



# City of Los Banos

At the Crossroads of California

[www.losbanos.org](http://www.losbanos.org)

## AGENDA

### PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
520 J Street  
Los Banos, California

**WEDNESDAY, MARCH 11, 2020**

*If you require special assistance to attend or participate in this meeting, please call the Planning Secretary @ (209) 827-7000 ext. 2431 at least 48 hours prior to the meeting.*

*The City of Los Banos complies with the Americans with Disabilities Act (ADA) of 1990.*

*Si requiere asistencia especial para atender o participar en esta junta por favor llame a la oficina de la Secretaria del Departamento de Planificación al (209) 827-7000 ext. 2431 a lo menos de 48 horas previas de la junta.*

*La Ciudad de Los Banos cumple con la Acta de Americanos con Deshabilidad (ADA) de 1990.*

*Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the meeting and in the Community & Economic Development Department's office located at City Hall, 520 J Street, Los Banos, California during normal business hours.*

*In addition, such writings and documents may be posted on the City's website at [www.losbanos.org](http://www.losbanos.org).*

*Cualquier escritura o los documentos proporcionaron a una mayoría del Comisión de Planificación con respecto a cualquier artículo en este orden del día será hecho disponible para la inspección pública en la reunión y en la oficina del Departamento de Comunidad y Desarrollo Economico del City Hall, 520 J Street, Los Banos, California durante horas de oficina normales.*

*Además, tales escrituras y los documentos pueden ser anunciados en el website de la Ciudad en [www.losbanos.org](http://www.losbanos.org).*

1. CALL TO ORDER **7:00 PM**
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL: (Planning Commission Members)  
Cates \_\_, Higby \_\_, Robinson \_\_, Toscano \_\_, Uhley \_\_
4. APPROVAL OF AGENDA

*Recommendation: Approve the agenda as submitted.*

5. PUBLIC FORUM: Members of the public may address the Commission on any item of public interest that is within the jurisdiction of the Commission, including agenda and non-agenda items. No action will be taken on non-agenda items. Speakers are limited to a five (5) minute presentation.
  
6. PUBLIC HEARINGS: If You Challenge the Proposed Action as Described herein in Court, You May Be Limited to Raising Only Those Issues You or Someone Else Raised at the Public Hearing Described herein, or in Written Correspondence, Delivered to the City at, or Prior to, the Public Hearing.
  - A. Public Hearing – To Consider a Categorical Exemption from the California Environmental Quality Act (CEQA) and Mobile Food Vendor Permit #2020-01 to Allow the Operation of a Mobile Food Vending Vehicle on Private Property for Rosa Fabian dba Tacos La Patrona 209 Located within the Public Facilities Zoning District at 520 West I Street, More Specifically Identified as Assessor’s Parcel Number: 027-032-007.
    - 1) Planning Commission Resolution No. 2020-07– Approving the Project to be Categorically Exempt from the California Environmental Quality Act (CEQA) Pursuant To Section 15311, Accessory Structures, and Approving Mobile Food Vendor Permit #2020-01 for the Operation of a Mobile Food Vending Unit to Vend on Private Property Located at 520 West I Street, More Specifically Identified as Assessor’s Parcel Number: 027-032-007.

*Recommendation: Receive staff report, open the public hearing, receive public comment, close the public hearing, and adopt the resolution as submitted.*

7. PRESENTATION AND TRAINING REGARDING THE RALPH M. BROWN ACT

*Recommendation: Informational item, no action to be taken*

8. PRESENTATION REGARDING PLANNING NUTS & BOLTS

*Recommendation: Informational item, no action to be taken*

9. COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT REPORT

10. COMMISSIONER REPORTS

- A. Cates
- B. Higby
- C. Robinson

D. Toscano

E. Uhley

11. ADJOURNMENT.

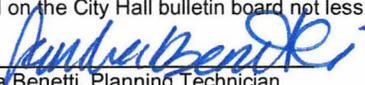
**APPEAL RIGHTS AND FILING PROCEDURES**

Any person dissatisfied with an act or determination of the Planning Commission may appeal such act or determination to the Planning Commission by filling written notice with the Planning Commission Secretary not later than five (5) business days (excluding holidays) after the day on which the act or determination was made. An appeal must state the act or determination which is being appealed, the identity of the applicant and his/her interest in the matter, and set forth in concise statement(s) the reasons which render the Commission's decision unjustified or inappropriate. (Los Banos Municipal Code Section 9-3.2326)

