

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: February 12, 2026

HEARING DATE: February 24, 2026                      AGENDA ITEM: #6

PROJECT NUMBER: PRJ2025-003047-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2025002880

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 16166 Spunky Canyon Road, Green Valley

OWNER: Green Valley Market, Inc.

APPLICANT: Green Valley Market, Inc.

PUBLIC MEETINGS HELD: N/A

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because no housing is proposed.

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

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### RECOMMENDATION

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-003047-(5), Conditional Use Permit (“CUP”) No. RPPL2025002880, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. RPPL2025002880 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement(s) Requested**

- Conditional Use Permit (“CUP”) to authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) at an existing convenience store (“Green Valley Market”) associated with an automobile service station in the C-RU (Rural Commercial) Zone in the Green Valley Community Standards District (“CSD”) pursuant to Los Angeles County (“County”) Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.030 (Alcohol Beverage Sales).

### **B. Project**

Green Valley Market (“applicant”) requests a CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) at an existing convenience store (“Green Valley Market”) associated with an automobile service station (“Project”), on a property located at 16166 Spunky Canyon Road (“Project Site”) within the C-RU Zone in the Green Valley CSD. The requested, and existing, hours of alcoholic beverage sales are 6:00 a.m. to 10:00 p.m. Monday through Thursday, 6:00 a.m. to 11:00 p.m. Friday, and 7:00 a.m. to 11:00 p.m. Saturday and Sunday.

The Project Site is located in the unincorporated community of Green Valley. The Project Site is comprised of one lot: Assessor’s Parcel Number (“APN”) 3234-024-035. The Project Site is approximately 0.35 acres in size and has flat terrain. The existing convenience store is located in the southwestern portion of the parcel, and the existing fuel dispensers are located in the northeastern portion of the parcel. The Project Site is accessible via San Francisquito Canyon Road to the north and Spunky Canyon Road to the east; both roads are designated Limited Secondary Highways on the County Master Plan of Highways. Presently, San Francisquito Canyon Road has 50 feet of right-of-way (“ROW”) width and is improved with 24 feet of paving, and Spunky Canyon Road has 60 to 62 feet of ROW width and is improved with 24 feet of paving.

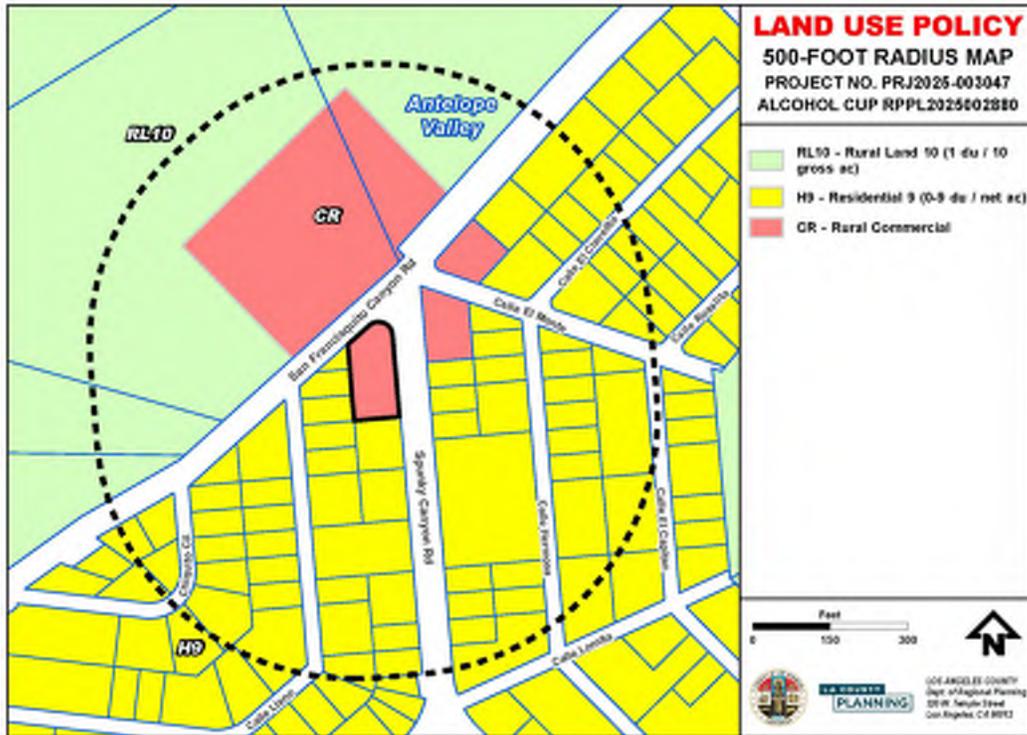
The site plan shows the existing automobile service station which includes the fueling canopy with four fuel dispensers, 12 automobile parking spaces, and a 3,054-square-foot convenience store. Additionally, the site plan depicts an outdoor seating area and landscaped area in the southeastern portion of the parcel. The floor plan depicts the convenience store layout and shelving, the walk-in cooler and freezer, restroom, storage room, office, and cashier 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 beer and wine for off-site consumption. On the proposed shelf plan, 4.84% of the shelf space is dedicated to the display of beer and wine products for sale. There is no restriction on the maximum percentage of shelf space that can be dedicated to the sale of beer and wine.

The existing convenience store requires 12 parking spaces, calculated at a ratio of one parking space per 250 square feet of commercial area, pursuant to County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides 12 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.

**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CR (Rural Commercial)	C-RU	Automobile Service Station, Convenience Store
NORTH	CR, RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres)	C-RU, A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)	Offices, Single-Family Housing
EAST	CR, H9 (Residential 9 – Up to Nine Dwelling Units per Acre)	C-RU, R-1 (Single-Family Residence)	Single-Family Housing, Vacant Land
SOUTH	H9	R-1	Single-Family Housing, Vacant Land
WEST	CR, H9, RL10	C-RU, R-1, A-2-2	Single-Family Housing, Vacant Land





**B. Previous Relevant Cases for APN 3234-024-035**

CASE NO.	REQUEST	DATE OF ACTION
CUP No. 03-117	To authorize the construction and operation of an automobile service station, convenience store, and the sale of beer and wine for off-site consumption. In 2015, the Project Site was rezoned from C-2-DP to C-RU and no longer requires a CUP for the automobile service station and convenience store	Approved on April 5, 2005; expired on September 22, 2024
Site Plan Review No. RPPL2023002356	To authorize the reimaging of signage for an existing automobile service station (Kwik Serve)	Approved on August 16, 2023
Revised Exhibit "A" ("REA") No. RPPL2025000692	To authorize the approval of a lighting plan for the reimaging of an existing automobile service station (Kwik Serve) and to abate Zoning Enforcement Case ("ZEC") No. RPZPE2023006544 and to comply with the Rural Outdoor Lighting District ("ROLD")	Approved on July 7, 2025

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
ZEC No. RPZPE2019004605	Violations of CUP No. 03-117 Conditions No. 40r (conditions of approval not maintained on the Project Site) and 40s (proof of LEAD training completion was not maintained on-site)	Opened on August 27, 2019; closed on June 9, 2021
ZEC No. RPZPE2023006544	Violations of CUP No. 03-117 Conditions No. 23 (hours of operation) and 40 (lighting); violations of the ROLD pertaining to light intensity, hours, and trespass; and a violation of the Green Valley CSD prohibiting internally-illuminated signage	Opened on November 30, 2023; closed on July 8, 2025

## **ANALYSIS**

### **A. Land Use Compatibility**

The Project Site is a 0.35-acre parcel with an existing automobile service station and convenience store. The parcel is located in the CR land use category of the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan. The CR land use designation is intended for low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and offices. 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. The automobile service station and convenience store serve the rural residents of Green Valley as well as motorists travelling along San Francisquito Canyon Road. Specific allowable uses and development standards are determined by the underlying C-RU zoning designation. The C-RU Zone allows food markets and retail stores with a Site Plan Review; alcoholic beverage sales of beer and wine for off-site consumption is allowed with a CUP, pursuant to County Code Section 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations).

### **B. Neighborhood Impact (Need/Convenience Assessment)**

The continued sale of beer and wine for off-site consumption at the Project Site is appropriate and will not likely result in a nuisance situation, provided that the sales are conducted in compliance with the recommended conditions of Project approval. The convenience store has been operating with an alcoholic beverage license for beer and wine sales since 2005.

There are zero businesses with alcoholic beverage licenses for off-site consumption within a 500-foot radius of the Project Site. There are no sensitive uses within a 600-foot radius of the Project Site. Alcoholic beverages will not be consumed within the Project Site’s premises. The continued sale of beer and wine at the convenience store is not likely to adversely impact the neighborhood, provided that the sales are conducted in compliance with the recommended conditions of Project approval.

The Project Site is located in Crime Reporting District No. 2655 and, in a report dated December 2, 2025, the California Department of Alcoholic Beverage Control (“ABC”) determined it is not a high crime reporting district. The Project Site is located within an over-concentrated census tract (9200.50) for alcoholic beverage licenses for off-site consumption. The letter is attached as Exhibit J. In this census tract, zero off-site alcohol licenses are allowed; however, one license exists within the census tract, which is the subject convenience store. Since the Project is for the continuation of beer and wine, the approval of this CUP would not increase the number of off-site alcohol licenses in the census tract.

The County Sheriff (“Sheriff”), in a letter dated December 8, 2025, recommended approval of this CUP. The letter was accompanied by a report of calls received by the

Sheriff for the address during the past five years. All calls for service are considered routine in nature. Sheriff recommended approval of the CUP and stated that, upon inspection of the business, the convenience store was well maintained and compliant. A copy of the letter is attached for reference (Exhibit I).

