

March 27, 2024

Ariel Gutierrez
CMLSA LLC
1301 West 2nd Street, Unit 105
Los Angeles, CA 90026

Dear Mr. Gutierrez:

PROJECT NO. PRJ2022-001520-(5)
CONDITIONAL USE PERMIT NO. RPPL2022008844
31754 CASTAIC ROAD
CASTAIC (APN: 3044-019-011)

Hearing Officer Mark Herwick, by his action of March 26, 2024, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **April 9, 2024**.

Appeals:

Appeals must be submitted through the County's online electronic permit management system (EPIC-LA). For instructions on how to appeal online, please email appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed

Mr. Gutierrez
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with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Richard Claghorn of the North County Development Services Section at (213) 893-7015, or rclaghorn@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink, appearing to read 'Samuel Dea', written in a cursive style.

Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:RC

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-001520-(5)
CONDITIONAL USE PERMIT NO. RPPL2022008844**

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. RPPL2022008844 on March 26, 2024.
2. **HEARING PROCEEDINGS.** A duly-noticed public hearing on the CUP was held on March 26, 2024 before the Hearing Officer . Staff gave a presentation about the Project and recommended approval. The applicant, Mr. Ariel Gutierrez spoke in support of the project, and requested that the draft condition requiring the installation of two electric vehicle (“EV”) charging stations be modified so that the EV charging stations would no longer be required, because of the higher than anticipated cost for the supporting infrastructure, which would make the Project infeasible. The Hearing Officer asked staff about the RV charging station requirement, and staff explained that was based on a recommendation from the Castaic Area Town Council. The Hearing Officer directed that the EV charging station condition be modified to state that the EV charging stations are recommended but not required. No other speakers testified. There being no further testimony, the Hearing Officer closed the public hearing, found the Project is categorically exempt under the California Environmental Quality Act ("CEQA") and approved the CUP for the Project.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Ariel Gutierrez ("Permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption at a 7-Eleven store with associated automobile service station (“Project”) in the M-1 (Light Manufacturing) Zone) pursuant to Section 22.22.030.C (Land Use Regulations for Industrial Zones) and Section 22.140.030 (Alcoholic Beverage Sales) of the Los Angeles County (“County”) Code. The existing 7-Eleven store building will be relocated from 27680 Lake Hughes Road (Assessor’s Parcel Number (“APN”) 2865-003-028) to an existing adjacent commercial building at 31754 Castaic Road (APN 2865-008-037). The project site includes both APN 2865-003-028 and 2865-008-037 (“Project Site”). The existing 7-Eleven store building is to be demolished, but APN 2865-003-028 will still contain fuel pumps, fuel canopy, parking, and signage for the 7-Eleven store, which includes an automobile service station. The changes to the 7-Eleven store, with the exception of the beer and wine sales, are being reviewed separately under pending ministerial permit, Site Plan Review (“SPR”) No. RPPL2022004472 (“related SPR”).
4. **PREVIOUS ENTITLEMENT(S).** The existing commercial building to where the 7-Eleven store building is being relocated, was originally approved under SPR

No. PP34830 on June 18, 1986 as a Foster’s Freeze fast food restaurant with drive-through facilities. This approval also depicted the current 7-Eleven store, which had been permitted prior to this approval. The existing 7-Eleven store has had a Type 20 license for beer and wine sales for off-site consumption from the California Department of Alcoholic Beverage Control (“ABC”) since 1988, prior to the County requirement for a CUP for alcoholic beverage sales. A CUP is required because of the change in the location of the 7-Eleven store where sales of alcoholic beverages for off-site consumption is requested.

5. **LOCATION.** The Project Site at 31754 Castaic, Road is located within the Castaic Canyon Zoned District, Castaic Area Community Standards District (“CSD”), and Santa Clarita Valley Planning Area.
6. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use designation 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 currently zoned M-1. Pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones) alcoholic beverage sales for off-site consumption is permitted with a CUP, subject to the requirements of County Code Section 22.140.030 (Alcoholic Beverage Sales).