Concerning an action taken by the Planning Commission related to Chapter 2 Articles 1 through 17 of the Los Banos Municipal Code "Subdivisions", if a subdivider or other affected property owner is dissatisfied with any action of the Commission with respect to a tentative map or the nature and extent of improvements recommended or required he/she may within fifteen (15) days after such action appeal to the Planning Commission Secretary for a public hearing on the matter. An appeal must state the action being appealed, identify the agenda item by agency number or project title, and set forth in concise statement(s) the reasons for the appeal. (Los Banos Municipal Code Sections 9-2.807)

Appeals must be in writing and include the appellant's name and address and original signature. A filing fee of \$150.00 must accompany the notice of appeal.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

  
Sandra Benetti, Planning Technician

Dated this 6<sup>th</sup> day of March 2020





City of  
**Los Banos**  
*At the Crossroads of California*

**PLANNING COMMISSION STAFF REPORT**

**TO: CHAIRMAN CATES AND PLANNING COMMISSIONERS**

**FROM: RUDY LUQUIN, ASSOCIATE PLANNER**

**FOR: MARCH 11, 2020**

**SUBJECT: MOBILE FOOD VENDOR PERMIT #2020-01 – TACOS LA  
PATRONA- ROSA FABIAN**

**RECOMMENDATION:**

That the Planning Commission adopt Resolution No. 2020-07 approving the proposed project to be categorically exempt from the California Environmental Quality Act pursuant to Section 15311, Accessory Structures and approving Mobile Food Vendor Permit #2020-01 for the operation of a mobile food vending unit to vend on private property located at 520 West I Street, Assessor's Parcel Number: 027-032-007.

**PROJECT BACKGROUND/DESCRIPTION:**

All proposed Mobile Food Vendors within the City of Los Banos are required to apply for a Mobile Food Vending Permit in conformity with the Los Banos Municipal Code Title 9 Chapter 3 Article 36 Mobile Food Vending. The general purpose of the Mobile Food Vending Article in the Los Banos Municipal Code is to promote the health, safety, comfort, convenience, prosperity and general welfare of the citizens, businesses and visitors of the City of Los Banos by requiring that mobile food vendors provide the community and customers with a minimum level of cleanliness, quality, safety and security. This article also provides mobile food vendors with clear and concise regulations to prevent safety, traffic and health hazards as well as to preserve the peace, safety and welfare of the community.

The City of Los Banos Community & Economic Development Department received a request for a mobile food vendor permit for the operation of a mobile food vending unit to vend on private property located at 520 West I Street (Los Banos Memorial Hospital). The proposed mobile food vending unit will operate two (2) days a week, Tuesday and Wednesday from 7:00 A.M. to 8:00 P.M. The proposed mobile food vending operation

will consist of one (1) employee at this time. The mobile vending unit will be on site during proposed business hours and off site when not operating.

**LOCATION AND ACCESS:**

The proposed mobile vending location is at 520 West I Street; APN: 027-032-007. The mobile food vending unit will be located in parking stall within the parking lot approximately fifty feet (50') to the west of the Hospital. The project site can be accessed from Texas Avenue and West I Street. The specific location of the proposed mobile unit is detailed in the yellow star below.