Pursuant to County Code Section 22.140.030.F.2.a.i (Public Convenience or Necessity), the Hearing Officer must make a finding of public convenience or necessity when a requested use is located in an area with an over-concentration of alcoholic beverage sales and/or a high crime reporting district. Due to the low population of the unincorporated Green Valley community, relative to urban and suburban areas of Los Angeles County, ABC determined that zero alcoholic beverage licenses for off-site consumption are allowed in census tract 9200.50. However, despite being a small and rural community, Green Valley needs amenities such as markets and convenience stores to buy household items, food, and beverages, including alcoholic beverages. Green Valley Market is one of two convenience stores in Green Valley; the other business is Backroad Market & Liquor located approximately 3,800 feet from the Project Site. There are no full-service markets located in Green Valley. The nearest full-service market, Smart & Final Extra, is located in the City of Palmdale, approximately 11 miles from the Project Site. The inadequate number of markets located in and around Green Valley establishes a public convenience and necessity for the requested to allow the continued sale of beer and wine at this location. 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 (see Exhibit L).

#### Recommended Hours of Operation

Because of these documented adverse effects, Staff recommends that the Hearing Officer can make a finding of public convenience or necessity only if the sale of beer and wine is limited to 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Sunday, which precludes sales either too early or too late in the day. Additionally, the Green Valley CSD prohibits nonresidential businesses from operating outside the hours of 7:00 a.m. to 11:00 p.m., pursuant to County Code Section 22.354.070.A.3 (Green Valley CSD, Zone-Specific Development Standards, Commercial and Rural Zones, Hours of Operation). Accordingly, recommended Condition No. 30 limits the sale of beer and wine for off-site consumption from 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Sunday. By regulating the hours of alcohol sales as recommended, this will ensure that the use is compatible with its surroundings and will not become a nuisance to local residents<sup>1,2,3</sup>.

### **C. Design Compatibility**

While the request is for the continued sale of beer and wine for off-site consumption accessory to an existing convenience store, the Project Site was developed in 2005 as approved by CUP No. 03-117, which authorized the construction of the automobile service station and convenience store. The exterior appearance of the structure will not change as a result of the Project and is compatible with the rural development pattern of the unincorporated Green Valley community. ZEC No. RPZPE2023006544 cited violations to the ROLD standards related to light intensity, the hours of operation, and light trespass on adjacent properties. REA No. RPPL2025000692 authorized a lighting plan for the automobile service station and abated these ROLD violations.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with the applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permits, Findings and Decision, Findings) and 22.140.030.F (Alcohol Beverage Sales, Findings) of the County Code. The Burden of Proof form with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof required findings, provided that the sale of beer and wine for off-site is conducted in compliance with the recommended conditions of Project approval, including the condition that will limit current hours of sales from 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Sunday.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this 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 beer and wine at an existing convenience store 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. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

Sheriff, in a letter dated December 8, 2025, recommended approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. All calls for service are considered routine in nature. Sheriff recommended approval of the CUP and stated that, upon inspection of the business, the convenience store was well maintained and compliant. A copy of the letter is attached for reference (Exhibit I).

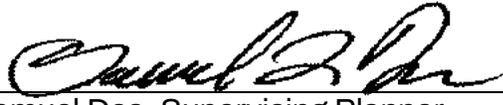
**B. Other Agency Comments and Recommendations**

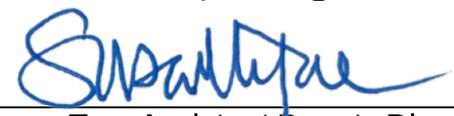
ABC, in a report dated December 2, 2025, indicated that there is one off-site alcohol license in this census tract (9200.50), while zero such licenses are allowed. There is an over-concentration of alcoholic beverage sales for off-site consumption in the area as determined by ABC. Notwithstanding, the request is for a renewal of an existing alcoholic beverage license for off-site consumption that was originally issued in 2005 by CUP No. 03-117. The letter also indicates that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC. A copy of the letter is attached for reference (Exhibit J).

**C. Public Comments**

Staff has not received any comments at the time of report preparation.

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Report Reviewed By:   
Samuel Dea, Supervising Planner

Report Approved By:   
Susan Tae, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Sheriff Letter
EXHIBIT J	ABC Report
EXHIBIT K	Public Correspondence

EXHIBIT L	Reference Documents
	<ol style="list-style-type: none"><li data-bbox="212 296 1333 432">1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. <a href="https://www.ncbi.nlm.nih.gov/pubmed/21084080">https://www.ncbi.nlm.nih.gov/pubmed/21084080</a></li><li data-bbox="212 438 1357 537">2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. <a href="https://www.ncbi.nlm.nih.gov/pubmed/24588859">https://www.ncbi.nlm.nih.gov/pubmed/24588859</a></li><li data-bbox="212 543 1333 667">3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (<a href="https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage">https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage</a>)</li></ol>

REVISION

**McClellan Badiji & Associates**  
ARCHITECTS

TEL NO: 626.449.7336  
EMAIL: MCCLELLANARCH@YAHOO.COM

2785 E. FOOTHILL BLVD. # 120A  
PASADENA, CA 91107

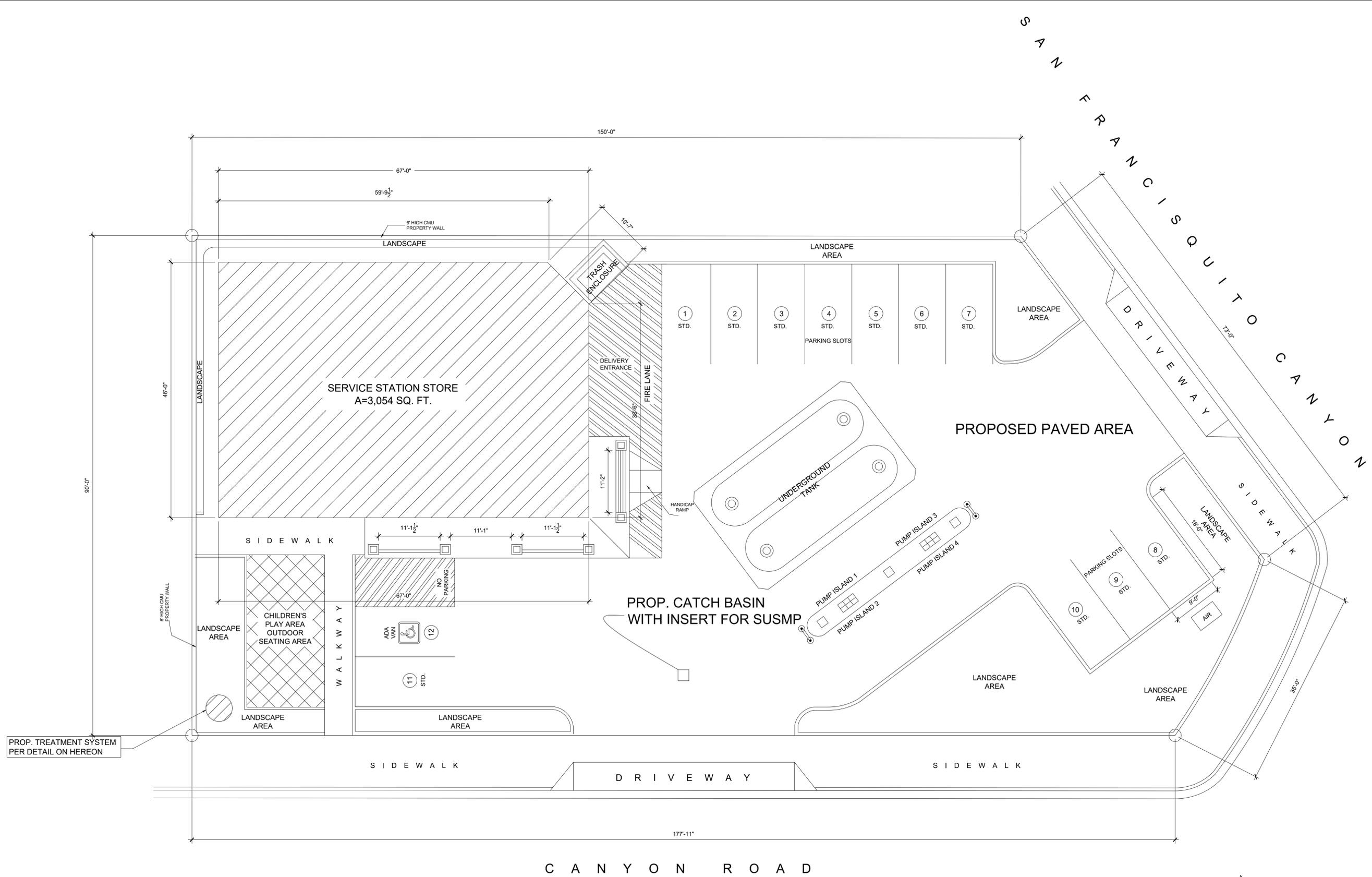
SITE PLAN - EXISTING CONDITIONS FOR  
**GREEN VALLEY MARKET & GAS**  
16166 SPUNKY CANYON ROAD @ SAN FRANCISQUITO CANYON ROAD  
GREEN VALLEY, CALIFORNIA 91390