8. SURROUNDING LAND USES AND ZONING.

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CM (Major Commercial), OS-W (Open Space-Water), H18 (Residential 18 - 18 Dwelling Units per Acre), IL	C-3 (General Commercial), O-S (Open Space), R-1-(Single-Family Residence), M-1	Commercial center, flood control channel, open space, single-family residences, restaurant
EAST	OS-W, H30 (Residential 30 – 30 Dwelling Units per Acre)	O-S, R-3 (Limited Density Multiple Residence)	Flood control channel, detached condominiums, apartments, vacant land, two residences, outdoor storage
SOUTH	IL	M-1	Restaurants, truck stop, parking
WEST	IL	M-1	Commercial center, vacant land

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.85 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with nearly flat topography, and is developed with three existing commercial buildings and parking areas, landscaping, and a fuel canopy, which covers four fuel pumps.

B. Site Access

The Project Site is accessible from Lake Hughes Road and Castaic Road. Both are mapped Major Highways on the County Master Plan of Highways, with 110 feet and 100 feet of right-of-way, respectively.

C. Site Plan

The site plan depicts the Project Site (APN 2865-003-028 and 2865-008-037). The Project Site is approximately 420 feet long from north to south and varies in width from east to west from approximately 70 feet in the middle to approximately 127 feet at the north end and 106 feet at the south end. Lake Hughes Road is located to the north of the Project Site, and there is a driveway entrance with a width of 30 feet from Lake Hughes Road. There are three driveway entrances from Castaic Road to the Project Site - two of which are 25 feet wide, and one of which is 30 feet wide. The site plan shows the two existing buildings on the Project Site which are to remain. A multi-tenant 9,506 square-foot ("sf") commercial building is located at the south end of the Project Site. The 3,082 sf building which will be the new 7-Eleven store is located near the center of the Project Site, and the proposed fuel canopy is located to the north. The new larger fuel canopy with 12 fuel pumps will be located on APN 2865-003-028, but a small portion of the canopy will be over APN 2865-008-037. A flood control channel is located to the east of the Project Site. Landscaping will be added on the east of the Project Site, including Indian Laurel Column trees (*Ficus nitida*) spaced approximately six feet apart to provide screening for the multi-family residential buildings on the east side of the channel. A six-foot-high concrete masonry unit ("CMU") wall will be built along the east lot line.

D. Floor Plan/Shelf Plan

The floor plan shows the interior of the new store location, including the shelving, sales counter, restroom, coolers, office, and back room. It also includes a shelf plan showing the total amount of shelf space (669 linear feet) and the amount reserved for alcoholic beverages (30 feet), which is approximately 4.5 percent of total shelf space.

E. Parking

The Project Site contains a total of 45 parking spaces. Ten (10) of the parking spaces are located north of the new 7-Eleven store, 15 parking spaces are located in a separate parking lot to the south of the 7-Eleven store, and 20 parking spaces are located in another parking lot adjacent to the multitenant commercial building at the south side of the Project Site. Two of the parking spaces are charging stations for electric vehicles ("EVs"). A minimum of 43 parking spaces are required for all uses on the Project Site, including eight

spaces for the 7-Eleven store/automobile service station. The parking requirement will be verified through SPR No. RPPL2022004472.

F. Hours of Operation.

The Permittee is requesting to maintain the same hours for the sale of beer and wine for off-site consumption as the previous adjacent location, 7:00 a.m. to 2:00 a.m. daily. The automobile service station associated with the convenience store is open 24 hours per day, seven days a week.

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 Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project is for beer and wine sales for off-site consumption in an existing commercial building with associated automobile service station. The proposed changes to the existing building, the new fuel canopy and pumps, demolition of the existing fuel canopy, pumps, and convenience store building, and changes to the parking and landscaping on the Project Site qualify for a Class 3 Exemption. The Project will have no significant effect on the environment. No development is proposed in a Significant Ecological Area ("SEA") or other designated environmental resource area. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project can be considered exempt.
11. **COMMUNITY OUTREACH.** On February 16, 2022, prior to the Hearing Officer's public hearing on the Project, the Permittee presented an overview of the Project to the Castaic Area Town Council ("CATC"). On May 28, 2022, CATC issued a letter in support of the Project, subject to certain conditions detailed in the letter, including planting Indian Laurel Column trees along the wash on the east side of the Project Site, building a six-foot-high wall along the wash, adding two EV charging stations, additional shielding of lights on the east side, complying with the CSD architectural standards, and restricting the hours for deliveries, exterior cleaning, and trash collection to 8:00 am to 9:00 pm.
12. **PUBLIC COMMENTS.** LA County Planning staff has not received any other comments from the general public regarding the Project at the time of report preparation.
13. **AGENCY RECOMMENDATIONS.**
 - A. County Sheriff's Department ("Sheriff"): The Sheriff, in a letter dated October 11, 2023, recommended approval of the Project and provided a summary of service calls and crime history over the past five years.

