ADDRESS: 14530 Lakeshore Dr  
 CITY: Clearlake  
 STATE: CA ZIP CODE: 95422  
 PRIMARY PHONE: 347-982-5090  
 EMAIL: louprocon@gmail.com  
 SIGNATURE: See Agent Authorization Form Attached\*\*

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

### PROJECT LOCATION

ADDRESS: 14530 Lakeshore Dr  
 ASSESSOR PARCEL NUMBERS: 040-182-35  
 PRESENT USE OF LAND: Formerly a food park  
 WATER SUPPLY:  PUBLIC  GROUNDWATER WELL  
 SANITATION:  PUBLIC SEWER  SEPTIC SYSTEM  
 FLOOD ZONE: 0.2 CPT Annual Chance Flood Hazard

### OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_  
 GENERAL PLAN DESIGNATION: \_\_\_\_\_  
 RELATED FILE NUMBERS: \_\_\_\_\_  
 NOTES: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

### DESCRIPTION OF PROJECT

See attached Project Description\*\*

# Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Food Truck Park

Product or service provided: Food to be sold out of licensed & registered food truck vendors

Hours of operation: 11am-10pm

Days of operation: Mon-Sun

Number of shifts (normal): single shift

Number of shifts (peak): two overlapping shifts

Employees per shift (normal): 2-3 per vendor

Employees per shift (peak): 2-4 per vendor

Number of deliveries per day: 2

Number of customer per day: 100-150

Number of pick-ups per day: 2

Lot size: 0.66 ac

Number and type of company Vehicles: 8

\*Mobile food facilities (MFFs)\*

Type of loading facilities: 20-ft Sliding Gate and paved driveway

Floor area of existing structures: See below

Proposed building floor area: 0

Number of existing parking spaces: 13

Number of proposed parking spaces: 0

Number of floors: NA

Additional relevant information: \_\_\_\_\_

Floor area of existing structures: 960 sq-ft combined for existing shed(10x16) and shade structure(20x40)\*\*

\_\_\_\_\_

## Supplemental Data Continued)

When do you anticipate starting construction?

As soon as the project is approved.

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How long will construction take?

2-3 weeks

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What days/times will construction occur?

Mon-Sat

---

8am-5pm, 1 hr lunch break.

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What type of construction equipment will be used?

No heavy equipment will be used for construction/ improvements, power tools & utility work trucks.

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How many truck/vehicle trips will be necessary for construction?

3-5 trips per day

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Will equipment be idling during construction?

No equipment to be idling during construction. Pg&e electricity and water available on site.

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Where will construction equipment be staged/stored?

Construction equipment to be staged in existing parking lot or within the site.

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No equipment to be stored onsite overnight.

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Will any trees or vegetation be removed? If yes, please provide type and amounts.

No trees or vegetation to be removed

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## Supplemental Data (Continued)

How much grading is anticipated to occur and where?

No grading activities proposed.

Will soil be imported or exported to/from the site? If so from where and what amount?

No soil will be imported or exported from the site.

Is trenching required? If yes, please provide location, dimensions and cubic yards.

Trenching is not proposed.

How much water will be used for construction, operation and maintenance? What is the water source?

Water use for construction ranges from 500-1000 gallons

Normal operations: ~260-500 gallons/day total.

Peak operations: up to ~520-900 gallons/day total.

There is an existing water hookup with a newly installed backflow preventer onsite. (Highlands Water Company -Service Area)

Describe how scenic views or vistas are impacted by the cultivation site.

No cultivation onsite.

What lighting is proposed for the project? Will areas be lit at night?

Decorative lighting will be used to advertise and showcase the site. The lights will illuminate seating areas.

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

All food trucks are self-contained units regulated under County Environmental Health permits and are required to store, handle, and dispose of these materials in accordance with applicable fire, health, and hazardous waste regulations. No large-volume storage, transfer, or disposal of hazardous substances will occur on site.

## Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

The existing lot is zoned commercial and is not within or close to forest land.

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

Dust, Smoke, and Odor Management: Minor emissions from food preparation will be controlled through proper equipment maintenance and sanitation. Dust during construction will be managed with light water spraying. Trash and grease will be contained and removed regularly. No significant smoke, fumes, or odors are expected.

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

Clear Lake is approximately 325-ft away from the site, divided by Lakeshore Dr and other commercial lots.