Date: 06-20-24

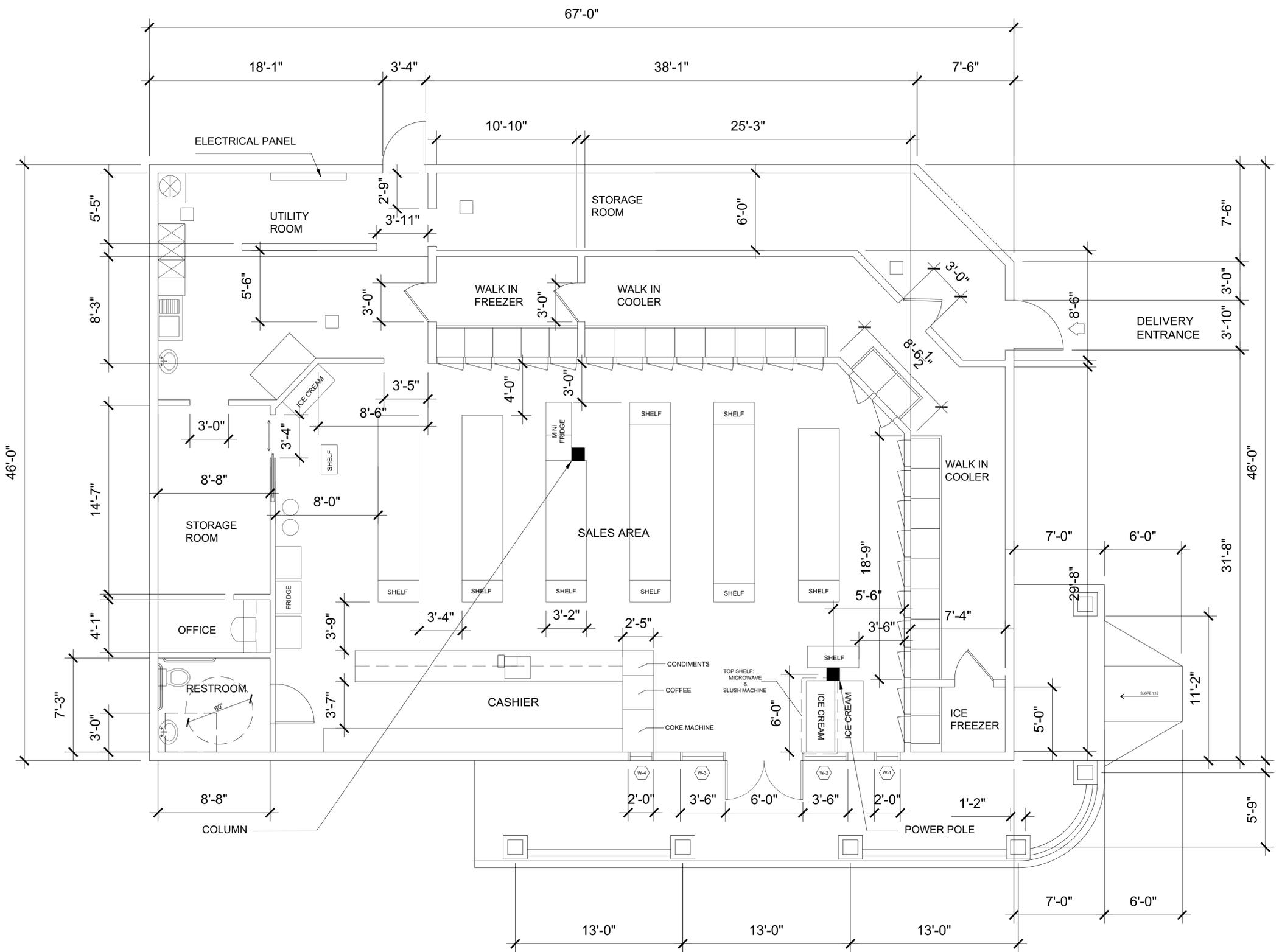
Scale:

Sheet

**A-1**  
Of Sheets



PROP. TREATMENT SYSTEM PER DETAIL ON HEREON



REVISION

**McClellan Badiji & Associates**  
**ARCHITECTS**

TEL NO: 626.449.7336  
EMAIL: MCCLELLANARCH@YAHOO.COM

2785 E. FOOTHILL BLVD. # 120A  
PASADENA, CA 91107

FLOOR PLAN - EXISTING CONDITIONS FOR  
**GREEN VALLEY MARKET & GAS**  
16166 SPUNKY CANYON ROAD @ SAN FRANCISQUITO CANYON ROAD  
GREEN VALLEY, CALIFORNIA 91390

Date: 06-20-24  
Scale:  
Sheet  
**A-2**  
Of Sheets

Cabinet #:	Category:	Length in feet:	Total # of shelves:	Total # of shelves for alcohol:	Total linear feet of shelves:	Total linear feet of shelves denoted to alcoholic beverages	Percentage of shelf space devoted to alcoholic beverages
1	Frozen food/Ice	13.5	6	0	81	0	
2	Frozen food	20.25	9	0	182.25	0	
3	Frozen food	20.25	9	0	182.25	0	
4	Frozen food	20.25	9	0	182.25	0	
5	Wine/Beer	13.5	6	6	81	13	
6	Beer	15.75	7	7	110.25	15	
7	Beer	15.75	7	7	110.25	15	
8	Beer	13.5	6	6	81	13	
9	Beer	13.5	6	6	81	13	
10	Beer	15.75	7	7	110.25	15	
11	Beer	13.5	6	6	81	13	
12	Beer	11.25	5	5	56.25	11	
13	Beer	11.25	5	5	56.25	11	
14	Beer	13.5	6	6	81	13	
15	Deli	13.5	6	0	81	0	
16	Deli	18	8	0	144	0	
17	Dairy	15.75	7	0	110.25	0	
18	Soda	15.75	7	0	110.25	0	
19	Soda	15.75	7	0	110.25	0	
20	Soda	15.75	7	0	110.25	0	
21	Juice	18	8	0	144	0	
22	Juice	18	8	0	144	0	

23	Tea	18	8	0	144	0	
24	Energy Drinks	20.25	9	0	182.25	0	
25	Water	13.5	6	0	81	0	
26	Chips	162	29	0	4698	0	
27	Cookies/Crackers	135	23	0	3105	0	
28	Juice/Bread	135	18	0	2430	0	
29	Coffee/Baking/Condiments	99	21	0	2079	0	
30	Soup/Pasta	120	21	0	2520	0	
31	HABA	67.5	21	0	1417.5	0	
32	Paper Goods/Hardware	54	22	0	1188	0	
33	Snacks	45	19	0	855	0	
34	Snacks	60	26	0	1560	0	
35	Pet Food/Cleaning	60	20	0	1200	0	
36	Automotive/Outdoor	60	18	0	1080	0	
37	Wine	48	16	16	768	48	
38	Hardware/Hats/Socks	30	6	0	180	0	
39	Candy	92	24	0	2208	0	
40	Coffee/Soft Drinks	6	3	0	18	0	
41	Cigarettes/Medicine/Batteries	144	62	0	8928	0	
42	Fruit/Veggies	10	5	0	50	0	
<b>Total</b>		<b>1721.25</b>	<b>529</b>	<b>77</b>	<b>37121.75</b>	<b>180</b>	<b>0.04847</b>



**PROJECT NUMBER**  
PRJ2025-003047-(5)

**HEARING DATE**  
February 24, 2026

**REQUESTED ENTITLEMENT(S)**  
Conditional Use Permit No. RPPL2025002880

## PROJECT SUMMARY

### OWNER / APPLICANT

Green Valley Market, Inc.

### MAP/EXHIBIT DATE

June 20, 2024

### PROJECT OVERVIEW

The applicant requests a conditional use permit ("CUP") to authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) at an existing convenience store ("Green Valley Market") associated with an automobile service station. The previous authorization, CUP No. 03-117, expired on September 22, 2024.

### LOCATION

16166 Spunky Canyon Road, Green Valley

### ACCESS

San Francisquito Canyon Road and Spunky Canyon Road

### ASSESSORS PARCEL NUMBER

3234-024-035

### SITE AREA

0.35 Acres

### AREA PLAN

Antelope Valley

### ZONED DISTRICT

Bouquet Canyon

### PLANNING AREA

Santa Clarita Valley

### LAND USE DESIGNATION

CR (Rural Commercial)

### ZONE

C-RU (Rural Commercial)

### PROPOSED UNITS

NA

### MAX DENSITY/UNITS

NA

### COMMUNITY STANDARDS DISTRICT ("CSD")

Green Valley

### ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

### KEY ISSUES

- Consistency with the General Plan and Antelope Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
  - Section 22.24.040 (Development Standards for Rural Zones)
  - Chapter 22.354 (Green Valley CSD)
  - Section 22.158.050.B (CUP Findings and Decision, Findings)
  - Section 22.140.030 (Alcoholic Beverage Sales)

### CASE PLANNER:

Christopher Keating, AICP  
Planner

### PHONE NUMBER:

(213) 647 – 2467

### E-MAIL ADDRESS:

ckeating@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2025-003047-(5)  
CONDITIONAL USE PERMIT NO. RPPL2025002880

**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. **RPPL2025002880** on February 24, 2026.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Green Valley Market ("permittee"), requests a CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License (“ABC”)) at an existing convenience store (“Green Valley Market”) associated with an automobile service station (“Project”), on a property located at 16166 Spunky Canyon Road ("Project Site") in the unincorporated community of Green Valley in the C-RU (Rural Commercial) Zone pursuant to Los Angeles County (“County”) Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations) and 22.140.030 (Alcohol Beverage Sales). The requested, and existing, hours of alcoholic beverage sales are 6:00 a.m. to 10:00 p.m. Monday through Thursday, 6:00 a.m. to 11:00 p.m. Friday, and 7:00 a.m. to 11:00 p.m. Saturday and Sunday.
4. **LOCATION.** The Project is located at 16166 Spunky Canyon Road within the Bouquet Canyon Zoned District, Antelope Valley Planning Area, and the Green Valley Community Standards District (“CSD”).
5. **PREVIOUS ENTITLEMENT(S).** The automobile service station and convenience store was originally developed in 2005, approved by CUP No. 03-117. The same entitlement authorized the sale of beer and wine sales for off-site consumption. In 2015, the Project Site was rezoned from C-2-DP (Neighborhood Business – Development Program) to C-RU and no longer requires a CUP for the automobile service station and convenience store. Site Plan Review (“SPR”) No. RPPL2023002356, approved in 2023, authorized the reimagining for signage of the existing automobile service station. Zoning Enforcement Case (“ZEC”) No. RPZPE2023006544, opened on November 2023, cited violations to the Rural Outdoor Lighting District (“ROLD”) due to light intensity, the hours of operation, and light trespass on adjacent properties. Revised Exhibit “A” (“REA”) No. RPPL2025000692 authorized a lighting plan for the automobile service station and abated these ROLD violations. ZEC No. RPZPE2023006544 was closed on July 8, 2025.