B. California Department of Alcoholic Beverage Control (“ABC”) issued a report on April 18, 2023 with statistics related to the Project, including the number of Off-Sale licenses in Census Tract 9201.02, and crime statistics for Crime Reporting District 674, in which the Project Site is located. Based on this report, the number of existing Off-Sale licenses exceeds the number authorized by ABC in the census tract.

14. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, newspaper (*The Signal*), and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On February 15, 2024, a total of 217 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 25 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IL designation “provides for industrial districts in areas with adequate access, infrastructure, and services and is intended to accommodate the most intensive types of industrial uses allowed in the planning area”, and allowable uses include supportive commercial uses. Specific allowable uses are determined by the underlying M-1 zoning designation. The M-1 Zone allows alcoholic beverage sales with approval of a CUP, as well as retail stores, automobile service stations, and a variety of other commercial uses with a Site Plan Review (“SPR”).
16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:

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.”

The Project will enable an existing established business to continue to serve the community by relocating the existing use to a nearby building adjacent to the current location. This will allow the automobile service station business to modernize its facilities and increase the number of pumps and to increase the size of the 7-Eleven convenience store, thereby helping to meet local and regional needs, as the business serves local residents and travelers on the Golden State (I-5) Freeway and visitors to nearby attractions such as Castaic and Pyramid Lakes.

17. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan:

Area Plan Land Use Policy LU-1.2.8: “In Castaic, promote expansion of neighborhood commercial uses to serve local residents; address traffic congestion; ensure compatibility between highway oriented commercial uses and nearby residential uses; and maintain community character in accordance with the County’s Castaic Area Community Standards District.”

The Project Site will comply with the architectural and wall signage requirements of the Castaic Area CSD as verified under the related SPR, and the Project will enable the expansion of the existing automobile service station and convenience store. The minor changes to the Project Site will not result in changes that would conflict with the community character or create traffic congestion as the new location of the store and expansion of the fuel sales at its present location will not create conflict with nearby residential uses. The overall building area of the Project Site will not increase, because the existing convenience store building is being demolished, but the new convenience store location in an existing building will be larger than the existing convenience store.

Area Plan Land Use Policy LU-4.1.4: “Promote economic opportunity for all segments of the community, including small businesses and new businesses.”

The Project will promote economic opportunity for this automobile service station and convenience store by allowing the continued sales of beer and wine for off-site consumption at the Project Site so it can expand its fuel sales, consistent with the current zoning of the Project Site. The CUP will allow the existing 7-Eleven store to move to a larger building on an adjacent parcel while minimizing potential conflicts with surrounding business and residential uses.

Area Plan Land Use 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 promote business development in Castaic by allowing the continued sales of beer and wine for off-site consumption at the Project Site. The existing automobile service station/convenience store has operated at its present location on the Project Site for approximately 36 years. Allowing beer and wine sales at the new location within an existing building on the same Project Site will help this business to remain economically viable and to offer a greater range of goods and services to area residents and other customers.

ZONING CODE CONSISTENCY FINDINGS

- 18. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as alcoholic beverage sales for off-site consumption is a use permitted in the M-1 Zone with a CUP, pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones). Retail stores and automobile service stations are permitted with an SPR in the

M-1 Zone, pursuant to County Code Section 22.22.030.C (Land Use Regulations for Industrial Zones). The Project is the request to sell beer and wine for off-site consumption at the 7-Eleven convenience store with associated automobile service station after the proposed relocation occurs. The related SPR is being reviewed concurrently with the Project for the changes to the Project Site related to the relocation of the 7-Eleven convenience store and associated automobile service station, including parking and landscaping changes, and the other standards will be reviewed during the SPR review.