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

No loss of wetland or streamside vegetation.

Describe and site or buildings have any archaeological or historical significance.

There are no sites or historical buildings on site.

What are the slopes on project site?

Site is relatively flat

# Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

Site has existing of concrete pads and gravel, no potential for landslide or erosion expected.

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Describe methods to be taken to reduce greenhouse gases.

The proposed Lakeshore Food Park is a low-impact commercial use that will generate minimal greenhouse gas emissions compared to typical permanent restaurant facilities.

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Will solid waste be produced? If yes, how will it be disposed of?

Waste generated by the project will primarily consist of food wrappers, paper products, plastic containers, aluminum cans, and food scraps typical of food service operations. To manage this waste responsibly, clearly labeled recycling and trash containers will be provided throughout the site for use by both vendors and customers.

---

Will hazardous waste be produced? If yes, how will it be disposed of?

This project does not involve the use, storage, or generation of hazardous materials beyond those typical of food service operations. Used cooking oil or grease, which will be collected and properly disposed of off-site at approved facilities by each operator.

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How will vegetative waste be managed?

The project site will generate minimal vegetative waste, limited primarily to routine landscaping maintenance, such as trimming of small trees, shrubs, or weeds around the perimeter of the property. Minimal existing vegetation on site.

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How will growth medium waste be managed?

All removed or spent grow media will be collected, contained, and transported to an approved green-waste or composting facility through the City's solid-waste provider (C&S Waste Solutions) or another authorized hauler/ hired landscaper that will dispose of the generated waste.

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Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

Trash enclosures will be available onsite.

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# Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

Minimal. Only small propane tanks and cooking oils typical of food truck operations will be present. All vendors comply with Fire Code and Environmental Health standards. No bulk fuel or hazardous material storage on site.

Do portions of the cultivation site periodically flood?

No cultivation onsite.

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

The site is not fully paved, while the majority of the area is gravel and runoff is not expected.

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

The site will maintain clean paved and gravel surfaces to prevent sediment or oil from entering nearby storm drains.

Is wastewater treatment required for the project? If yes, what is the source?

No waste water treatment is proposed or required at this time. The property has a sewer connection. It is not active at this time which is the reason for the portable toilets.

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

The General Plan designates the Lakeshore Drive corridor as a Commercial and Mixed-Use Activity Area, intended to promote small business development, local services, and community gathering spaces.

The subject property is zoned "C" (Commercial) under the Clearlake Zoning Ordinance, which allows for retail, food service, and outdoor commercial uses subject to a use permit.

Describe the level and frequency of noise or vibration that will be generated from this project.

Low to moderate noise typical of small commercial uses. Sources include customers, vehicles, and limited generator use during the hours of operation. No significant vibration or loud equipment.

## Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

(1) 20-ft wide gate will be installed and will be maintained clear for vendors to enter and exit, and can be used by emergency vehicles in the case of an emergency.

How is the site accessed?

The site will be primarily accessed through Lakeshore Dr. There will be a pedestrian gate and a sliding gate for emergency vehicles and food trucks to enter and exit.

Describe the amount of traffic the project will generate.

100 daily vehicle trips under normal conditions and up to 300 during peak weekends or events.

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

No road improvements proposed at this time.

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

The project will generate minor additional traffic from customers and food trucks using existing parking and access. Impacts are comparable to other nearby commercial uses and will not adversely affect circulation or safety.

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

No greenhouses or other accessory structures proposed.

What sources of energy will be used?

PG&E utility service on site, with vendor-supplied onboard power as needed. Any generators must meet Environmental Health/CARB and City noise standards; propane used only within trucks per Fire Code.



City of Clearlake  
14050 Olympic Drive, Clearlake, California 95422  
Phone: (707) 994-8201 Fax: (707) 995-2653

<i>For office use only</i>
Permit No.:
Received by:
Date:

### Agent Authorization Form to Act on Property

BEFORE A BUILDING PERMIT CAN BE ISSUED, THIS FORM MUST BE COMPLETED AND SIGNED BY THE PROPERTY OWNER AND RETURNED TO THE CITY OF CLEARLAKE BUILDING DEPARTMENT. A COPY OF THE PROPERTY OWNER'S DRIVER'S LICENSE OR OTHER VERIFICATION ACCEPTABLE TO THE AGENCY IS REQUIRED TO BE PRESENTED WHEN THE PERMIT IS ISSUED TO VERIFY THE PROPERTY OWNERS' SIGNATURE.