6. **LAND USE DESIGNATION.** The Project Site is located within the CR (Rural Commercial) land use category of the Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Bouquet Canyon Zoned District and is currently zoned C-RU. A CUP is required for alcoholic beverage sales for off-site consumption in the C-RU Zone pursuant to County Code Sections 22.24.030.C (Land Use Regulations for Rural Zones, 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	CR, RL10 (Rural Land 10 – One Dwelling Unit per 10 Acres)	C-RU, A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area)	Offices, Single-Family Housing
EAST	CR, H9 (Residential 9 – Up to Nine Dwelling Units per Acre)	C-RU, R-1 (Single-Family Residence)	Single-Family Housing, Vacant Land
SOUTH	H9	R-1	Single-Family Housing, Vacant Land
WEST	CR, H9, RL10	C-RU, R-1, A-2-2	Single-Family Housing, Vacant Land

**9. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is located in the unincorporated community of Green Valley. The Project Site is comprised of one lot: Assessor’s Parcel Number (“APN”) 3234-024-035. The Project Site is approximately 0.35 acres in size and has flat terrain. The existing convenience store is located in the southwestern portion of the parcel, and the existing fuel dispensers are located in the northeastern portion of the parcel.

**B. Site Access**

The Project Site is accessible via San Francisquito Canyon Road to the north and Spunky Canyon Road to the east; both roads are designated Limited Secondary Highways on the County Master Plan of Highways. Presently, San Francisquito Canyon Road has 50 feet of right-of-way (“ROW”) width and is improved with 24 feet of paving, and Spunky Canyon Road has 60 to 62 feet of ROW width and is improved with 24 feet of paving.

C. Site Plan

The site plan shows the existing automobile service station which includes the fueling canopy with four fuel dispensers, 12 automobile parking spaces, and a 3,054-square-foot convenience store. Additionally, the site plan depicts an outdoor seating area and landscaped area in the southeastern portion of the parcel. The floor plan depicts the convenience store layout and shelving, the walk-in cooler and freezer, restroom, storage room, office, and cashier 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 beer and wine for off-site consumption. On the proposed shelf plan, 4.84% of the shelf space is dedicated to the display of beer and wine products for sale. There is no restriction on the maximum percentage of shelf space that can be dedicated to the sale of beer and wine.

D. Parking

The existing automobile service station requires 12 parking spaces, calculated at a ratio of one parking space per 250 square feet of commercial area, pursuant to County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides 12 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.

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 beer and wine at an existing convenience store 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 December 8, 2025, recommended approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. All calls for service are considered routine in nature. Sheriff recommended approval of the CUP and stated that, upon inspection of the business, the convenience store was well maintained and compliant.
- B. ABC, in a report dated December 2, 2025, indicated that there is one off-site alcohol license in this census tract (9200.50), while zero such licenses are allowed. There is an over-concentration of alcoholic beverage sales for off-site consumption in the area as determined by ABC. Notwithstanding, the request is for a renewal of an

existing alcoholic beverage license for off-site consumption that was originally issued in 2005 by CUP No. 03-117. The letter also indicates that the Project Site is not located within a High Crime Reporting District, as defined and determined by ABC.

12. **PUBLIC COMMENTS.** Staff has not received any comments at the time of report preparation.

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 (Antelope Valley Press), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On January 13, 2026, a total of 132 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 18 notices to those on the courtesy mailing list for the Bouquet 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 CR land use designation is intended for low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and offices. 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. The automobile service station and convenience store serve the rural residents of Green Valley as well as motorists travelling along San Francisquito Canyon Road.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Area 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 1.4:* “Ensure that there are appropriate lands for commercial and industrial services throughout the unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities.”

The Project will serve the immediate local community of Green Valley as well as providing a regional service for motorists travelling along San Francisquito Canyon Road, which connects the Santa Clarita Valley to the Antelope Valley. The automobile service station includes the convenience store as a service for travelers to purchase food and beverages during their journey. The accessory sale of beer and wine assists the economic vitality of the business, and provides a service that customers desire and

expect from convenience stores. Green Valley Market is one of two convenience stores in Green Valley; the other business is Backroad Market & Liquor located approximately 3,800 feet from the Project Site. There are no full-service markets located in Green Valley. The nearest full-service market, Smart & Final Extra, is located in the City of Palmdale, approximately 11 miles from the Project Site.

### **ZONING CODE CONSISTENCY FINDINGS**

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-RU zoning classification because the accessory sale of alcoholic beverages of beer and wine for off-site is permitted in this zone with a CUP pursuant to County Code Section 22.24.030.C (Land Use Regulations for Rural Zones, Use Regulations).
17. **FLOOR AREA RATIO.** The Hearing Officer finds that, while the Project is a request to continue to sell beer and wine for off-site consumption, the existing building is consistent with the required floor area ratio (“FAR”) development standard in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). The C-RU Zone allows a maximum FAR of 0.5. The existing FAR for the building on the Project Site is 0.2, which is consistent with the maximum FAR of 0.5 in the C-RU Zone.
18. **LOT COVERAGE.** The Hearing Officer finds that, while the Project is a request to continue to sell beer and wine for off-site consumption, the Project Site is consistent with the required lot coverage development standard in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). The C-RU Zone allows a maximum lot coverage of 50%. The existing lot coverage for the Project Site 20 percent, which is consistent with the maximum lot coverage of 50 percent in the C-RU Zone.
19. **LANDSCAPING.** The Hearing Officer finds that, while the Project is a request to continue to sell beer and wine for off-site consumption, the Project Site is consistent with the required landscaping development standard in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). The C-RU Zone has a minimum landscaped area requirement of 10 percent of the net lot area. Approximately 18.6 percent of the Project Site is landscaped, which is consistent with the minimum 10 percent requirement in the C-RU Zone.
20. **YARDS.** The Hearing Officer finds that, while the Project is a request to continue to sell beer and wine for off-site consumption, the existing building is consistent with the required yards development standard in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). The Project Site adjoins properties zoned R-1 on the western (side yard) and southern (rear yard) property lines. Pursuant to County Code Section 22.24.040.C (Minimum Yards in Zones C-RU and MXD-RU), the Project Site is required to have a minimum rear yard of five feet, a minimum side yard of five feet, a minimum reversed corner side yard of 10 feet, and a minimum front yard of 20 feet. The existing building is located approximately five feet from the southern property line (rear yard), five feet from the western property line (side

yard), 39 feet from the eastern property line (reverse corner side yard), and 88 feet from the northern property line (front yard). The existing building is consistent with the minimum yard requirement in the C-RU Zone.

21. **HEIGHT.** The Hearing Officer finds that, while the Project is a request to continue to sell beer and wine for off-site consumption, the existing building is consistent with the maximum height development standard in the C-RU Zone, pursuant to County Code Section 22.24.040 (Development Standards for Rural Zones). The C-RU Zone has a maximum height of 35 feet. The height for the existing building 16 feet 6 inches, which is consistent with the maximum height of 35 feet in the C-RU Zone.
22. **PARKING.** The Hearing Officer finds that, while the Project is a request to continue to sell beer and wine for off-site consumption, the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). The existing convenience store requires 12 parking spaces, calculated at a ratio of one parking space per 250 square feet of commercial area, pursuant to County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides 12 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.
23. **SIGNS.** The Hearing Officer finds that, while the Project is a request to continue to sell beer and wine for off-site consumption, the Project is consistent with the applicable standards identified in County Code Chapter 22.114 (Signs), and County Code Section 22.354.060.A (Green Valley CSD, Community-Wide Development Standards, Signs). SPR No. RPPL2023002356 was approved on August 16, 2023, to authorize new signage for the existing automobile service station and convenience store. Additionally, all signage is externally illuminated pursuant to the prohibition of internally illuminated signage in the Green Valley CSD.
24. **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."
25. **RURAL OUTDOOR LIGHTING DISTRICT ("ROLD").** The Hearing Officer finds that the Project Site is located within the ROLD and is subject to the applicable requirements in County Code Chapter 22.80 (ROLD). While the Project is a request to continue to sell beer and wine for off-site consumption, the automobile service station and convenience store are consistent with the standards outlined by the ROLD. ZEC No. RPZPE2023006544 cited violations to the ROLD due to light intensity, the hours of operation, and light trespass on adjacent properties. REA No. RPPL2025000692 authorized a lighting plan for the automobile service station and abated these ROLD violations. All lighting on the Project Site is shielded and follows the maximum height requirements of 30 feet in the C-RU Zone, pursuant to County Code Section 22.80.050.D.1.c (Rural Outdoor Lighting District, General Development Standards, Maximum Height). Additionally, all lighting is scheduled to turn off between 10:00 p.m. and sunrise every day, with motion sensors to turn the outdoor lighting on after 10:00

p.m. while the automobile service station is still in use. 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.

26. **GREEN VALLEY COMMUNITY STANDARDS DISTRICT (“CSD”)**. The Hearing Officer finds that the Project Site is located within the Green Valley CSD and is subject to the applicable requirements in County Code Chapter 22.354 (Green Valley CSD). While the Project is a request to continue to sell beer and wine for off-site consumption, the Project meets all community-wide development standards and zone-specific development standards in the Green Valley CSD. The Project does not contain any internally illuminated lighting, complies with all additional signage requirements, and the limitation of hours of operation for commercial businesses from 7:00 a.m. to 11:00 p.m., Monday through Sunday.

### **CONDITIONAL USE PERMIT FINDINGS**

27. **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 beer and wine for off-site consumption at the existing convenience store is consistent with the adopted Area Plan, which is a component of the General Plan. The CR land use designation is intended for low-intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and offices. 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.
28. **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 existing convenience store has been operating with an alcohol license since 2005. There are no sensitive uses located within a 600-foot radius of the Project Site. The southern and western property lines are improved with a six-foot-tall concrete masonry unit (“CMU”) wall; the northern and eastern property lines abut San Francisquito Canyon Road and Spunky Canyon Road, respectively. The nearby single-family residences are sufficiently buffered from Project Site. The continued sale of beer and wine for off-site consumption will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area.
29. **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 beer and wine for off-site consumption, the existing building is consistent with the development standards for buildings in the C-RU Zone such as FAR, lot coverage, landscaping, signage, and parking. Furthermore, the Project is consistent with the development standards

outlined in the Green Valley CSD and ROLD. No additional development is proposed as a part of the Project request.