19. **ALCOHOLIC BEVERAGE SALES.** The Hearing Officer finds that the Project complies with the applicable requirements pertaining to the sales of alcoholic beverages pursuant to County Code Section 22.140.030 (Alcoholic Beverage Sales). The Project Site is located within 500 feet of another use selling alcoholic beverages for off-site consumption, so the shelf space devoted to alcoholic beverages shall be limited to five (5) percent of the total shelf space. The floor plan depicts 669 linear feet of shelf space, of which 30 linear feet is devoted to alcoholic beverages (4.48 percent of the shelf space), in compliance with the five percent limit. The floor plan also depicts fresh fruit racks and shelf space reserved for whole grain products. Conditions of approval will include a requirement that the store shall offer a minimum of three varieties of fresh produce free from spoilage and a minimum of two whole grain items for sale on a continuous basis in high visibility areas as required. Conditions of approval also require that employees selling alcoholic beverages shall participate in the License Education on Alcohol and Drugs (“LEAD”) Program provided by ABC or a similar program. The Conditions of approval shall also require compliance with all other requirements of this County Code section applicable to the sale of alcoholic beverages for off-site consumption. The Project will also comply with the standards for alcoholic beverages sales for off-site consumption at an automobile service station, which shall be included as conditions of approval, as follows:

- a. Distilled spirits shall not be sold.
- b. Alcoholic beverages shall not be displayed within five feet of the cash register or front door, unless the alcoholic beverages are displayed in a permanently affixed cooler.
- c. Alcoholic beverages shall not be displayed in an ice tub.
- d. Alcoholic beverage advertising shall not be displayed on motor fuel islands, and self-illuminated alcoholic beverage advertising shall not be located on buildings or windows.
- e. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. who sell alcoholic beverages shall be at least 21 years old.

20. **FLOOR AREA RATIO (“FAR”).** The Hearing Officer finds that the Project Site complies with the applicable FAR of 1.0. Pursuant to County Code Section

22.22.060.B (Development Standards for Industrial Zones), the maximum allowable FAR in the M-1 Zone is 1.0. The total floor area of the remaining buildings, after the demolition of the old 7-Eleven store building, will be 12,588 sf. The Project Site has an area of approximately 0.85 acres (37,026 sf). The proposed FAR at 0.34 is well below the maximum FAR of 1.0.

21. **CASTAIC AREA CSD.** The Hearing Officer finds that the Project Site is not subject to the requirements of the Castaic Area CSD because the existing buildings on the Project Site were approved through SPRs prior to the effective date of the CSD, and the proposed change in use does not result in an increase in the occupancy load or parking requirements, pursuant to County Code Section 22.312.040.A.2.d (Castaic Area CSD Applicability). The existing building on the Project Site that will be used for the Project was developed pursuant to Plot Plan ("PP") (synonymous with SPR) No. 34830, approved on June 18, 1986, and the Project Site was developed in accordance with this approval, and subsequent approvals from 1986 through 1991. The Castaic Area CSD was adopted on November 30, 2004 and became effective December 30, 2004. The Project application was submitted in November 2022, and the pending related SPR application was submitted in May 2022, after the CSD effective date, but since the Project Site was already developed based on PP34830, and the proposed changes are minor in scope, and the Project Site will have a lesser parking requirement and occupancy load after the proposed changes, the CSD requirements such as, but not limited to, freestanding signage, setbacks, paving material, pedestrian amenities, and landscaping are not applicable. The proposed wall signage for the 7-Eleven store building and fuel canopy will comply with the CSD standards, and the store building will comply with the architectural standards of the CSD. However, because the CATC recommends that the 7-Eleven Convenience Store with Automobile Service Station adhere to the CSD architectural and design requirements, and because the Permittee agrees to comply with these standards, the 7-Eleven Convenience Store with Automobile Service Station shall comply with the architectural standards in County Code Section 22.312.040.B.2 (Castaic Area CSD Zone Specific Development Standards) and wall sign standards in County Code Section 22.312.040.B.1.c (Castaic Area CSD Zone Specific Development Standards). Such compliance will be verified under the pending SPR. Compliance with the architectural and wall sign standards of the CSD shall also be included in the conditions of approval. The Project Site contains existing legal non-conforming freestanding signs which are not required to comply with the CSD restrictions, and the other CSD standards not listed above shall not be applied to the Project.

22. **PARKING.** The Hearing Officer finds that the Project Site has an adequate number of parking spaces. Pursuant to County Code Section 22.112.070 (Required Parking Spaces), a minimum of one parking space is required per 250 sf of commercial building space. However, when the existing commercial buildings were approved in 1986, the ratio for retail commercial use was one parking space per 400 sf. Pursuant to County Code Section 22.172.020.A (Nonconforming Uses, Buildings and Structures-Applicability) a building which

is nonconforming due to parking may continue to be used with the same parking ratio that existed when it was first approved, provided there is not an increase in the occupant load. Any additions would be subject to the parking ratio at the time of the approval of the addition. The existing buildings on the Project Site were built before Ordinance No. 88-0156, effective October 16, 1988, which changed the ratio for commercial retail from 1 space per 400 sf to 1 space per 250 sf. Therefore, the existing buildings may use a 1 space per 400 sf ratio for retail commercial uses. The Project Site requires a total of 43 parking spaces, including eight spaces for the 3,082 sf 7-Eleven building and 35 spaces for the existing commercial building on the south side of the Project Site, which includes previously approved food uses (Subway and Domino's Pizza), office, and retail space. A total of 45 parking spaces are provided, which meets the parking requirement. The parking requirement will be verified through the pending SPR.