AN AGENT AUTHORIZATION IS REQUIRED FOR EACH PERMIT THAT IS SUBMITTED. IF YOU HAVE ALREADY SUBMITTED THIS FORM WITH A PREVIOUS PERMIT, A NEW FORM IS STILL REQUIRED TO BE COMPLETED WITH EACH NEW PERMIT.

PROJECT ADDRESS: 14530 Lakeshore Dr., CLEARLAKE, CA 95422

OWNER'S NAME: <u>Louis Iacovino</u>
PHONE #: <u>347 982 5090</u> EMAIL ADDRESS: <u>louprocon@gmail.com</u>

AUTHORIZED AGENT NAME: <u>Everardo Chavez</u>
RELATIONSHIP TO OWNER: <u>Agent</u>
PHONE #: <u>(707) 486-4936</u> EMAIL ADDRESS: <u>ecp.ecdocks@outlook.com</u>

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for this permit only project.

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Property Owner's Name: Louis Iacovino  
Property Owner's Signature: [Signature]  
Date: 10/16/2025

## Project Description – Lakeshore Food Park

**Address:** 14530 Lakeshore Drive, Clearlake, CA 95422

APN: 040-182-35

The proposed Lakeshore Food Park project will utilize the site as a community-oriented outdoor food park designed to accommodate up to eight (8) mobile food vendors. The intent of the project is to create a safe, accessible, and visually appealing public gathering space in the heart of Clearlake’s Lakeshore Business District.

The site layout includes four (4) food trucks positioned along each side property line, oriented toward a central shaded seating area. The seating area will be covered by an existing shade structure and furnished with tables and benches to provide comfortable outdoor dining for patrons.

Supporting amenities include portable restroom facilities, with at least one (1) ADA-compliant unit, and a trash enclosure for proper waste collection and disposal during hours of operation.

Food Truck Vehicle access to the site will be provided through a 20-foot-wide sliding metal gate located along Lakeshore Drive. Pedestrian access will be available via a 4-foot-wide pedestrian gate at Lakeshore Drive and another 4-foot pedestrian gate at Emory Avenue. A 4-foot-wide accessible pathway will lead from the parking lot through the main pedestrian entry to the centralized seating area.

The property includes 13 existing parking spaces, of which two (2) are designated for ADA accessibility. A small onsite storage shed will remain for operational and maintenance storage.

The Lakeshore Food Park will operate Monday through Sunday from 10:00 AM to 10:00 PM.

Each food truck will employ approximately 2–3 employees during normal daily operations and 2–4 employees during peak periods or weekends.