30. **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 beer and wine for off-site consumption at an existing convenience store, the Project Site has adequate access. The Project Site is accessible via San Francisquito Canyon Road to the north and Spunky Canyon Road to the east; both roads are designated Limited Secondary Highways on the County Master Plan of Highways. San Francisquito Canyon Road has 50 feet of ROW width and is improved with 24 feet of paving, and Spunky Canyon Road has 60 feet of ROW width and is improved with 24 feet of paving.

### **SUPPLEMENTAL FINDINGS – ALCOHOLIC BEVERAGE SALES**

31. **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.
32. **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. The southern and western property lines are improved with a six-foot-tall CMU wall; the northern and eastern property lines abut San Francisquito Canyon Road and Spunky Canyon Road, respectively. The nearby single-family residences are sufficiently buffered from Project Site by the walls and improved roads. The single-family residential areas located within a 600-foot radius of the Project Site are not likely to be adversely affected by the Project.
33. **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 beer and wine for off-site consumption at the existing convenience store has been ongoing since 2005 and is not likely to have adversely affected the economic welfare of the unincorporated community of Green Valley. There are no sensitive land uses within a 600-foot radius of the Project Site. Green Valley Market is one of two convenience stores located within the community, adding to the economic welfare of the unincorporated community and contributing to public convenience and aiding the purchase of common household goods, food, and beverages, including the sale of beer and wine.

34. **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 sale of beer and wine for off-site consumption at an existing convenience store, the structures meet all development standards. The Project Site was developed in 2005 as approved by CUP No. 03-117 which authorized the construction of the automobile service station and convenience store. The exterior appearance of the structure will not change as a result of the Project and is compatible with the rural development pattern of the unincorporated Green Valley community. ZEC No. RPZPE2023006544 cited violations to the ROLD due to light intensity, the hours of operation, and light trespass on adjacent properties. REA No. RPPL2025000692 authorized a lighting plan for the automobile service station and abated these ROLD violations. The Project Site is well maintained and clean.

35. **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 not located in a high crime reporting district and is located within an over-concentrated census tract (9200.50) for alcoholic beverage licenses for off-site consumption. In this census tract, zero off-site alcohol licenses are allowed; however, one license exists within the census tract, the subject convenience store. Since the Project is for the continuation of sale of beer and wine for off-site consumption, the approval of this CUP would not increase the number of off-site alcohol licenses in the census tract.

The Sheriff recommended approval of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. All calls for service are considered routine in nature. Sheriff recommended approval of the CUP and stated that, upon inspection of the business, the convenience store was well maintained and compliant

36. 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). Due to the low population of the unincorporated Green Valley community, relative to urban and suburban areas of Los Angeles County, ABC determined that zero alcoholic beverage licenses for off-site consumption are allowed in census tract 9200.50. However, despite being a small and rural community, Green Valley needs amenities such as markets and convenience stores to buy household items, food, and beverages, including alcoholic beverages. Green Valley Market is one of two convenience stores in Green Valley; the other business is Backroad Market & Liquor located approximately 3,800 feet from the Project Site. There are no full-service markets located in Green Valley. The nearest full-service market, Smart & Final Extra,

is located in the City of Palmdale, approximately 11 miles from the Project Site. The inadequate number of markets located in and around Green Valley establishes a public convenience and necessity for the requested sale of beer and wine at this location. 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.

37. 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 beer and wine for off-site consumption from 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Sunday, which precludes sales too early or too late in the day.

38. 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**

39. 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 beer and wine for off-site consumption at an existing convenience store 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 the Project is categorically exempt from CEQA.

### **ADMINISTRATIVE FINDINGS**

40. **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. The requested use is located in 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 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 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Sunday.

**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. RPPL2025002880**, subject to the attached conditions.

**ACTION DATE: February 24, 2026**

SD:CK

**PROJECT NO. PRJ2025-003047-(5)**  
**CONDITIONAL USE PERMIT NO. RPPL2025002880**

**EXHIBIT C**  
**DRAFT FINDINGS**  
**PAGE 12 OF 12**

February 12, 2025

c: Zoning Enforcement

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-003047-(5)  
CONDITIONAL USE PERMIT NO. RPPL2025002880

**PROJECT DESCRIPTION**

The project is a conditional use permit (“CUP”) to authorize the continued sale of beer and wine for off-site consumption (Type 20 California Department of Alcoholic Beverage Control License) at an existing convenience store (“Green Valley Market”) associated with an automobile service station in the C-RU (Rural Commercial) Zone (“Project”), located at 16166 Spunky Canyon Road (“Project Site”), subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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.
5. **Litigation Deposit.** 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 (Fees for Providing County Records).

6. **Invalidation.** 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.
7. **Recordation.** 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's 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.
8. **Grant Term. This grant shall terminate on February 24, 2041.** 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.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing. For the purposes of this provision, continued sale of beer and wine and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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 or 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 **\$3,648.00**, 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 **eight (8)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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").

15. **Maintenance.** 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.
16. **Graffiti.** 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, 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.

17. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **April 25, 2026**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic 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.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, LA County Planning Zoning Enforcement inspector ("Staff"), 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 – CONDITIONAL USE PERMIT (ALCOHOLIC BEVERAGE SALES)**

20. **Loitering.** 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. 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 County Sheriff, a security guard shall be required during business hours at the discretion of the Director.

21. **LEAD.** 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 the State of California Department of Alcoholic Beverage Control, 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, such as the lobby, 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 Staff within 90 days of the effective date of this CUP, and subsequently within 90 days of the hire date of all new employees and/or managers.
22. **Intoxicated Persons.** 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.
23. **Advertisement of Alcoholic Beverages.** 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.
24. **Public Telephones.** 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 CUP.
25. **Age of Patrons.** Alcoholic beverages shall only be sold or served to patrons age 21 or older.
26. **Lighting.** 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, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) and as shown in the approved lighting plan authorized by Revised Exhibit "A" No. RPPL2025000692. Any modifications to outdoor lighting will require a Revised Exhibit "A" for an updated lighting plan. All lighting shall be turned off within 30 minutes after conclusion of activities, except for sensor-activated security lights along all pedestrian walkways leading to and from the parking lot in compliance with County Code Chapter 22.80 (Rural Outdoor Lighting District).
27. **Address Sign.** 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.

28. **Security Bars and Roll-Up Doors.** Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
29. **Maintenance.** 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.
30. **Hours of Alcoholic Beverage Sales.** This grant authorizes the sale of alcoholic beverages of beer and wine for off-site consumption from 7:00 a.m. to 10:00 p.m. Monday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Sunday.
31. **Drive-In and Drive-Through Prohibition.** Alcoholic beverages shall not be sold from a drive-in or drive-through window.
32. **Size of Malt Beverages.** Malt beverages (e.g., beer, ale, stout, and malt liquors) 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, and malt liquors) 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, and malt liquors) 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. **Size of Wine.** For the convenience store, there shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters or 25.4 ounces. Wine coolers shall not be sold in less than four-pack quantities.
34. **Prohibition of Miniatures.** No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
35. **Ice Tub Prohibition.** Alcoholic beverages shall not be displayed in an ice tub.
36. **Shelf Plan.** 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.
37. **Amusements Prohibition.** 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.
38. **Fresh Produce.** 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 this 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 or various food plants, such as brown rice, whole oats, quinoa, or barely; 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.

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 10 feet of the front door;
- b. Within five feet of a cash register;
- c. At eye-level on a shelf 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.

### **PROJECT SITE-SPECIFIC CONDITIONS**

39. **Distilled Spirits.** Distilled spirits shall not be sold.

40. **Display of Alcoholic Beverages.** 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.** 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. **Fortified Wine.** The sale of fortified wines shall be prohibited.

43. **Off-Site Consumption.** Beer and wine purchased shall not be consumed on the Project Site.

44. **Rural Outdoor Lighting District.** The Project Site shall be maintained in compliance with County Code Chapter 22.80 (Rural Outdoor Lighting District) as shown in the approved lighting plan authorized by Revised Exhibit “A” No. RPPL2025000692.



# CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

**B.1** The proposed use will be consistent with the adopted General Plan for the area.

The continued business operation is compliant with zoning regulations and development standards. The site is appropriately zoned as C-2 (Neighborhood Business), allowing for grocery stores and automobile service stations, and a conditional use permit allows for the sale of alcoholic beverages. Moreover, the project aligns with the surrounding land use designations and policies outlined in the Antelope Valley Areawide General Plan (AVAGP). It is located in a designated commercial area, serving adjacent residential neighborhoods, and is consistent with the rural character of the community. The project's design, including building height, size, and architectural features, ensures compatibility with neighboring developments.

**B.2** The requested use at the location proposed will not:

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Applicant's operations align seamlessly with the overarching goals and policies outlined in the AVAGP zone, particularly those pertaining to rural communities and the promotion of local-serving commercial establishments. Applicant has contributed positively to meeting the commercial demand while respecting the character of the surrounding neighborhood. Applicant's operations will not adversely affect the health, peace, comfort or welfare of the persons residing or working in the area. Applicant's operations will not be materially detrimental to the use, enjoyment or valuation of other persons located in the vicinity of the site. Applicant's operations will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare of the community. Applicant has operated at this site for 20 years and is a contributing member to the needs of those in the community.

**B.3** 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 this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

No changes are being made to the physical footprint of the site, and the site's design, including building height, size, and architectural features, are compatible with neighboring developments. The site's development features were approved 20 years ago and have not been changed, with the only exceptions being those that maintain the physical upkeep of the property.

B.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

No changes are being made to the physical footprint of the site. The 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, as well as other public or private service facilities as are required.

# ALCOHOLIC BEVERAGE SALES STATEMENT OF FINDINGS

In addition to the Conditional Use Permit Findings required pursuant to County Code Section [22.158.050](#) (Findings and Decision), pursuant to County Code Section [22.140.030](#) (Alcoholic Beverage Sales), the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

ABC License Type Requested(s): Type 20  (e.g. Type 20, Type 41)

F.1.a. 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.