23. **TREE PLANTING.** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Chapter 22.126 (Tree Planting Requirements). Because the Project Site was developed prior to this requirement, which became effective on April 28, 2016, and no new buildings, additions, or new parking lots are proposed, these standards are not applicable, pursuant to County Code Section 22.126.020 (Applicability).
24. **INCLUSIONARY UNITS.** The Hearing Officer finds that the Project is exempt from the Inclusionary Housing Ordinance, pursuant to Section 22.121.030 (Inclusionary Housing Ordinance Applicability) because the Project does not include any housing component.

CONDITIONAL USE PERMIT FINDINGS

25. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The Project Site is in the IL land use designation of the Area Plan, a component of the General Plan. The Project is consistent with the IL designation of the Area Plan and with the applicable goals and policies of the General Plan and Area Plan. The Project meets the required findings for a CUP, pursuant to County Code Section 22.158.050 (CUP Findings and Decision).
26. **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 Project Site has had a convenience store that has had an ABC license to sell beer and wine since 1988, prior to the County requirement for a CUP for alcohol sales. This Permittee has a history as a responsible seller of alcoholic beverages and has not had any known violations. The store will be relocating to another location of the Project Site, adjacent to the existing store, and the use is

expected to continue to operate much as it has in the past. The Permittee proposes to add a wall and trees to provide buffering from the adjacent multi-family residences to the east. Therefore, no adverse impacts from this use are anticipated. The Permittee is requesting to maintain the same hours for the sale of beer and wine for off-site consumption as the previous adjacent location, 7:00 a.m. to 2:00 a.m. daily. The existing 7-Eleven store has had an ABC license to sell beer and wine since 1988 without any known issues. The Project Site is located close to a major corridor (I-5) within the Trucking District Area of the CSD and is near Castaic Lake and Pyramid Lake, both important recreational areas for the region. Based on the past use of the establishment, its good compliance record, and the convenience to the public for users of the nearby recreational areas and other customers, Staff recommends allowing the requested hours of operation. The automobile service station associated with the convenience store is open 24 hours per day, seven days a week. The Sheriff has reported that this location has not been a problem and has recommended approval of the CUP and has not commented on the hours of operation. Allowing the hours of operation for the sale of beer and wine at the new location as at the current adjacent location would not result in any adverse impacts, as the convenience store is locating to an existing building approximately 75 feet to the south. It will be slightly further away from the nearby residences than the existing convenience store. This convenience store has operated in a responsible manner and it is anticipated that a continuation of the currently allowed hours of operation will not result in adverse impacts.

27. **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.** The Project Site has a gross area of 0.85 acres and there is sufficient space for all required development features, the commercial uses, and related facilities, as verified by the related SPR and including a new wall and additional landscaping to provide an added buffer from the neighboring residences as agreed to by the Permittee. The Project Site is located adjacent to other commercial uses and is well-suited for this type of use.
28. **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.** The Project Site fronts on two Major Highways on the County Master Plan of Highways, Lake Hughes Road and Castaic Road, with 110 feet and 100 feet of right-of-way, respectively. It is also located in close proximity to the I-5 Freeway. The existing service facilities are adequate for the Project.

