

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED: November 26, 2025

HEARING DATE: December 2, 2025 **AGENDA ITEM:** #4

PROJECT NUMBER: PRJ2024-003261-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2024004830

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 31611 Castaic Road, Castaic

OWNER: NECTARIE EJ LLC

APPLICANT: Castaic Truck Stop

PUBLIC MEETINGS HELD: N/A

CASE PLANNER: Christopher Keating, AICP, Planner
ckeating@planning.lacounty.gov

The above-referenced item is a request for a Conditional Use Permit (“CUP”) to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing convenience store associated with a truck service station (Castaic Truck Stop) and the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant (Sam's BBQ & Grill) in the M-1 (Light Industrial) Zone.

On November 24, 2025, LA County Planning staff (“staff”) received a memo from the Hearing Officer. This memo responds to this request for information and questions; attached is a copy of the revised Exhibit C (Draft Findings).

The first question is related to Draft Finding No. 5 (Previous Entitlements); Hearing Officer Natoli requested clarification on which entitlement Zoning Enforcement Case (“ZEC”) No. RPZPE2020003105 is related to. In the Draft Findings, staff originally stated the ZEC violations are to CUP No. RPPL2025001825 in error. The entitlement RPPL2025001825 is a Zoning Conformance Review – not a CUP – and its inclusion in that section is a typographic error. Attached to this memo is a copy of the revised Draft Findings with this typographic error corrected, stating that the entitlement CUP No. 201400143 is the CUP with violations on RPZPE2020003105.

The second question is related is related to Draft Finding No. 28 (Supplemental Findings – Alcoholic Beverage Sales). Hearing Officer Natoli requested additional information about how the multi-family housing located north of the Project Site is buffered from the Project. Staff revised the Draft Findings to include information on how the nine dwelling units located to the north of the Project Site are buffered from the Project. Draft Finding No. 28 is revised to include the following information:

“APNs 2865-009-006 and 2865-009-005 are located directly north of the Project Site and parcels are developed with multi-family housing, nine dwelling units in total. The existing dwelling units are located in the M-1 Zone and are legal nonconforming uses. The nearest multi-family housing structure is located approximately 315 feet from the existing convenience store and restaurant. Furthermore, the existing truck service station fueling area and truck

parking separates the convenience store and restaurant from the multi-family housing units. Furthermore, the existing convenience store and restaurant are requesting a continuation of their use; both businesses have sold beer and wine since 2014, and the CUP limits the hours of sale from 10:00 a.m. to 10:00 p.m.. The Sheriff has not reported any issues, such as call for services, related to the sale of alcoholic beverages for either business. The multi-family housing to the north of the Project Site is not likely to be adversely affected by the Project.”

Report
Reviewed By: 
Samuel Dea, Supervising Regional Planner

Report
Approved By: 
Susan Tae, Assistant Deputy Director

Attachments: Revised Exhibit C (Draft Findings).

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-003261-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004830

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit (“CUP”) No. **RPPL2024004830** on December 2, 2025.
2. **HEARING PROCEEDINGS.** *To be updated after the hearing.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Castaic Truck Stop ("permittee"), requests the CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing convenience store associated with a truck service station, Castaic Truck Stop, and the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant, Sam's BBQ & Grill (“Project”), on a property located at 31611 Castaic Road ("Project Site") in the unincorporated community of Castaic in the M-1 (Light Industrial) Zone pursuant to Los Angeles County Code ("County Code") Sections 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations) and 22.140.030 (Alcohol Beverage Sales). The permittee requested, and existing, hours of alcoholic beverage sales for the convenience store are from 6:00 a.m. to 2:00 a.m. Monday through Sunday; the requested, and existing, hours of alcoholic beverage sales for the restaurant are from 6:00 a.m. to 10:00 p.m. Monday through Sunday.
4. **LOCATION.** The Project is located at 31611 Castaic Road within the Castaic Canyon Zoned District, Santa Clarita Valley Planning Area, and the Castaic Area Community Standards District (“CSD”).
5. **PREVIOUS ENTITLEMENT(S).** The truck service station was originally developed in 1996, approved by Plot Plan (“PP”) No. 44680-13455-57835. Subsequent remodels occurred in 1999 – approved by PP No. 44680-13455-60355 and 2005 – approved by PP No. 200501355. CUP No. 201400143 authorized the sale of beer and wine for off-site consumption at the subject convenience store and the sale of beer and wine for on-site consumption at the subject restaurant. The original CUP was approved on September 15, 2015 and expired on September 15, 2025. Zoning Conformance Review (“ZCR”) No. RPPL2025001825 was approved on June 5, 2025 to authorize new commercial wall signage for the subject businesses, responding to a notice of violation from LA County Planning Land Use Regulation staff. Zoning Enforcement Case (“ZEC”) No. RPZPE2020003105 was opened on July 8, 2020 and remains active. The violations delated in the ZEC are violations to CUP No. RPPL2025001825 201400143 Condition Nos. 10, 14, 15, 22, and 28; this CUP would abate the outstanding violations.

6. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the Santa Clarita Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Castaic Canyon Zoned District and is currently zoned M-1. A CUP is required for alcoholic beverage sales for off-site and on-site consumption in the M-1 Zone pursuant to County Code Sections 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations) and 22.140.030.F (Alcoholic Beverage Sales, Findings for Uses Subject to CUP).
8. **SURROUNDING LAND USES AND ZONING.** The following chart provides property data within a 500-foot radius

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	IL	M-1	Restaurants, Retail, Vacant, Residential Multi-Unit
EAST	IL, CM (Major Commercial)	M-1, C-3 (General Commercial)	Travel Center, Truck Sales and Storage, Motel
SOUTH	IL, CM	M-1, C-3	Restaurants, Retail, Automobile Service Station, Tire Store
WEST	CG (General Commercial), H5 (Residential 5 – Five Dwelling Units per One Acre), Golden State Freeway	C-3, C-2-DP (Neighborhood Commercial – Development Program), R-1 (Single-Family Residence)	Multi-Family Housing, Single-Family Housing, Industrial

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is located in the unincorporated community of Castaic, within the Castaic Trucking District. The Project Site is comprised of one Assessor’s Parcel Number (“APN”), 2865-009-007. The Project Site is approximately 2.89 acres in size and has flat terrain. The convenience store and restaurant are located within the same building; entrances to the building are provided facing the truck fueling station and the improved pedestrian walkway on Castaic Road.

B. Site Access

The Project Site is accessible via Castaic Road, an existing Major Highway on the County Master Plan of Highways with 100 feet of right-of-way (“ROW”) width and is improved with 84 feet of paving, to the east.

C. Site Plan

The site plan shows the existing truck service station which includes the fueling canopy with fuel dispensers for trucks, 29 truck parking spaces, 20 automobile parking spaces, and a 5,458 square-foot building with a convenience store and restaurant located inside. Additionally, the site plan depicts two storage containers and an outdoor barbeque smoker associated with the restaurant. The proposed floor plan depicts the restaurant and store on the first floor; the second floor comprises of office space and storage area. The shelf plan of the convenience store depicts the category of items sold on each shelf, and calculations for the percentage of shelf space dedicated to the sale of alcoholic beverages of beer and wine for off-site consumption. On the proposed shelf plan, 5% of the shelf space is dedicated to alcoholic beverage sales of beer and wine for off-site consumption, with a maximum of 5% allowed.

D. Parking

The Project Site has an occupant load of 166 persons for all existing uses, according to LA County Building and Safety records. Based on the occupant load, a total of 44 parking spaces are required for this Project Site, calculated at a ratio of one parking space per three occupants, pursuant to County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides 49 existing paved parking spaces, as shown on the Exhibit "A." The Project proposes no modifications to the existing uses; thus, there are no changes to the required parking. The commercial complex provides five additional parking spaces than required.

10. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") section 15301 and the County environmental guidelines because the Project involves the continued sale of alcoholic beverages at an existing convenience store and restaurant without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

11. **AGENCY RECOMMENDATIONS.**

- A. County Sheriff ("Sheriff"), in a letter dated March 17, 2025, recommended denial of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. The majority of calls for service are considered routine in nature. Sheriff stated that the incidents involving individuals under the influence and theft were not associated with the establishments seeking this CUP.

B. The California Department of Alcoholic Beverage Control (“ABC”), in a report dated June 9, 2025, indicated that there are eight on-site alcohol licenses in this census tract (9201.02), while up to five such licenses are allowed. There is an over-concentration of alcoholic beverage sales for on-site consumption in the area as determined by ABC. Notwithstanding, the request is for a renewal of an existing alcoholic beverage license for on-site consumption that was originally issued in 2015 by CUP No. 201400143. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC.