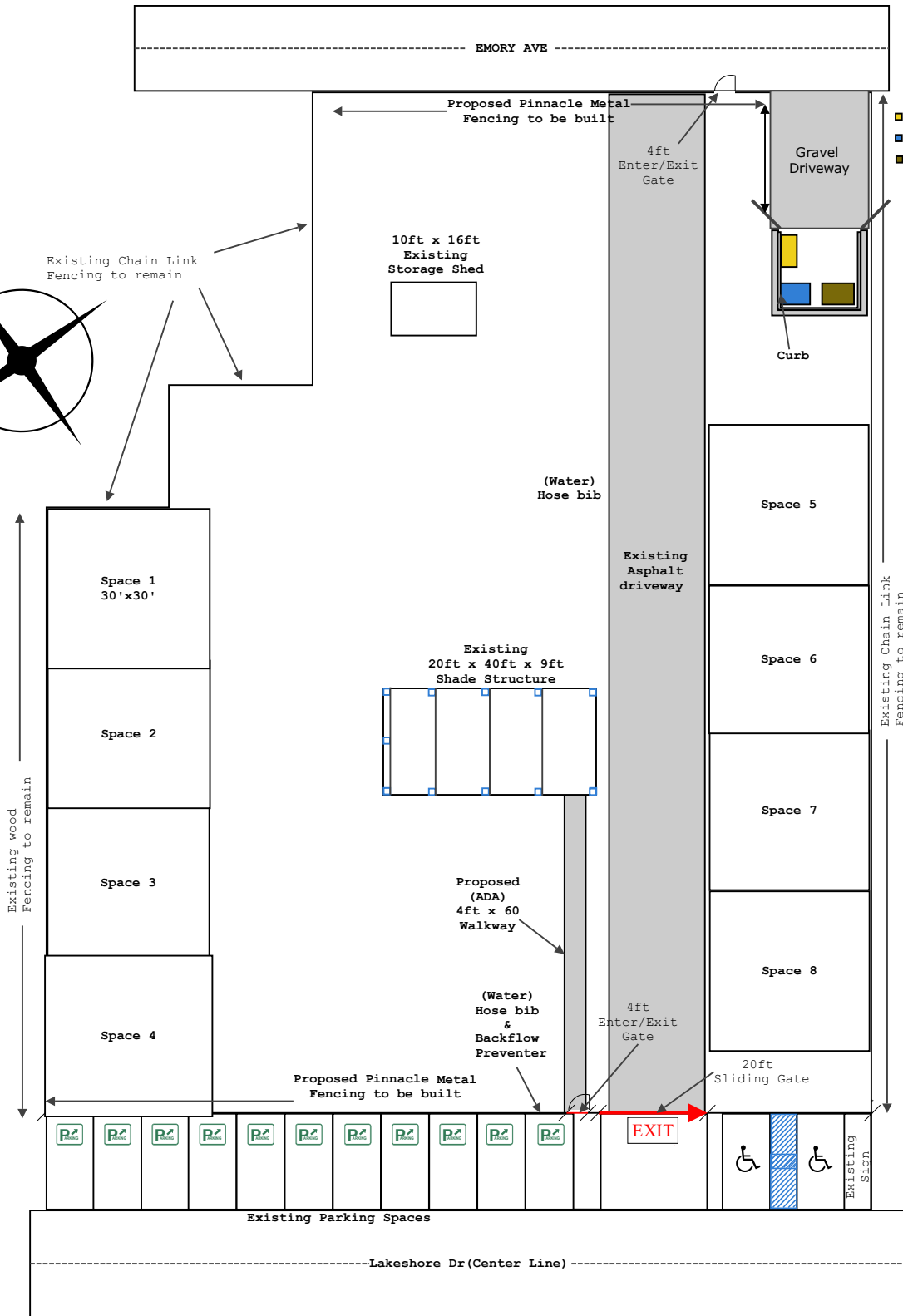
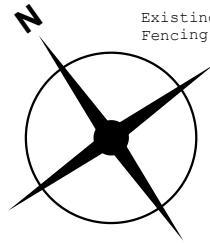
Deliveries to the site will be made by standard pickup trucks or light-duty service vehicles, typically occurring during morning hours before opening to minimize customer interference.

The project is expected to serve an average of 100–150 customers per day during normal operations, with attendance increasing to approximately 250–300 customers per day during weekends or special events.

All activity, including setup and cleanup, will occur within the designated operating hours, and the site will comply with all City of Clearlake commercial zoning and Environmental Health requirements.

Overall, the Lakeshore Food Park aims to provide a vibrant community hub where residents and visitors can enjoy a variety of local food options in one centralized, walkable location. The project enhances the character of the Lakeshore Drive corridor by promoting local entrepreneurship, community engagement, and the revitalization of a key commercial area in Clearlake.

LAKESHORE FOOD PARK: SITE PLAN  
 14530 Lakeshore Dr, Clearlake, CA 95422  
 APN:040-182-35