ALCOHOLIC BEVERAGE CUP FINDINGS

29. **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.** The only sensitive uses within a 600-foot radius of the Project Site are three religious facilities and a childcare center located in the shopping center north of the Project Site. The new location will be slightly further from the sensitive uses as the current adjacent store location, as the convenience store is locating to an existing building approximately 75 feet to the south. The sale of beer and wine for off-site consumption at the existing 7-Eleven store on the Project Site predates the establishment of the neighboring sensitive uses. These sensitive uses are well-buffered from the Project Site since they are located in a multi-tenant retail center separated from the Project Site by Lake Hughes Road, a Major Highway with a right-of-way width of 110 feet. Because of its history as a responsible seller of alcoholic beverages, and the conditions of approval for the CUP which will require the Permittee to conduct this use in a safe and responsible manner, no adverse impacts are anticipated to any sensitive uses.
30. **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 are existing multifamily residences located east of the Project Site across a flood control channel. The Permittee has agreed to install a minimum six-foot-high wall along the east lot line and to also plant trees to provide buffering for the residences, which have been incorporated into the Project conditions. These measures will help to provide buffering and to minimize any potentially adverse impacts to the residences east of the Project Site.
31. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The new store within an existing building will not have any adverse impacts on the economic welfare of the community. The convenience store will be in an existing commercial building and will be a continuation of the automobile service station/convenience store use that has operated on the Project Site with the sale of beer and wine for off-site consumption since approximately 1988. The continued sale of beer and wine for off-site consumption at the convenience store will help to continue to draw customers to other businesses on the Project Site and nearby.
32. **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 Project is for the sale of beer and wine for off-site consumption, the exterior appearance of the existing building where the store will be relocated will comply

with the CSD architectural standards, in that it will have a tile roof and a Southwestern architectural style with muted colors, as agreed to by the Permittee. Additional landscaping will also be added at the request of the CATC and agreed to by the Permittee to improve the appearance of the Project Site.

33. **The Hearing Officer finds that the findings of public convenience or necessity, as described in Section 22.140.030.F2 of the County Code, are applicable to the Project.** There is one other establishment selling alcoholic beverages for off-site consumption within 500 feet of the Project Site. Also, the Project Site is in a high crime reporting district and an area of undue concentration according to the criteria of ABC. The Project Site is located in Census Tract 9201.02, which had 10 existing licenses for off-site consumption ("Off-Sale") licenses from ABC according to the ABC report dated April 18, 2023, while only three such establishments are allowed under ABC's normal population-based criteria. Exceptions to this limit may be made if a finding of public convenience or necessity is made. According to the most recent data from ABC's website, as of February 26, 2024, there are nine Off-Sale licenses in Census Tract 9201.02, which still exceeds the limit of three. This use will not increase the number of Off-Sale licenses in the Census Tract 9201.02, because the Project is in the same census tract as the existing convenience store and will replace it. Because it is classified as an area of undue concentration by ABC, because it is in a high crime reporting district as defined by ABC, and because there is another establishment selling alcoholic beverages for off-site consumption within 500 feet of the Project Site, it requires findings of public convenience and necessity.

34. **The Hearing Officer finds that the Project satisfies the criteria for public convenience or necessity, as described in Section 22.140.030.F2 of the County Code.** Based on its population, ABC authorizes up to three Off-Sale licenses in Census Tract 9201.02, where the Project Site is located. Currently, there are nine Off-Sale ABC licenses in this census tract, including this 7-Eleven store at its current location on the Project Site. This grant does not increase the number of Off-Sale ABC licenses in this census tract. ABC can authorize more licenses than this limit of three if a finding of public convenience or necessity is made, if the circumstances of the business requesting the license and the surrounding area justify an exception. Census Tract 9201.02 has a high concentration of Off-Sale licenses, but this is because it serves a much broader market area, and three of the seven census tracts in the Castaic Area have no Off-Sale licenses. According to the most recent data from ABC's website, as of February 26, 2024, there are 15 Off-Sale ABC licenses combined in the seven census tracts in the Castaic/Val Verde Area, nine of which are in Census Tract 9201.02. The seven Castaic/Val Verde area census tracts have a total authorization of up to 15 Off-Sale licenses according to ABC, so taken as a whole, there is not an overconcentration when evaluating the broader Castaic/Val Verde area. Census Tract 9201.02 is very large in area, extending all the way to Lake Hughes, approximately 24 miles away. The majority of the nine existing ABC Off-Sale licenses listed within the census tract are in Castaic, but one of them is in Lake Hughes and one is in Gorman. The Project Site is

near the southwest corner of Census Tract 9201.02. There are three other census tracts within 3,000 feet of the Project Site, and three additional census tracts which cover the communities of Castaic and Val Verde. The seven census tracts in the Castaic and Val Verde areas are 9201.02, 9201.04, 9201.06, 9201.16, 9201.18, 9201.19 and 9202, and some of these census tracts extend into outlying communities. Cumulatively, the other six census tracts in this area are authorized by ABC for up to twelve Off-Sale licenses, and currently only six Off-Sale ABC licenses exist in those six census tracts. Although the Off-Sale licenses are concentrated mainly in Census Tract 9201.02, these businesses also serve a greater area, and when this is considered over a broader area that includes the adjacent census tracts, there is not an undue overconcentration of Off-Sale ABC licenses. The Project will not increase the number of Off-Sale licenses, as the ABC license will be moved from the old store location to the new one on the same Project Site.