12. PUBLIC COMMENTS. The permittee presented the proposed Project to the Castaic Area Town Council at a public meeting on September 17, 2025. In a letter dated September 29, 2025, the Castaic Area Town Council stated their support for the CUP. Additionally, the Castaic Area Town Council requested staff to reconsider the proposed condition restricting the hours of alcoholic beverage sales. Presently, CUP No. 201400143 authorized the sale of beer and wine from 6:00 a.m. to 2:00 a.m. Monday through Sunday. Staff recommends approval of the CUP with a condition restricting the hours of alcoholic beverage sales to 10:00 a.m. to 10:00 p.m. Monday through Sunday due to a myriad of compounding factors, including but not limited to, Sheriff’s letter in opposition to the Project, the Project Site’s location within a high crime reporting district, and because the convenience store is accessory to a truck service station. No other public comments have been received.

13. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, newspaper (SCV Signal), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On October 21, 2025, a total of 136 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 27 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IL land use designation intended for industrial districts in areas with adequate access, infrastructure, and services to accommodate the most intensive types of industrial uses allowed in the Santa Clarita Valley Planning Area. Allowable uses in this designation include storage and distribution of goods; vehicle storage; contractor’s storage facilities; batch plants; heavy equipment repair and sales; wholesale sales; heavy vehicle repair; and supportive commercial uses. The Project is consistent with the intended uses of this land use category since it is a request for the continued accessory alcoholic beverage sales of beer and wine for off-site consumption at an existing market and the continued accessory alcoholic beverage sales of beer and wine for on-site consumption at an existing restaurant, which is consistent with the goals and policies of the Area Plan.

15. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan applicable to the proposed project:

- a. *General Plan Land Use Policy LU 5.2:* “Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.”
- b. *Area Plan Policy LU 4.3.2:* “Promote business development in Castaic and Val Verde to provide a greater range of goods and services to area residents.”

The Project will serve the immediate local community of Castaic, as well as providing a regional service for motorists and truckers travelling along Interstate 5. The truck service station offers a convenience store and restaurant as a service for travelers to purchase goods and eat meals during their journey. The accessory sale of beer and wine assists the economic vitality of businesses, as well as provides a service that customers desire and expect from restaurants and convenience stores. Although the site is situated in a high-crime reporting district and does not have a positive recommendation from the Sheriff's office, it is located along a well-traveled major transportation corridor. This location justifies its potential for public convenience, and the calls for services do not appear to be directly related to the sale of alcoholic beverages. Staff recommends approval of the CUP with a condition restricting the hours of alcoholic beverage sales to 10:00 a.m. to 10:00 p.m. Monday through Sunday due to a myriad of compounding factors, including but not limited to, Sheriff's letter in opposition to the Project, the Project Site's location within a high crime reporting district, and because the convenience store is accessory to a truck service station

ZONING CODE CONSISTENCY FINDINGS

16. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as the accessory sale of alcoholic beverages of beer and wine for off-site and on-site consumption is permitted in this zone with a CUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations).

17. FLOOR AREA RATIO. The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site and on-site consumption, the existing building is consistent with the required floor area ratio (“FAR”) development standard in the M-1 Zone, pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones). The Project Site has a maximum FAR of 1.0. The existing FAR for the building on the Project Site is 0.05, which is consistent with the maximum FAR of 1.0 in the M-1 Zone.

18. PARKING. The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site and on-site consumption, the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). The Project Site has an occupant load of 166 persons for all existing uses, according to LA County Building and Safety records. Based on the occupant load, a

total of 44 parking spaces are required for this Project Site, calculated at a ratio of one parking space per three occupants, pursuant to County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides 49 existing paved parking spaces, as shown on the Exhibit "A." The Project proposes no modifications to the existing uses; thus, there are no changes to the required parking. The commercial complex provides five additional parking spaces than required.