**VENDOR PERMIT ANALYSIS**

**Code Requirements**

According to the Los Banos Municipal Code, the Planning Commission is the decision making authority for any initial application of a permit to operate a mobile vending unit, once the initial permit is approved, subsequent permits are approved by the Community

and Economic Development Director. Furthermore, mobile vendors located on private property are subject to the following conditions Section 9-3.3606(b):

1. Be incidental to a primary use with a valid Business License; a mobile vending unit shall not be the primary use of a parcel. Mobile vending units shall not be permitted as an accessory use to a standalone parking lot.

*The primary use of the property is a Hospital which has a valid Business License. The mobile food vending unit will be an accessory use to the main and primary Hospital use of the property.*

2. Be located in a Commercial or Industrial zoning district. Mobile vendors shall not be located on private property in a residential zoning district.

*The subject property site is located at 520 West I Street which is within the Public Facilities Zoning District (PF), which is private property that is used for commercial medical purposes.*

3. Not be located on a vacant parcel.

*The mobile food vending unit will be located in the parking stall approximately 50 feet (50') west of the Hospital.*

4. Be located on pavement/concrete per City standards.

*The mobile food vending unit will be stationed on a parking lot that is consistent with City Standards and Specifications.*

5. Not utilize, or be located on, parking spaces required for the primary use. At least two onsite parking spaces, in addition to those required for the primary use shall be provided for the mobile vending unit operation.

*The project site contains more than sufficient parking as the proposed mobile food vendor location is within the parking lot for the Hospital.*

6. Not interfere with access, driveways, aisles, circulation or fire lanes and hydrants and shall not operate in a place where the operation will create an unsafe condition.

*The operation and location of the proposed mobile food vending unit will not interfere or obstruct any of the access, driveways, aisles, traffic circulation, or fire lanes and hydrants within the property. The proposed mobile food vending unit will operate in safe manner as determined by the Community and Economic Development Department.*

7. Comply with the requirements of the Merced County Environmental Health Department.

*The applicant presently has a Merced County Department of Environmental Health Permit to operate the proposed mobile food vehicle. The applicant will comply with all the rules, regulations and requirements presented by the Merced County Environmental Health Department.*

- 8. Not interfere with pedestrian movement or create a hazard for pedestrians.

*The proposed mobile food vending unit will not disrupt pedestrian movement nor will it create a hazard for pedestrians as the proposed site location for the mobile vending unit is on private property within a parking stall and will not obstruct any pedestrian walkways.*

Staff has determined that the proposed vendor permit is consistent with Los Banos Municipal Code Title 9 Chapter 3 Article 36. Conditions of approval have been incorporated into the project to make certain that the applicant conforms to the required level of cleanliness, quality, safety and security required by the Los Banos Municipal Code.

**Existing Vendor Permits**

Currently there are ten (10) active mobile vendor permits in the City. The following is a list of Vendor Permits approved by the Planning Commission for operation on private property:

<b>Business Name</b>	<b>Business Owner</b>	<b>Location</b>	<b>Vendor Type</b>
Junior's Tacos	Antemio & Gabriela Cortes	740 G St	Taco Truck
El Grullense, Jal	Leobardo Oliva	531 Mercey Springs Rd.	Taco Truck
Tacos & Mariscos Las Brasas	Natividad Parra	403 N. Mercey Springs Rd.	Taco Truck
Tacos El Jefe	Christian Mendoza	1155 I St.	Taco Truck
Taco Face	Rosa Orozco	310 W. Pacheco Blvd.	Taco Truck
A-1 Water Quality	Roger Pires	1248 E. Pacheco Blvd.	Water Truck
Tacos La Bonita	Eliseo Jarrillo	140 W. Pacheco Blvd.	Taco Truck
El Gurellense, Jal #6	Jaidel Perez	923 W. Pacheco Blvd.	Taco Truck
Biggins Texas BBQ	Kenneth Lambert	520 W. I St.	BBQ Truck
The Tri-Tipery	Jana Nairn	1155 E. Pacheco Blvd	BBQ Truck

The existing mobile vendor locations are marked in red and the proposed mobile unit is marked in white on the following map:



**PUBLIC COMMENT:**

A public hearing notice was published in the Los Banos Enterprise on Friday, February 28, 2020. As of the date of this staff report no comments have been received.