Beer and wine sales is a critical part of the business model for this location and is crucial to the continued operation of the current business. The Project Site is located near Castaic Lake and Pyramid Lake. Both are popular recreational areas, and the Project serves as a convenient place for users of the lakes and other recreational areas who choose to consume beer and wine. The existing 7-Eleven store has served as a complementary business to the other established businesses in the area and enhances the economic viability of the community. Beer and wine are only one of many products for sale at this store, which includes fresh fruits and whole grain products. The ability to buy a variety of products in one place, including beer and wine, provides a convenience to customers and visitors to this area. The existing building will be upgraded and modernized as a part of the relocation process, with added landscaping, contributing to a more pleasant shopping experience for its customers and visitors to this area.

According to the report provided by ABC, the Project Site is located in a high crime reporting district. It is classified as a high crime reporting district by ABC because the number of offenses was greater than 20 percent higher than the average reporting district. However, the Sheriff issued a letter on October 11, 2023, including a crime report for the previous five years for the Project Site. During this period there were 13 calls for service at the location, all of which were routine in nature. The letter states that the Sheriff recommends approval of the CUP and that this establishment has not been a problem. The relatively higher number of offenses appears to be correlated to the highly commercial character of the surrounding district along a major transportation route (Interstate 5). Based on the Sheriff's report on crime for the past five years at the Project Site, serious crime has not a problem at this location. The Project will help to continue to meet a demand in the community for a convenience store offering beer and wine sales, as this business has operated on the Project Site in Castaic since 1988. The Project will continue to contribute to the economic vitality of the Project Site and the surrounding area. There have not been any significant law enforcement problems at this location.

35. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the grant term to 10 years.

ENVIRONMENTAL FINDINGS

36. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities) and 15303 (Class 3, New Construction or Conversion of Small Structures). The project is for beer and wine sales for off-site consumption in an existing commercial building with associated automobile service station. The proposed changes to the existing building, the new fuel canopy and pumps, demolition of the existing fuel canopy, pumps, and convenience store building, and changes to the parking and landscaping on the Project Site qualify for a Class 3 Exemption. The Project will have no significant effect on the environment. No development is proposed in an SEA or other designated environmental resource area. The project does not result in cumulative impacts, is not near a scenic highway, is not included on a list of hazardous waste sites, does not impact historic resources, and does not result in other significant effects on the environment. Therefore, no exceptions to the exemption are applicable and the Project can be considered exempt.

ADMINISTRATIVE FINDINGS

37. **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 and Area 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. The Project meets the required findings of public convenience or necessity.

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 15303 (Class 3, New Construction or Conversion of Small Structures); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2022008844**, subject to the attached conditions.

ACTION DATE: March 26, 2024

SZD:RWC

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-001520-(5)
CONDITIONAL USE PERMIT NO. RPPL2022008844

PROJECT DESCRIPTION

The project is to authorize the sale of beer and wine for off-site consumption at a convenience store with automobile service station in the M-1 Zone subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. "Recorder Office"). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on March 26, 2034.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$2,130.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for

five (5) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$426.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
13. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

15. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A."
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally

approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

17. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff ("Sheriff"), LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

PERMIT-SPECIFIC CONDITIONS

18. This grant authorizes the sale of beer and wine for off-site consumption at a convenience store with automobile service station located in the M-1 Zone at 31754 Castaic Road (APN 2865-008-037).
19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition prior to the issuance of a certificate of occupancy for the new convenience store. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary. If loitering occurs on a continuous basis, as determined by the Sheriff, a security guard shall be required during business hours at the discretion of the Director.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by ABC, or a similar program, such as STAR (Standardized Training for Alcohol Retailers) or another comparable State of California-certified program. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment indicating they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.
21. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
23. No publicly accessible telephones shall be maintained or permitted on the exterior of

the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.

24. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare.
26. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
29. This grant authorizes the sale of alcoholic beverages from 7:00 a.m. to 2:00 a.m. daily.
30. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
31. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
32. Malt beverages (e.g. beer, ale, stout) shall not be sold in a single bottle or container less than 16 ounces or greater than 750 milliliters or 25.4 ounces. The permittee shall post signs on the coolers and cashier station stating that the selling of single bottles or containers of malt beverages (e.g. beer, ale, stout) less than 16 ounces or greater than 750 milliliters or 25.4 ounces is prohibited. Notwithstanding this condition, malt beverages (e.g. beer, ale, stout) in single bottles or containers less than 16 ounces or greater than 750 milliliters or 25.4 ounces may be sold in manufacturer pre-packaged multi-unit quantities, such as a six-pack of 12-ounce bottles or containers or a three-pack of 24-ounce bottles or containers.
33. There shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.

34. Alcoholic beverages shall not be displayed in an ice tub.
35. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the floor plan and shelf plans labeled Exhibit "A." No additional display of alcoholic beverages shall be provided elsewhere on the premises.
36. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, except for official State Lottery machines.
37. The permittee shall offer a minimum of three (3) varieties of fresh produce free from spoilage and two (2) whole grain items for sale on a continuous basis. For purposes of the condition, "fresh produce" shall be defined as any edible portion of a fresh fruit or vegetable, whether offered for sale whole or pre-sliced, and "whole grain items" shall be defined as any food from either:
 - a. A single ingredient product of the seed or fruits of various food plants, such as brown rice, whole oats, quinoa, or barley; or
 - b. A pre-packaged grain product, such as whole wheat bread or whole wheat crackers, in which the word "whole" appears first in the ingredients list of the product.
38. These products shall be displayed in high-visibility areas meeting one or more of the following criteria, as depicted on the approved floor and shelf plans labeled Exhibit "A."
 - a. Within ten feet of the front door.
 - b. Within five feet of a cash register.
 - c. At eye-level on a shelf or within a cooler, refrigerator, or freezer case.
 - d. On an end cap of an aisle; or
 - e. Within a display area dedicated to produce that is easily accessible to customers.
39. Distilled spirits shall not be sold.
40. Alcoholic beverages shall not be displayed within five feet of the cash register or front door, unless the alcoholic beverages are displayed in a permanently affixed cooler.
41. Alcoholic beverage advertising shall not be displayed on motor fuel islands, and self-illuminated alcoholic beverage advertising shall not be located on buildings or windows.
42. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. who sell alcoholic beverages shall be at least 21 years old.

PROJECT SITE-SPECIFIC CONDITIONS

43. The Permittee shall provide vehicle parking on the Project Site at a parking ratio of one parking space per 400 square feet for the existing commercial buildings on the Project Site, which was the required ratio at the time the buildings were constructed. Parking for any assembly uses shall be required as previously approved for existing assembly uses or in accordance with the current parking requirements of the County Code for any new assembly uses. Any additions to the existing structures on the Project Site shall provide parking based on the current parking requirements of the County Code, unless modified by a Minor Parking Deviation, Parking Permit, or Variance or other applicable permit.
44. As recommended by the Castaic Area Town Council and agreed to by the Permittee, the Permittee shall:
- a. Plant and maintain Indian Laurel Column trees (*Ficus nitida*), or an alternate tree type if approved by an LA County Planning staff biologist, along the wash on the east side of the Project Site as shown on the Exhibit "A". Trees shall be spaced six feet apart and have a height of 15 feet or more. Trees shall be planted prior to issuance of a certificate of occupancy for the new convenience store.
 - b. Build and maintain a six-foot-high wall along the east side of the Project Site as shown on the Exhibit "A".
 - c. Installation of two electric vehicle charging stations on the Project Site is recommended but not required.
 - d. Provide additional shielding of any lights on the east side of the fuel canopy and depict any such lights on the Exhibit "A".
 - e. Use a tile roof with muted colors and Southwestern architectural style on the relocated store building, as shown on the Exhibit "A", in accordance with the Castaic Area Community Standards District ("CSD") architectural standards. Mirrored glass shall be prohibited on outside building surfaces.
 - f. Deliveries, exterior cleaning, and trash collection shall be done no earlier than 8:00 a.m. and no later than 9:00 p.m. daily.
45. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A".
46. A covenant to hold property as one parcel shall be recorded for APN 2865-003-028 and APN 2865-008-037 prior to the approval of related Site Plan Review No. RPPL2022004472.
47. Wall signs for the 7-Eleven convenience store and associated automobile service station shall comply with the current standards of the CSD.