19. **SIGNS.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption and on-site consumption, the Project is consistent with the standard identified in County Code Section 22.114.020 (Signs) as the existing wall signs for the Project Site meet the permitted area requirement of a maximum of one-and-one-half square feet of wall sign area for each one linear foot of building frontage (390 feet), totaling 585 square feet of wall sign area allowed, pursuant to County Code Section 22.312.070.B.1.c (Castaic Area CSD, Zone Specific Development Standards, Commercial and Industrial Zones, Wall Business Signs). ZCR No. RPPL2025001825 was approved on June 5, 2025 to authorize new wall signage for the existing restaurant and convenience store.
20. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer finds that the Project is consistent with the findings identified in County Code Section 22.140.030.F.1 (Alcoholic Beverage Sales, Findings for Uses Subject to CUP, Additional Findings), which are further discussed below, under "Supplemental Findings – Alcoholic Beverage Sales." There are no development standards in this County Code Section for the sale of alcoholic beverages for off-site consumption or on-site consumption.
21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District ("ROLD") and is subject to the applicable requirements in County Code Chapter 22.80 (Rural Outdoor Lighting District). While the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site and on-site consumption, the truck service station is consistent with the standards outlined by the Rural Outdoor Lighting District. All lighting on the Project Site is shielded and follows the maximum height requirements of 35 feet in the M-1 Zone, pursuant to County Code Section 22.80.050.D.1.c (Rural Outdoor Lighting District, General Development Standards, Maximum Height). Any lighting established at this location in the future would also be required to comply with these standards. The Project does not propose any additional lighting.
22. **CASTAIC AREA CSD.** The Hearing Officer finds that the Project Site is located within the Castaic Area CSD and is subject to the applicable requirements in County Code Chapter 22.312 (Castaic Area CSD). While the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption and on-site consumption, the truck service station meets all development requirements outlined for the Castaic Trucking District, community wide development standards, and industrial zone development standards in the Castaic Area CSD.

CONDITIONAL USE PERMIT FINDINGS

23. **The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The proposed continued sale of alcoholic beverages of beer and wine for off-site and on-site consumption at the existing convenience store and restaurant is consistent with the adopted Area Plan, which is a component of the General Plan. The IL land use designation is intended for industrial districts in areas with adequate access, infrastructure, and services to accommodate the most intensive types of industrial uses allowed in the Santa Clarita Valley Planning Area. Allowable uses in this designation include storage and distribution of goods; vehicle storage; contractor's storage facilities; batch plants; heavy equipment repair and sales; wholesale sales; heavy vehicle repair; and supportive commercial uses. The Project is consistent with the intended uses of this land use category since it is a request for the continued accessory alcoholic beverage sales of beer and wine for off-site consumption at an existing convenience store and the continued accessory alcoholic beverage sales of beer and wine for on-site consumption at an existing restaurant,
24. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The two businesses located on the Project Site have been operating with alcohol licenses since 2014. There are no sensitive uses located within a 600-foot radius of the Project Site. The continued sale of alcoholic beverages of beer and wine for off-site and on-site consumption will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area.
25. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption and on-site consumption, the building containing the subject convenience store and restaurant is consistent with the development standards for buildings in the M-1 Zone such as FAR, signage, and parking. Furthermore, the Project is consistent with the development standards outlined in the Castaic Area CSD and ROLD. No additional development is proposed as a part of the project request.
26. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** While the Project is a request for the continued sale of alcoholic beverages of beer and wine for off-site and on-site consumption accessory to an existing convenience store and restaurant, located at an existing truck service station, the access for the truck service station is via Castaic Road, a 100-foot-wide ROW, improved with 84 feet of paving and existing Major Highway on the County Master Plan of Highways. Castaic Road adequately serves the

existing truck service station, and the continuation of accessory alcoholic beverage sales is unlikely to generate significant traffic to the existing land uses.

SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES

27. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are no sensitive uses – such as places of worship, schools, parks, or playgrounds – within a 600-foot radius of the Project Site. The Project is not likely to adversely affect any sensitive uses.
28. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** There is a sufficient buffer in relation to the residential land uses within a 600-foot radius of the Project Site. APNs 2865-009-006 and 2865-009-005 are located directly north of the Project Site and parcels are developed with multi-family housing, nine dwelling units in total. The existing dwelling units are located in the M-1 Zone and are legal nonconforming uses. The nearest multi-family housing structure is located approximately 315 feet from the existing convenience store and restaurant. Furthermore, the existing truck service station fueling area and truck parking separates the convenience store and restaurant from the multi-family housing units. Furthermore, the existing convenience store and restaurant are requesting a continuation of their use; both businesses have sold beer and wine since 2014, and the CUP limits the hours of sale from 10:00 a.m. to 10:00 p.m.. The Sheriff has not reported any issues, such as call for services, related to the sale of alcoholic beverages for either business. The multi-family housing to the north of the Project Site is not likely to be adversely affected by the Project. The nearby multi- and single-family housing to the west of the Project Site is separated by Interstate 5 (which has a ROW approximately 350-feet-wide). The residential area to the west of the Project Site is not likely to be adversely affected by the Project.
29. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The sale of alcoholic beverages at the existing convenience store and restaurant has been ongoing since 2014 and is not likely to have adversely affected the economic welfare of the nearby community. The Castaic Trucking District is a major commercial and industrial hub located in the Santa Clarita Valley Planning Area. Additionally, there are no sensitive land uses within a 600-foot radius of the Project Site. The two businesses requesting this CUP add to the economic viability of the Castaic Trucking District.
30. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** While the request is for the continued alcoholic beverage sales of beer and wine for off-site and on-site consumption, which is accessory to the