Yes, the requested use at the proposed location will not adversely affect premises used for religious workshop, school, park, or playground. The nearest school is Hughes-Elizabeth Lakes Elementary School which is 6.8 miles away. The nearest church is Green Valley Bible Chapel which is 1.2 miles away. No playgrounds or other premises with a similar use are within a 600 ft radius.

F.1.b. 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.

No. The premise is adjacent to several residences, but has operated for nearly 20 years without complaints or adverse affects to the area.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

Yes. The use has operated for nearly 20 years, contributing to the economic welfare of the area as it is one of two retail locations in the area.

F.1.d. 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.

Yes. The premise does not have any surrounding commercial use. Thus, the exterior of the structure if built to match that of a residence/small market. Aside from the gas pumps the asphalt shingle roofing, stucco and stone walls mimic the ranch style homes in the area.

**Additional findings of public convenience or necessity.**

Findings of public convenience or necessity, in accordance with County Code Section [22.140.030.F.2.a](#), shall be made when:

- i. The requested use is located in 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; or
- ii. A use selling alcoholic beverages for off-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for off-site consumption.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with [Section 22.140.030.F.2.b](#), but not be limited to, the following, as applicable:

- i. The extent to which the requested use would duplicate services and, therefore, contribute to an over-concentration of similar uses.
- ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.
- iii. The extent to which the requested use will enhance the economic viability of the area.
- iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.
- v. The extent to which the requested use compliments the established or proposed businesses within a specific area.
- vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.
- vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales or services.
- viii. The aesthetic character and ambiance of the requested use.
- ix. The extent to which the requested use, location, and/or operator has a history of law enforcement problems.

The continued operation will support the existence of public convenience and necessity for this location. Applicant requests that the local governing body find that public convenience and necessity will be served as Applicant's primary use as a retailer will offer customary groceries, household products, camping supplies and personal hygiene products needed by patrons in the community in addition to the ancillary sales of alcoholic beverages. The next closest retail use is not within a 500 ft radius. [See letter dated 3/22/24 with the project narrative for further explanation].

**Additional findings for a modification request to the shelf space limitations.**

For a request to modify the shelf space limitation pursuant to County Code [Section 22.140.030.E.1](#), the applicant shall address at least one of the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

- i. The requested use is not located in a high crime reporting district, as described in the California Alcoholic Beverage Control Act and the regulations adopted under that Act;
- ii. The requested use is a specialty retailer with a unique product mix that requires a greater allocation of shelf space to alcoholic beverages than would be the case for a general purpose retailer; or
- iii. The requested use involves the relocation of a use that was not previously subject to the alcoholic beverage shelf space limitation provided in Section 22.140.030.E.1, above, and the new location will allocate less shelf space to alcoholic beverages than was the case at the previous location.

Not applicable, Applicant is not requesting a modification to its current shelf space.

**Additional findings for a modification request to requirement to carry a minimum of three varieties of fresh produce.**

For a request to modify the requirement to carry a minimum of three varieties of fresh produce pursuant to County Code Section [22.140.030.E.2](#), the applicant shall address the findings, in accordance with County Code Section [22.140.030.F.3.b](#), below:

i. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

Not applicable, Applicant is not requesting a modification to its inventory.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** January 13, 2026  
**PROJECT NUMBER:** PRJ2025-003047-(5)  
**PERMIT NUMBER(S):** Conditional Use Permit No. RPPL2025002880  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** 16166 Spunky Canyon Road, Green Valley  
**OWNER:** Green Valley Market, Inc.  
**APPLICANT:** Green Valley Market, Inc.  
**CASE PLANNER:** Christopher Keating, AICP, Planner  
 ckeating@planning.lacounty.gov

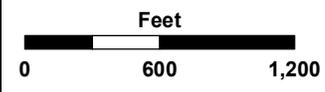
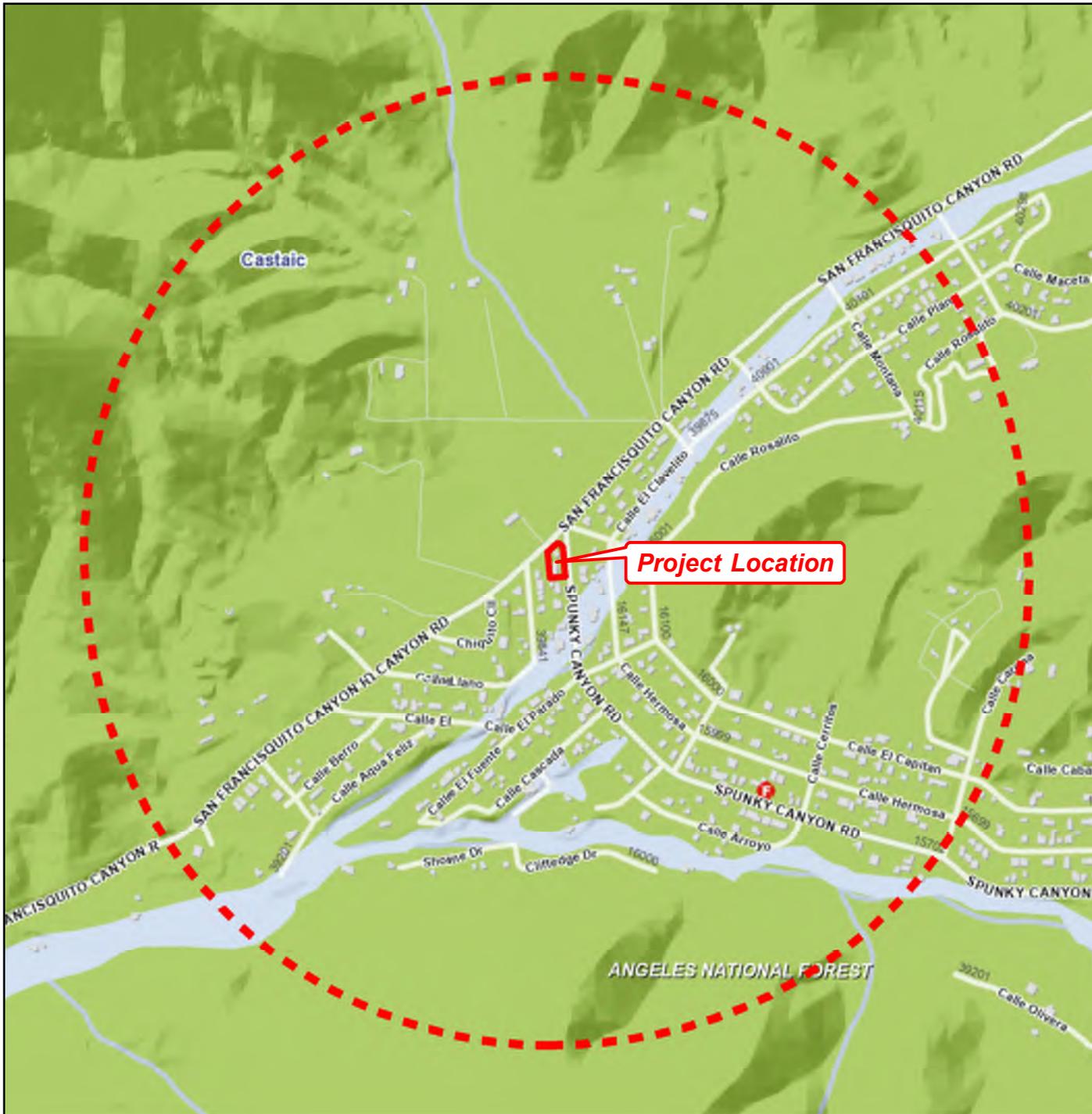
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Los Angeles County (“County”) completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (“CEQA”). The Project qualifies for an exemption pursuant to Class 1 (Existing Facilities) under State CEQA Guidelines section 15301 and the County environmental guidelines because the project involves the continued sale of beer and wine for off-site consumption at an existing convenience store without any modifications to the building, which will have no significant effect on the environment. 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 exemptions are applicable and the Project can be considered categorically exempt.