**APPLICABLE ORDINANCES/GUIDELINES:**

Los Banos Municipal Code – LBMC Title 9 Chapter 3 Article 36

**RECOMMENDATIONS:**

That the Planning Commission adopt Resolution No. 2020-07 approving the proposed project to be categorically exempt from the California Environmental Quality Act pursuant to Section 15311, Accessory Structures and approving Mobile Food Vendor Permit #2020-01 for the operation of a mobile food vending unit to vend on private property located at 520 West I Street, Assessor's Parcel Number: 027-032-007.

**ATTACHMENTS:**

1. Resolution #2020-07  
Exhibit A CEQA Findings  
Exhibit B Project Findings  
Exhibit C Conditions of Approval
2. Truck Photos
3. Site Plan
4. Merced County Environmental Health Permit
5. Public Hearing Notice – February 28, 2020



## RESOLUTION NO. 2020-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS BANOS APPROVING A CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15311, ACCESSORY STRUCTURES, AND APPROVING MOBILE FOOD VENDOR PERMIT #2020-01 FOR THE OPERATION OF A MOBILE FOOD VENDING UNIT TO VEND ON PRIVATE PROPERTY LOCATED AT 520 WEST I STREET, MORE SPECIFICALLY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER: 027-032-007.**

WHEREAS, the applicant, Rosa Fabian DBA Tacos La Patrona 209, has filed an application with the City of Los Banos for a Mobile Food Vendor Permit to allow the operation of a mobile food vending unit on private property located at 520 West I Street; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of Los Banos Environmental Quality Guidelines, Mobile Food Vendor Permit #2020-01 for Tacos La Patrona 209 was determined to be Categorically Exempt from the provisions of CEQA per Article 19, Section 15332 as the project meets all the criteria for an in-fill project and it can be seen with certainty that the proposed project would not have a significant effect on the environment; and

WHEREAS, a public hearing notice was advertised in the Los Banos Enterprise on Friday, February 28, 2020, in accordance with the Los Banos Municipal Code and California Government Code Section 65091; and

WHEREAS, the Los Banos Planning Commission held a public hearing on March 11, 2020, at which time interested persons had an opportunity to provide testimony; and

WHEREAS, the Los Banos Planning Commission, heard and considered testimony, if any, of all persons desiring to be heard, and reviewed said Vendor Permit request and staff report, and considered the applicant's request in accordance with the Vendor Permit criteria established in the Los Banos

Municipal Code Title 9 Chapter 3 Article 36; and

BASED ON THE EVIDENCE PRESENTED AT THE PUBLIC HEARING the Planning Commission of the City of Los Banos hereby makes the findings set forth in Exhibit A attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that based upon the foregoing the Planning Commission of the City of Los Banos does hereby approve Mobile Food Vendor Permit #2020-01 to permit the use of a mobile food vending unit to operate on private property, located at 520 West I Street, APN: 027-032-007, within the City of Los Banos, subject to the Conditions of Approval set forth in Exhibit C, attached hereto and incorporated herein by this reference.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Los Banos held on the 11<sup>th</sup> day of March 2020 by Planning Commissioner \_\_\_\_\_ who moved its adoption, which motion was duly seconded by Planning Commissioner \_\_\_\_\_, and the Resolution adopted by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

\_\_\_\_\_  
John Cates, Planning Commission Chairman

ATTEST:

\_\_\_\_\_  
Sandra Benetti, Planning Commission Secretary

## EXHIBIT A

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS FOR MOBILE FOOD VENDOR PERMIT #2020-01 – TACOS LA PATRONA 209 (ROSA FABIAN)**

Pursuant to the requirements of California Public Resources Code Section 21000 et seq. (CEQA) and Title 14, California Code of Regulations 15000 et seq. (the CEQA Guidelines), the City as Lead Agency under CEQA adopts the following findings required by CEQA, along with the facts and evidence upon which each finding is based.