existing convenience store, Castaic Truck Stop, and the existing restaurant, Sam's BBQ & Grill, the Project Site was developed in 1996, with subsequent remodels in 1999 and 2005. The exterior appearance of the structure will not change as a result of the Project and is compatible with the land uses along the corridor. Furthermore, the design is consistent with other buildings adjacent to the Project Site and conforms to development patterns of the Castaic Trucking District. ZEC No. RPZPE2020003105 remains active; however, the applicant has cooperated with LA County Planning Land Use Regulation staff. The violations were accumulated prior to new ownership of the establishments, and staff confirms that the new management is committed to maintenance on the Project Site and upholding consistency with LA County Planning development standards.

31. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in Section 22.140.030.F2 of the County Code.** According to the report provided by ABC, the Project Site is located in a high crime reporting district and within an over-concentrated census tract (9201.02) for alcoholic beverage licenses for off-site and on-site consumption. In this census tract, up to three off-site alcohol licenses are allowed; however, eight licenses exist within the census tract, including the subject convenience store. Similarly, up to five on-site alcoholic beverage licenses are allowed in census tract 9201.02, and eight licenses exist within the census tract, including the subject restaurant. Since the Project is for the continuation of alcohol beverage sales of beer and wine, the approval of this CUP would not increase the number of off-site or on-site alcohol licenses in the census tract.

The Project Site is located within a major commercial and industrial corridor within the Santa Clarita Valley Planning Area. The Castaic Trucking District is a major destination for motorists along Interstate 5 travelling between the Central Valley and Los Angeles County; appropriately, the Castaic Trucking District offers a multitude of retail and restaurant businesses to cater to truckers and motorists travelling along this corridor. This concentration of retail establishments tends to lead to a higher number of reported crimes in Crime Reporting District No. 0679 compared to the average crime reporting district. Furthermore, the Sheriff recommended denial of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. The majority of calls for service are considered routine in nature. Sheriff stated that the incidents involving individuals under the influence and theft were not associated with the establishments seeking this CUP.

The Hearing Officer must make a finding of public convenience or necessity pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity). The Hearing Officer finds that the Project contributes to the public convenience or necessity and, as a condition of Project approval, limits the hours of the sale of alcoholic beverages of beer and wine for off-site and on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales too early or too late in the

day, pursuant to the following analysis. Accordingly, one of the conditions of Project approval limits the sale of alcoholic beverages of beer and wine for off-site consumption and on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

As noted above, the concentration of retail and restaurant establishments in the area tends to lead to a higher number of reported crimes and the Sheriff stated that the reported calls for service were not associated with the businesses seeking this CUP. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day.

32. The Hearing Officer finds that the requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains. The existing convenience store is accessory to an existing truck service station and is not a general purpose retailer, but rather, a small commercial store intended for quick purchases of snacks, drinks, and other goods while patrons use the truck and automobile service station to fuel their vehicles. One supermarket, Ralphs, is located nearby, approximately 2.4 miles from the Project Site. Ralphs is a full-service market that provides sufficient access to fresh produce and whole grains for the Castaic community.

33. The Hearing Officer finds that, to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP's grant term to 15 years.

ENVIRONMENTAL FINDINGS

34. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and the County environmental guidelines because the Project involves the sale of alcoholic beverages of beer and wine for off-site and on-site consumption at an existing convenience store and restaurant without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

35. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcoholic beverages for off-site consumption would occur at a site within a high crime reporting district and overconcentrated census tract, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcoholic beverages of beer and wine for off-site consumption at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in County Code Section 22.140.030.F.2, provided that the sales are conducted in compliance with the conditions of Project approval, including the condition that limits sales from 10:00 a.m. to 10:00 p.m. Monday through Sunday.
- J. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024004830**, subject to the attached conditions.

ACTION DATE: December 2, 2025

SD:CK

November 20, 2025

c: Zoning Enforcement, Building and Safety