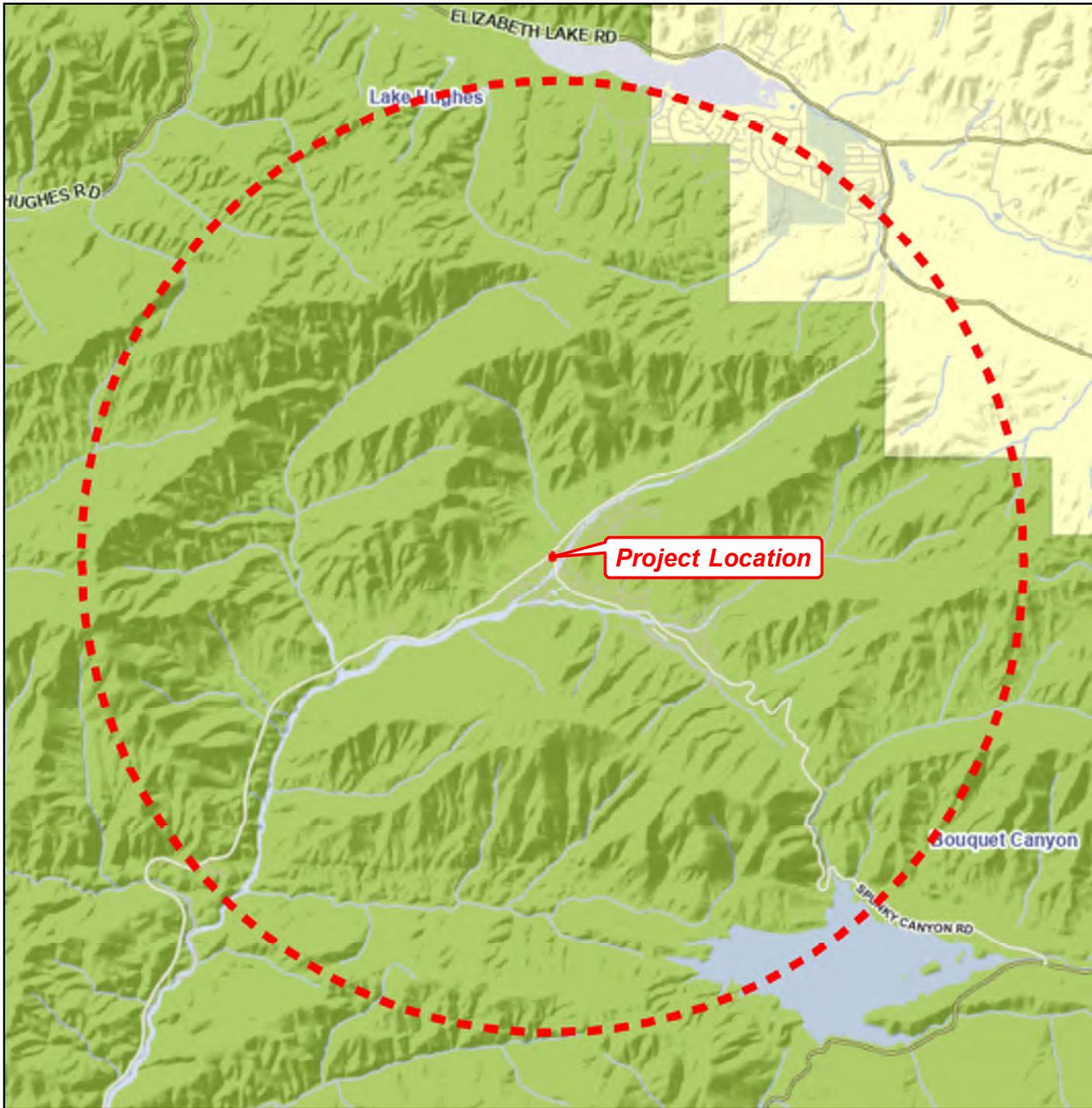
# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-003047  
ALCOHOL CUP RPPL2025002880



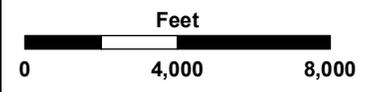
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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-003047  
ALCOHOL CUP RPPL2025002880



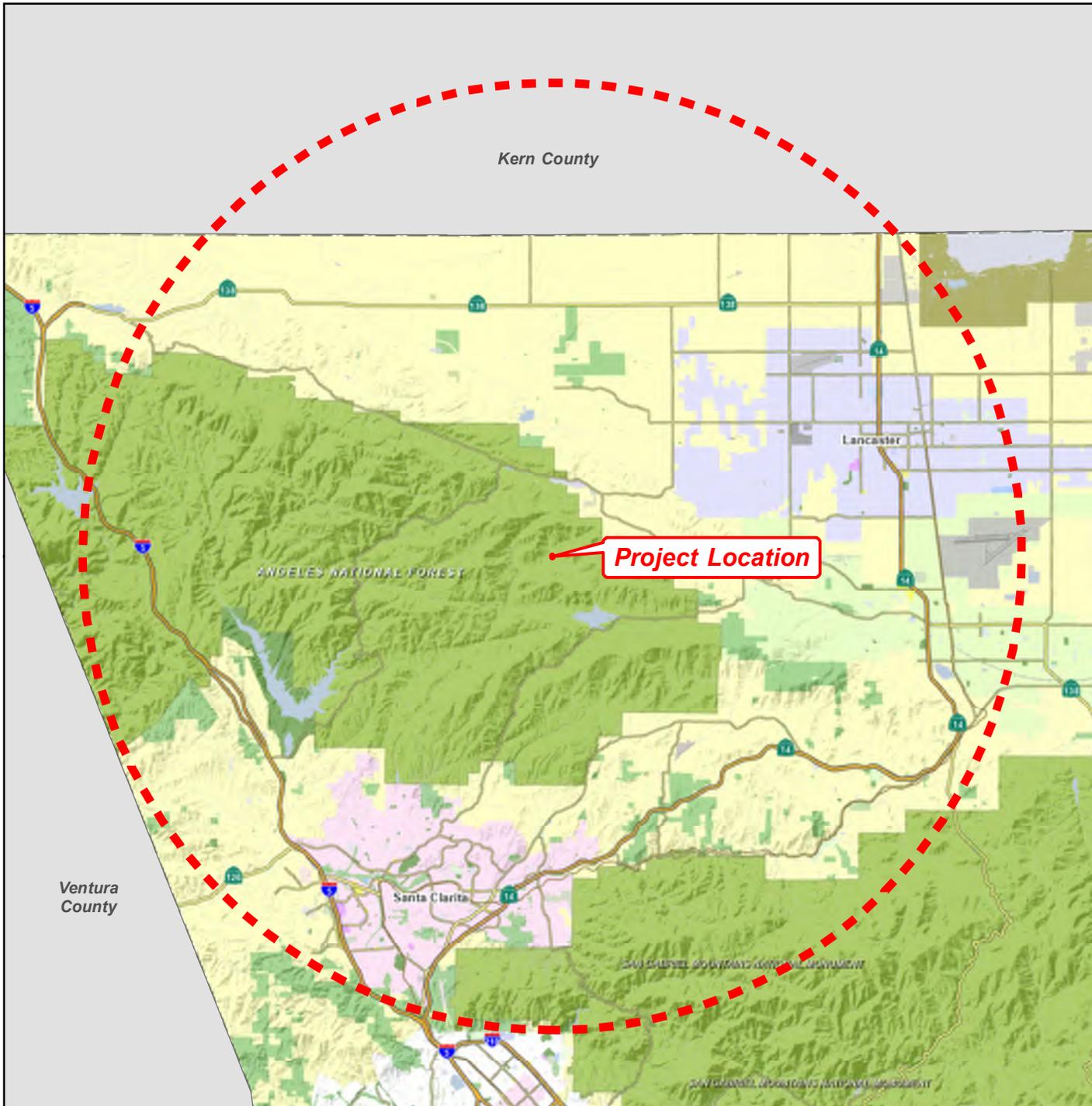
**LA COUNTY**  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 20-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-003047  
ALCOHOL CUP RPPL2025002880



LA COUNTY  
PLANNING

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Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

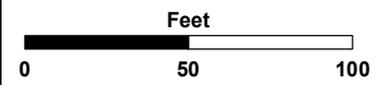


# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-003047  
ALCOHOL CUP RPPL2025002880

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2025



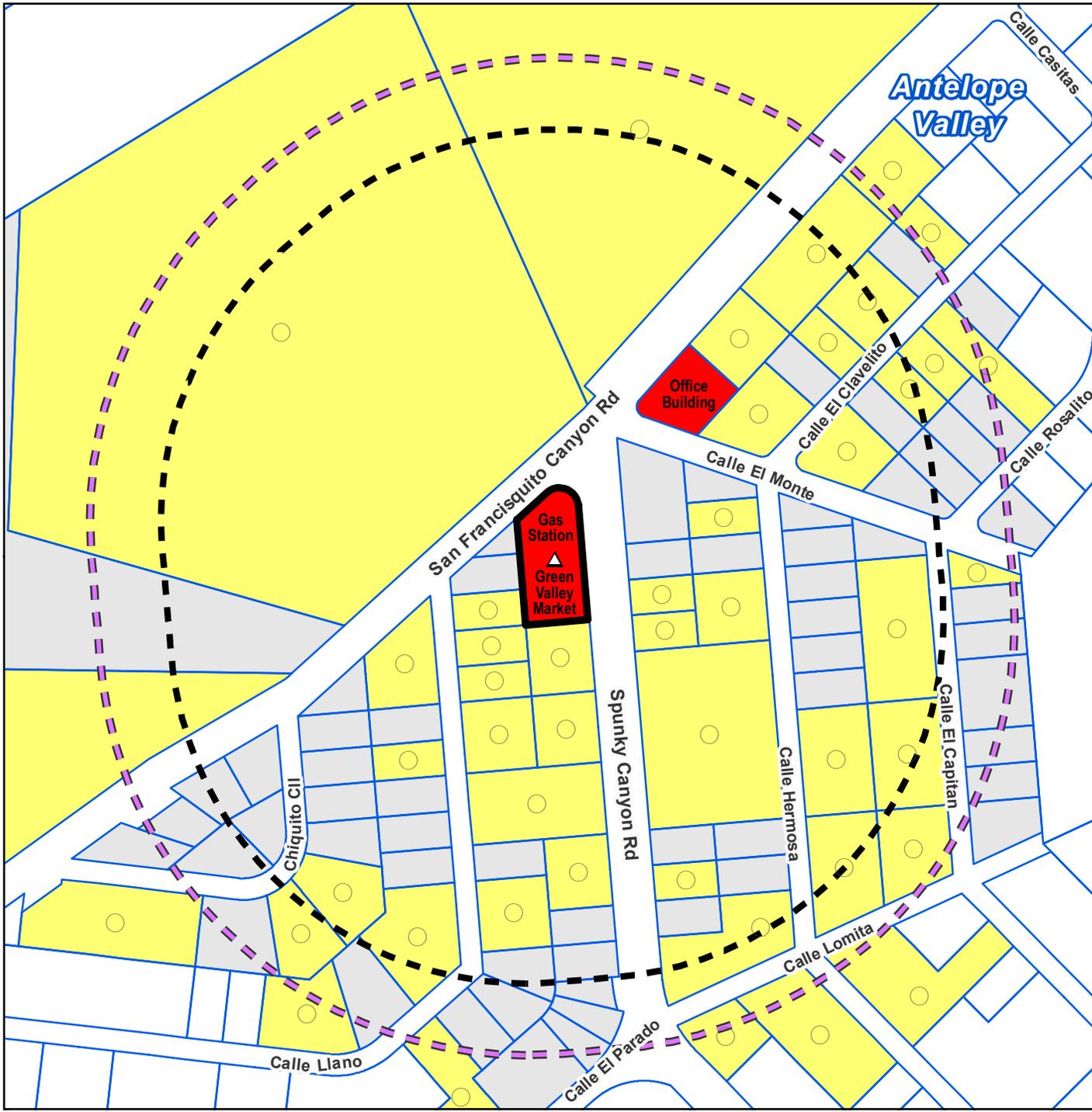
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# EXISTING LAND USE