The City of Los Banos Planning Commission hereby finds the proposed mobile vendor permit appropriate for the Public Facilities Zoning District (P-F) as follows:

1. Pursuant to CEQA, the CEQA Guidelines, and the City of Los Banos Environmental Guidelines, Mobile Food Vendor Permit #2020-01 was evaluated within the context of those guidelines and found to be categorically exempt from the provisions of CEQA – Article 19, Section 15311.
2. Mobile Food Vendor Permit #2020-01 was adequately noticed and circulated for public review and comment on Friday, February 28, 2020 for consideration at a public meeting on Wednesday, March 11, 2020.
3. No further environmental documentation is required as the Mobile Food Vendor Permit was contemplated and adequately analyzed in the initial review.
4. Prior to considering the proposed Project, the Planning Commission considered the Categorical Exemption.



## EXHIBIT B

### FINDINGS FOR APPROVAL FOR MOBILE FOOD VENDOR PERMIT #2020-01 – TACOS LA PATRONA 209 (ROSA FABIAN)

#### FINDINGS FOR APPROVAL:

The City of Los Banos Planning Commission hereby finds as follows:

1. The applicant has provided all of the information to the Community and Economic Development Department as required by the Mobile Food Vendor Ordinance.
2. The proposed operation is consistent with the criteria and requirements of the Mobile Food Vendor Ordinance as follows:
  - a) Be incidental to a primary use with a valid Business License; a mobile vending unit shall not be the primary use of a parcel. Mobile food vending units shall not be permitted as an accessory use to a standalone parking lot.

*The primary use of the property is a Hospital, which has a valid Business License. The mobile food vending unit will be an accessory use to the main and primary use of the property.*

- b) Be located in a Commercial or Industrial zoning district. Mobile vendors shall not be located on private property in a residential zoning district.

*The subject property site is located at 520 West I Street, which is within the Public Facilities Zoning District (PF), which is private property that is used for commercial medical purposes.*

- c) Not be located on a vacant parcel.

*The mobile food vending unit will be located in the parking stall approximately fifty feet (50') north of the existing structure.*

- d) Be located on pavement/concrete per City standards.

*The mobile food vending unit will be stationed on a parking lot that is consistent with City Standards and Specifications.*

- e) Not utilize, or be located on, parking spaces required for the primary use. At least two onsite parking spaces, in addition to those required for the primary use, shall be provided for the mobile vending unit operation.

*The project site contains more than sufficient parking as the proposed mobile food vendor location is within the parking lot of the hospital.*

- f) Not interfere with access, driveways, aisles, circulation or fire lanes and hydrants and shall not operate in a place where the operation will create an unsafe condition.

*The operation and location of the proposed mobile food vending unit will not interfere or obstruct any of the access, driveways, aisles, traffic circulation, or fire lanes and hydrants within the property. The proposed mobile food vending unit will operate in safe manner as determined by the Community and Economic Development Department.*

- g) Comply with the requirements of the Merced County Environmental Health Department.

*The applicant presently has a Merced County Department of Environmental Health Permit to operate the proposed mobile food vehicle. The applicant will comply with all the rules, regulations and requirements presented by the Merced County Environmental Health Department.*

- h) Not interfere with pedestrian movement or create a hazard for pedestrians.

*The proposed mobile food vending unit will not disrupt pedestrian movement nor will it create a hazard for pedestrians as the proposed site location for the mobile vending unit is on private property within a parking stall and will not obstruct any pedestrian walkways.*

## EXHIBIT C

### CONDITIONS OF APPROVAL FOR MOBILE VENDOR PERMIT #2020-01 – TACOS LA PATRONA 209 (ROSA FABIAN)

#### Community and Economic Development:

1. The operation of the Mobile Vending Unit shall at all times comply with the requirements of the Los Banos Municipal Code, the Conditions of Approval for Mobile Food Vendor Permit #2020-01 including but not limited to the application on file with the Community and Economic Development Department. Should there be a conflict, the Municipal Code and the Conditions of Approval shall control.
2. The Mobile Food Vendor Permit is to allow for a mobile food vending unit to operate on private property, in the location depicted in the application, located at 520 West I Street; the permit shall expire one (1) year from date of issuance.