- Food Scraps
- Recycling
- Trash





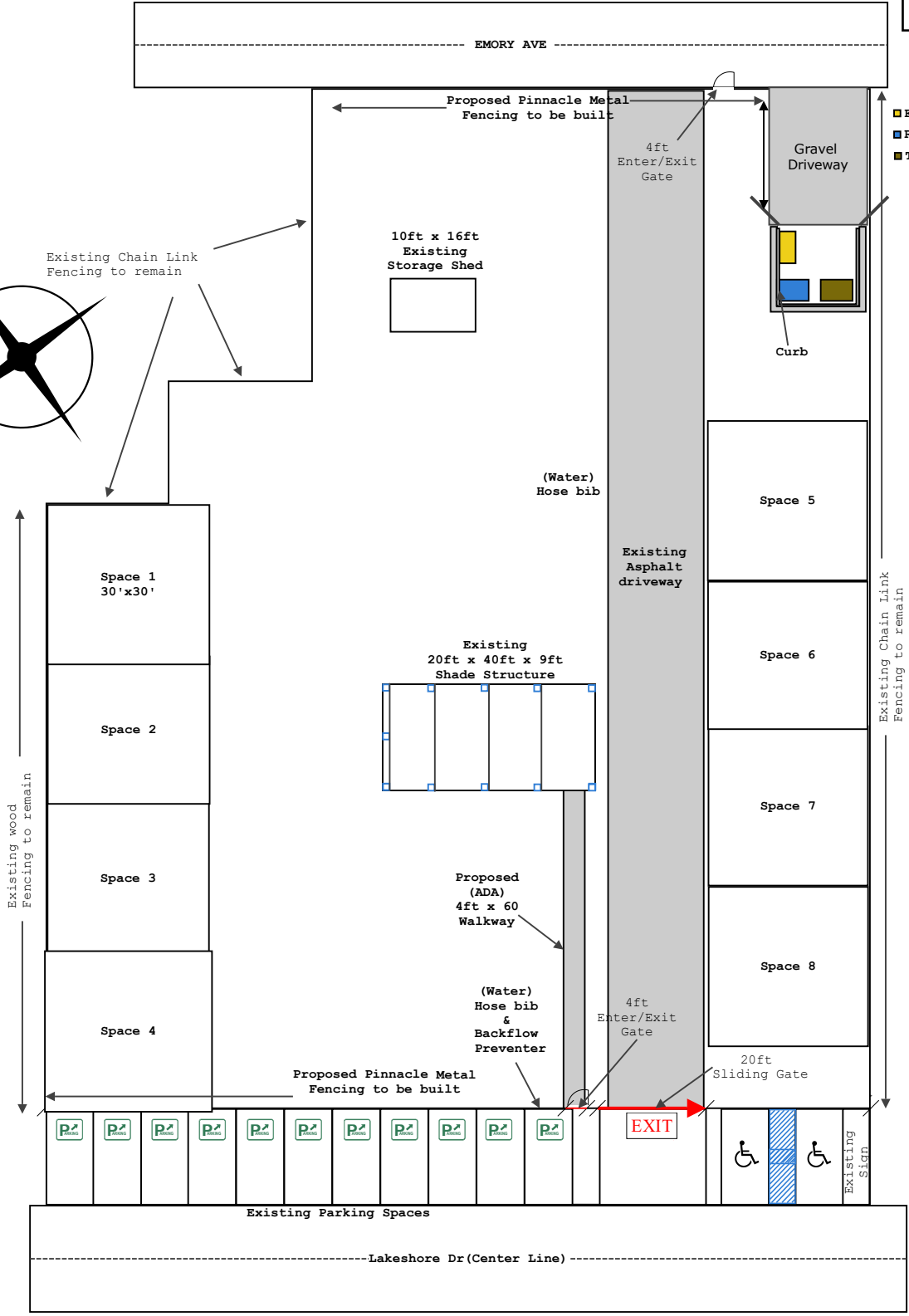
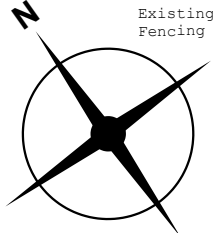




Section F, Item 2.



LAKESHORE FOOD PARK: SITE PLAN  
14530 Lakeshore Dr, Clearlake, CA 95422  
APN:040-182-35



- Food Scraps
- Recycling
- Trash

**From:** [Lori Baca](#)  
**To:** [Mark Roberts](#)  
**Subject:** RE: CUP\_2025-04\_RFR Packet Highland Food Park  
**Date:** Wednesday, November 26, 2025 4:53:24 PM  
**Attachments:** [image003.png](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mark,

The parcel is an actively billed sewer account within LACOSAN and the proposed Food Park will not require any additional fees at this time. Since all of the trucks are self-contained and the only discharge would be from the restroom, this project will not impact the Districts ability to continue to provide service.