The applicant shall comply with all other requirements, laws and policies of other governmental agencies in the conduct and operation of said business including the Merced County Environmental Health Department.

3. The mobile food vendor shall have a valid City of Los Banos Business License and renew such license each year.
4. The mobile food vending unit shall be moved off-site when not in operation.
5. A background check through the Los Banos Police Department must be obtained for the mobile food vendor and each person operating or vending out of the mobile unit prior to issuance of a Business License.
6. The applicant shall comply with the applicable requirements of the Los Banos Municipal Code including but not limited to the following:
  - a. The operation shall not interfere with access, driveways, aisles, circulation or fire lanes and hydrants and shall not operate in a place where the operation will create an unsafe condition.
  - b. The mobile food vendor shall display, in plain view and at all times, current permits and licenses.

- c. While vending, drive wheels of the mobile food vending unit shall be chocked in such a manner as to prevent movement.
- d. The permitted hours of operation are from 8:00 a.m. to 9:00 p.m.
- e. The mobile food vending unit shall be entirely self-sufficient in regard to gas, water and telecommunications.
- f. The mobile food vendor shall not discharge items onto the sidewalk, gutter, storm drainage inlets or streets.
- g. The mobile food vending unit shall be maintained in a safe and clean manner at all times.
- h. No tables, chairs, fences, shade structures or other site furniture, (permanent or otherwise) or any free standing signs shall be permitted in conjunction with the mobile food vendor.
- i. Any site improvements required for mobile vendor operations shall require application for the appropriate permits to ensure building and public safety and consistency.
- j. Exterior storage of refuse, equipment or materials associated with the mobile food vendor is prohibited.
- k. The mobile food vendor operating the mobile food vending unit as defined by the Health and Safety Code shall operate out of a commissary pursuant to Health and Safety Code Section 114295.
- l. The mobile food vending unit shall be equipped with refuse containers large enough to contain all refuse generated by the operation of such a unit, and the vendor of the mobile unit shall pick up all refuse generated by such operation on the lot before such unit is moved at the close of business each day. The mobile vendor shall not dispose of any trash or refuse in any such public or private trash receptacle other than a trash receptacle owned, operated or otherwise provided by and under the control of such vendor.
- m. The mobile food vendor shall install signage in a visible location on the mobile vending unit indicating that loitering is not permitted.
- n. The mobile food vendor shall enforce the no loitering rule.
- o. The mobile food vending unit shall be located on an improved surface at all times.

7. The mobile food vending unit shall obtain Fire Department approval and shall be subject to inspection by the Los Banos Fire Department prior to issuance or renewal of a business license involving use of the mobile vending unit if the unit contains any combustibles (i.e. propane, natural gas).
8. The mobile food vending unit shall comply with California Fire Code, California Code of Regulations, and California Mechanical Code. Should any utility hook-ups or connections to on-site utilities be used or required, the mobile food vendor shall be required to apply for appropriate permits or receive approval by the appropriate City department to ensure building and public safety and consistency with applicable building and zoning regulations.
9. The applicant agrees to indemnify, hold harmless, and defend the City of Los Banos, its officers, agents and employees from any and all liability or claims that may be brought against the City of Los Banos arising out of its approval of this permit, or the environmental determination rendered in connection with the permit approval, or arising out of the operation of the use or uses allowed under the permit, save and except that caused solely by the City's active negligence.
10. The mobile food vending unit shall not be inconsistent with the Conditions of Approval and shall not be operated in a manner that deviates from the approved vendor permit, which shall constitute a violation and may result in the revocation or modification of the permit upon written notice to the owner of the subject unit.
11. The operation of Mobile Food Vendor Permit #2020-01 shall be located at 520 West I Street approximately 50' west of the hospital not obstructing parking, pedestrian walkways or vehicular traffic. Relocation of the mobile unit on site shall only occur with prior approval by the Community and Economic Development Director or designee or Planning Commission.
12. At least two (2) onsite parking spaces, in addition to those required for the primary use shall be provided for the mobile vending unit operation.





Large perforated vent on the roof of the truck.

Two large windows on the front of the truck, providing a view into the interior.

Tacos La Patrona 209

California  
61746V2  
L.A. SIMS & TRUCK CO. INC.



15

TODAS LAS ENTREGAS 24/7  
BERBLAN  
LOS BANDOS 993636  
12001720-2400



JAN California 2011  
61746V2  
L.A. 2011

POTABLE WATER



# Mobile Food Vendor #2020-01

Rosa Fabian dba Taco's La Patrona

## Legend

 520 W I St

 Memorial Hospital Los Banos

 Taco's La Patrona







SCAN QR CODE OR VISIT LINK BELOW FOR  
ONLINE FOOD INSPECTION REPORTS  
<http://tinyurl.com/MCFoodInspections>

## NOTICE

THIS FACILITY IS INSPECTED BY THE  
MERCED COUNTY DIVISION OF  
ENVIRONMENTAL HEALTH. A COPY  
OF THE MOST RECENT INSPECTION  
REPORT IS AVAILABLE HERE FOR  
REVIEW UPON REQUEST.



**MERCED COUNTY DEPARTMENT OF PUBLIC HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH**

260 E. 15th Street, Merced, CA 95341  
(209) 381-1100 Fax (209) 384-1593

<http://www.co.merced.ca.us/eh>

Equal Opportunity Employer

### Health Permit to Operate

Valid from 2/4/2020 to 12/31/2020

REGULATED FACILITY :

Tacos La Patrona 209 (61746V2)  
693 Mallard Dr.  
Los Banos, CA 93635

Facility ID: FA0009223  
Account ID: AR0019267  
Issued: 2/4/2020

OWNER NAME :

Rosa Fabian

Program Element Number and Description

0143 MOBILE FOOD FAC (MOBILE FOOD PREP UNIT)

Permit ID# Units

PT0015569 PR0019664

Permit is not valid until all permit fees are paid in full. Permits to operate and Annual Fee Payments are NOT TRANSFERABLE. This permit is valid ONLY for this owner: Rosa Fabian. New owners must apply and pay for a new Permit(s) PRIOR to beginning operation or penalties will be assessed.





City of  
**Los Banos**  
*At the Crossroads of California*

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**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

Date: February 28, 2020

Regarding: Notice of Public Hearing

Proposal: Mobile Food Vendor Permit #2020-01 – Rosa Fabian (dba Taco's La Patrona)

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Los Banos Planning Commission to consider a Categorical Exemption from the California Environmental Quality Act (CEQA) and a Mobile Food Vendor Permit #2020-01 to allow the operation of a mobile food vending vehicle on private property for Rosa Fabian dba Taco's La Patrona. The subject property is located within the Public Facilities Zoning District at 520 West I Street, more specifically identified as Assessor's Parcel Number: 027-032-007.

A PUBLIC HEARING on this matter will be held at the next scheduled meeting of the Los Banos Planning Commission on Wednesday, March 11, 2020 at 7:00 p.m. in the Council Chambers of Los Banos City Hall, located at 520 "J" Street, Los Banos, California. Questions regarding the above-referenced item may be directed to Rudy Luquin, Associate Planner, at City Hall or at (209) 827-2432.

All persons are invited to be present at the public hearing. Written and oral testimony is invited. Notice is hereby further given that if you challenge the above described Project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Additional information may be obtained from the Community & Economic Development Department at 520 J Street, Los Banos, California. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (209) 827-7000. Notification at least 72 hours prior to the public hearing will enable the City to make reasonable arrangements to allow participation at this hearing

THE CITY OF LOS BANOS

Rudy Luquin  
Associate Planner