Lori A. Baca  
Utility Systems Compliance Coordinator  
[Lori.Baca@lakecountyca.gov](mailto:Lori.Baca@lakecountyca.gov)  
Office Number (707) 263-0119  
Fax (707) 263-3836



---

**From:** Mark Roberts <mroberts@clearlake.ca.us>  
**Sent:** Thursday, November 6, 2025 1:24 PM  
**Cc:** Mary Jane Montana <mmontana@clearlake.ca.us>; Adeline Leyba <aleyba@clearlake.ca.us>; Dave Swartz <swartz@cecusa.net>; Timothy Hobbs <thobbs@clearlakepd.org>; Ryan Peterson <rpeterson@clearlakepd.org>; Jan Brejska <jbrejska@clearlakepd.org>; Lori Baca <Lori.Baca@lakecountyca.gov>; Craig Wetherbee <Craig.Wetherbee@lakecountyca.gov>; Katie Carpenter <Katie.Carpenter@lakecountyca.gov>; Ryan Lewelling <Ryan.Lewelling@lakecountyca.gov>; Greg Peters <Greg.Peters@lakecountyca.gov>; Sarah Miller <sarah@highlandswater.com>; rick@highlandswater.com; Douglas Gearhart <doug@lcaqmd.net>; Navarro, Stacey@ABC <stacey.navarro@abc.ca.gov>  
**Subject:** RE: CUP\_2025-04\_RFR Packet Highland Food Park

Please use this packet, as additional information/correction has occurred.

**Mark Roberts**  
**Senior Planner | City of Clearlake**  
14050 Olympic Dr.  
Clearlake, CA 95422  
Phone: [707-994-8201](tel:707-994-8201)  
Fax: [707-995-2653](tel:707-995-2653)



**From:** Mark Roberts

**Sent:** Thursday, November 6, 2025 11:44 AM

**Cc:** Mary Jane Montana <[mmontana@clearlake.ca.us](mailto:mmontana@clearlake.ca.us)>; Adeline Leyba <[aleyba@clearlake.ca.us](mailto:aleyba@clearlake.ca.us)>; Dave Swartz <[swartz@cecusa.net](mailto:swartz@cecusa.net)>; Timothy Hobbs <[thobbs@clearlakepd.org](mailto:thobbs@clearlakepd.org)>; Ryan Peterson <[rpeterson@clearlakepd.org](mailto:rpeterson@clearlakepd.org)>; Jan Brejska <[jbrejska@clearlakepd.org](mailto:jbrejska@clearlakepd.org)>; Lori Baca <[lori.baca@lakecountyca.gov](mailto:lori.baca@lakecountyca.gov)>; Craig Wetherbee <[craig.wetherbee@lakecountyca.gov](mailto:craig.wetherbee@lakecountyca.gov)>; Katie Carpenter <[katie.carpenter@lakecountyca.gov](mailto:katie.carpenter@lakecountyca.gov)>; Ryan Lewelling <[ryan.lewelling@lakecountyca.gov](mailto:ryan.lewelling@lakecountyca.gov)>; Greg Peters <[greg.peters@lakecountyca.gov](mailto:greg.peters@lakecountyca.gov)>; Sarah Miller <[sarah@highlandswater.com](mailto:sarah@highlandswater.com)>; 'rick@highlandswater.com' <[rick@highlandswater.com](mailto:rick@highlandswater.com)>; Doug Gearhart <[dougg@lcaqmd.net](mailto:dougg@lcaqmd.net)>; Navarro, Stacey@ABC <[stacey.navarro@abc.ca.gov](mailto:stacey.navarro@abc.ca.gov)>

**Subject:** CUP\_2025-04\_RFR Packet Highland Food Park

**Importance:** High

Good morning,

This email is to notify you and/or your agency the opportunity to provide comments on the Conditional Use Permit, CUP 2025-04 located at 14530 Lakeshore Drive. The Conditional Use Permit would allow the operation of a Commercial Food Park, known as Highlands Food Park.

**Please review the enclosed/attached RFR Packet and respond with any comments or concerns**

**by Monday, December 1<sup>st</sup>, 2025.** Your comments or concerns may be submitted via email to [mroberts@clearlake.ca.us](mailto:mroberts@clearlake.ca.us) or postal mail to Clearlake City Community - Development Department, Attn: Mark Roberts 14050 Olympic Drive, Clearlake, CA 95422.

If you have any questions or require additional information, please let me know.

Mark



**Mark Roberts**  
**Senior Planner | City of Clearlake**  
14050 Olympic Dr.  
Clearlake, CA 95422  
Phone: [707-994-8201](tel:707-994-8201)  
Fax: [707-995-2653](tel:707-995-2653)

Anthony Arton  
Health Services Director

Craig Wetherbee  
Environmental Health Director



**COUNTY OF LAKE**  
Health Services Department  
Environmental Health Division  
922 Bevins Court  
Lakeport, California 95453-9739  
Telephone 707/263-1164.  
FAX 707/263-1681

## *Promoting an Optimal State of Wellness in Lake County*

### Memorandum

**DATE:** December 5, 2025  
**TO:** Mark Roberts, Senior Planner  
**FROM:** Pheakdey Preciado, Senior EHS  
**RE:** RFR CUP-25-04 Commercial Food Park, SR0017406  
**APN:** 040-091-14

Permanent Use at the Commercial Food Park: All mobile food facilities must have a current annual food permit to operate a mobile food vehicle from our office. If they do not have a permit, the applicant must apply for and pay for a food facility plan check prior to obtaining their annual permit to operate.

Community Event Use at the Commercial Food Park: The sponsor and applicant food vendors must meet the following requirements:

1. The length of time a community event is dictated by the California Retail Food Code, Section 113755. Community Event.

COMMUNITY EVENT” means an event conducted for not more than 25 consecutive or nonconsecutive days in a 90-day period and that is of civic, political, public, or educational nature, including state and county fairs, city festivals, circuses, and other

2. If there is going to be food for sale or to be given away, then the **Sponsors** must apply and pay for a temporary permit for a community event at least two weeks prior to the event from the Lake County Environmental Health Division Office.



COUNTY OF LAKE  
**HEALTH SERVICES**  
prevent.promote.protect.

3. The **food vendors** must apply and pay for the temporary permit for the community event from the Lake County Environmental Health Division Office at least two weeks prior to the event.

Please note:

1. If the sponsor is going to be selling food at this event, then the sponsor must also apply and pay for a food vendor permit.
2. The temporary permit, once issued, is not transferable, and is only good for that specific community event only.



COUNTY OF LAKE  
HEALTH SERVICES  
prevent.promote.protect.

# California Retail Food Code



## California Conference of Directors of Environmental Health

*Excerpt from the California  
Health and Safety Code  
Division 104-Environmental Health  
Part 7. California Retail Food Code  
Chapter 1. General Provisions*

Revised January 2022

including, but not limited to, sausages made from two or more MEATs.

**113751. Commissary**

“COMMISSARY” means a FOOD FACILITY that services MOBILE FOOD FACILITIES, MOBILE SUPPORT UNITS, or VENDING MACHINES where any of the following occur:

- (a) FOOD, containers, or supplies are stored.
- (b) FOOD is prepared or prepackaged for sale or service at other locations.
- (c) UTENSILS are cleaned.
- (d) Liquid and solid wastes are disposed, or POTABLE WATER is obtained.

**113752. Community food producer**

“COMMUNITY FOOD PRODUCER” means a producer of agricultural products on land that is not zoned for agricultural use but is otherwise in compliance with applicable local land use and zoning restrictions, including, but not limited to, restrictions governing personal gardens, community gardens, school gardens, and culinary gardens.

**113755. Community event**

“COMMUNITY EVENT” means an event conducted for not more than 25 consecutive or nonconsecutive days in a 90-day period and that is of civic, political, public, or educational nature, including state and county fairs, city festivals, circuses, and other public gathering events APPROVED by the local ENFORCEMENT AGENCY.

**113756. Condiment**

“CONDIMENT” means a nonPOTENTIALLY HAZARDOUS FOOD, such as relishes, spices, sauces, confections, or seasonings, that requires no additional preparation, and that is used on a FOOD item, including, but not limited to, ketchup, mustard, mayonnaise, sauerkraut, salsa, salt, sugar, pepper, or chili peppers.

**113757. Consumer**

“CONSUMER” means a PERSON who is a member of the public, takes possession of FOOD, is not functioning in the capacity of an operator of a FOOD FACILITY, and does not offer the FOOD for resale.

**113758. Cottage food operation**

- (a) “COTTAGE FOOD OPERATION” means an enterprise that has no more than the amount in gross annual sales that is specified in this subdivision, is operated by a cottage food operator, and has not more than one full-time equivalent cottage FOOD EMPLOYEE, not including a family member or household member of the cottage food operator, within the registered or permitted area of a private home where the cottage food operator resides and where cottage FOOD products are prepared or