## 600-FOOT RADIUS MAP

PROJECT NO. PRJ2025-003047

ALCOHOL CUP RPPL2025002880



△ Offsite Alcohol Consumption

⊖ 600-ft ABC Radius

⊖ 500-ft Standard Radius

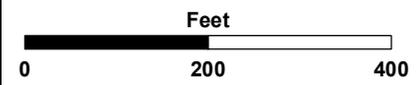
Existing Land Use (Assessor Use Codes)

■ Commercial

■ Residential - Single Unit\*

■ Vacant

\* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



LA COUNTY  
PLANNING

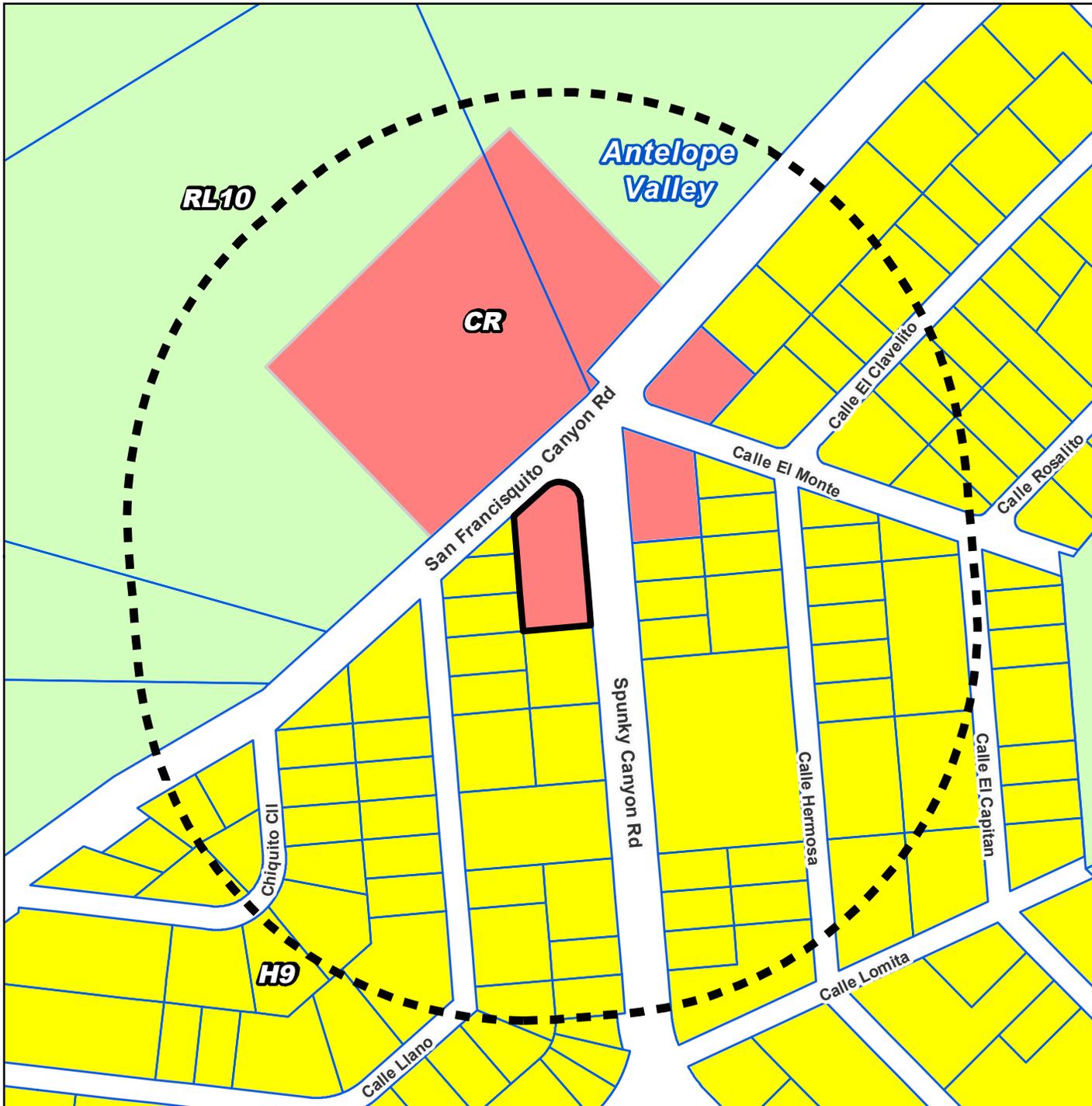
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# LAND USE POLICY

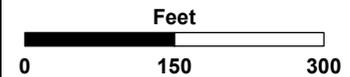
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-003047

ALCOHOL CUP RPPL2025002880



-  RL10 - Rural Land 10 (1 du / 10 gross ac)
-  H9 - Residential 9 (0-9 du / net ac)
-  CR - Rural Commercial

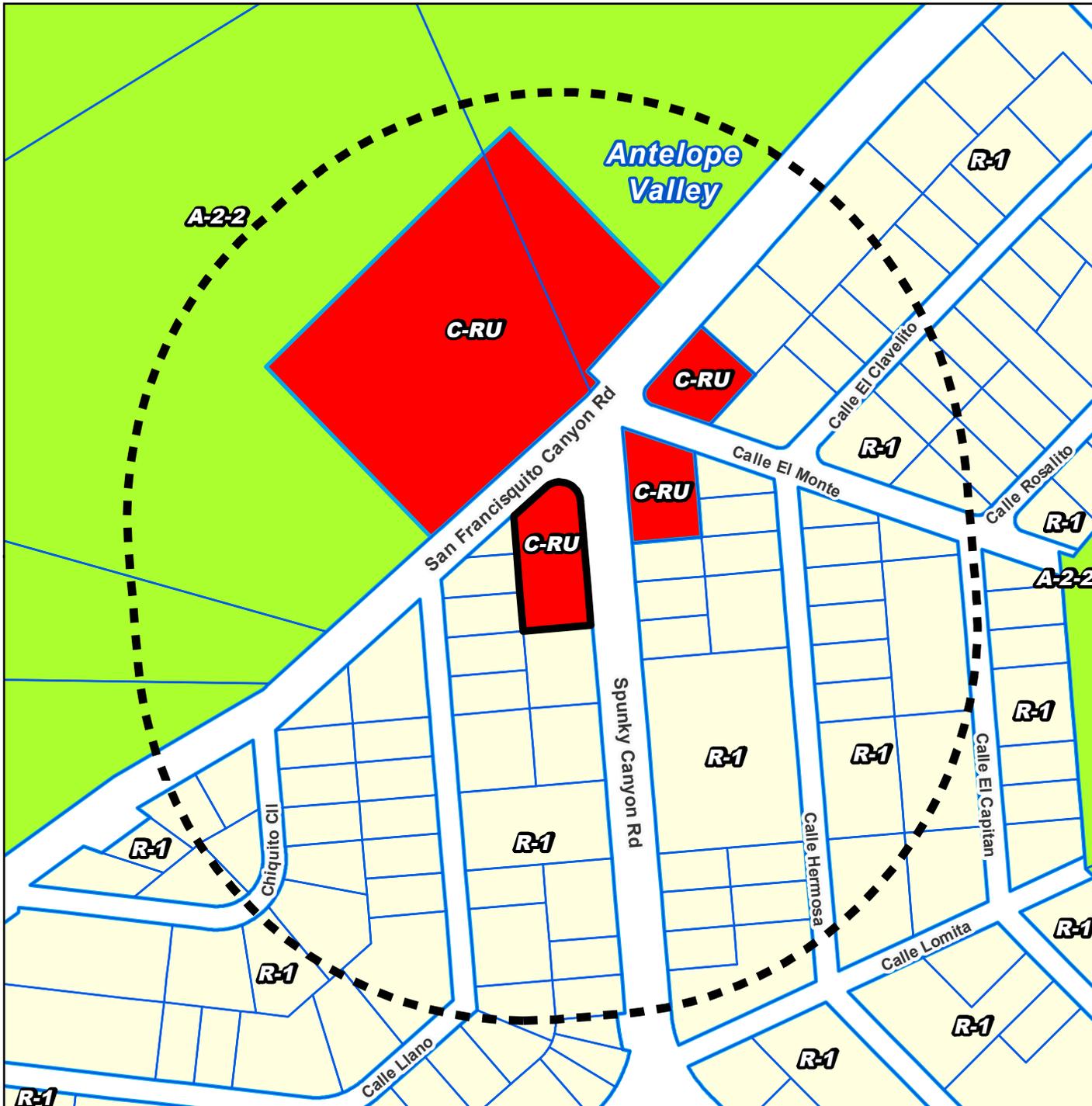


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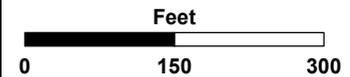
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Dept. of Regional Planning  
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# ZONING

500-FOOT RADIUS MAP  
PROJECT NO. PRJ2025-003047  
ALCOHOL CUP RPPL2025002880



- R-1 - Single-Family Residence
- A-2 - Heavy Agricultural
- C-RU - Rural Commercial



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16166

NOTICE

Blue Rhino  
EMERGENCIES: 1.800.258.7462  
NO SMOKING IN THIS AREA  
FLAMMABLE LP GAS

\$23.99 \$53.99  
Blue Rhino  
EMERGENCIES: 1.800.258.7462  
NO SMOKING IN THIS AREA  
FLAMMABLE LP GAS

SPEED LIMIT 35

SPEED  
LIMIT  
**30**  
RADAR  
ENFORCED

PRIORITY  
CUSTOMERS  
AND  
EMPLOYEES  
PARKING ONLY

  
PARKING  
ONLY  
MINIMUM  
FINE \$250  
VAN  
PARKING

  
HANDICAPPED  
PARKING ONLY

NO PARKING

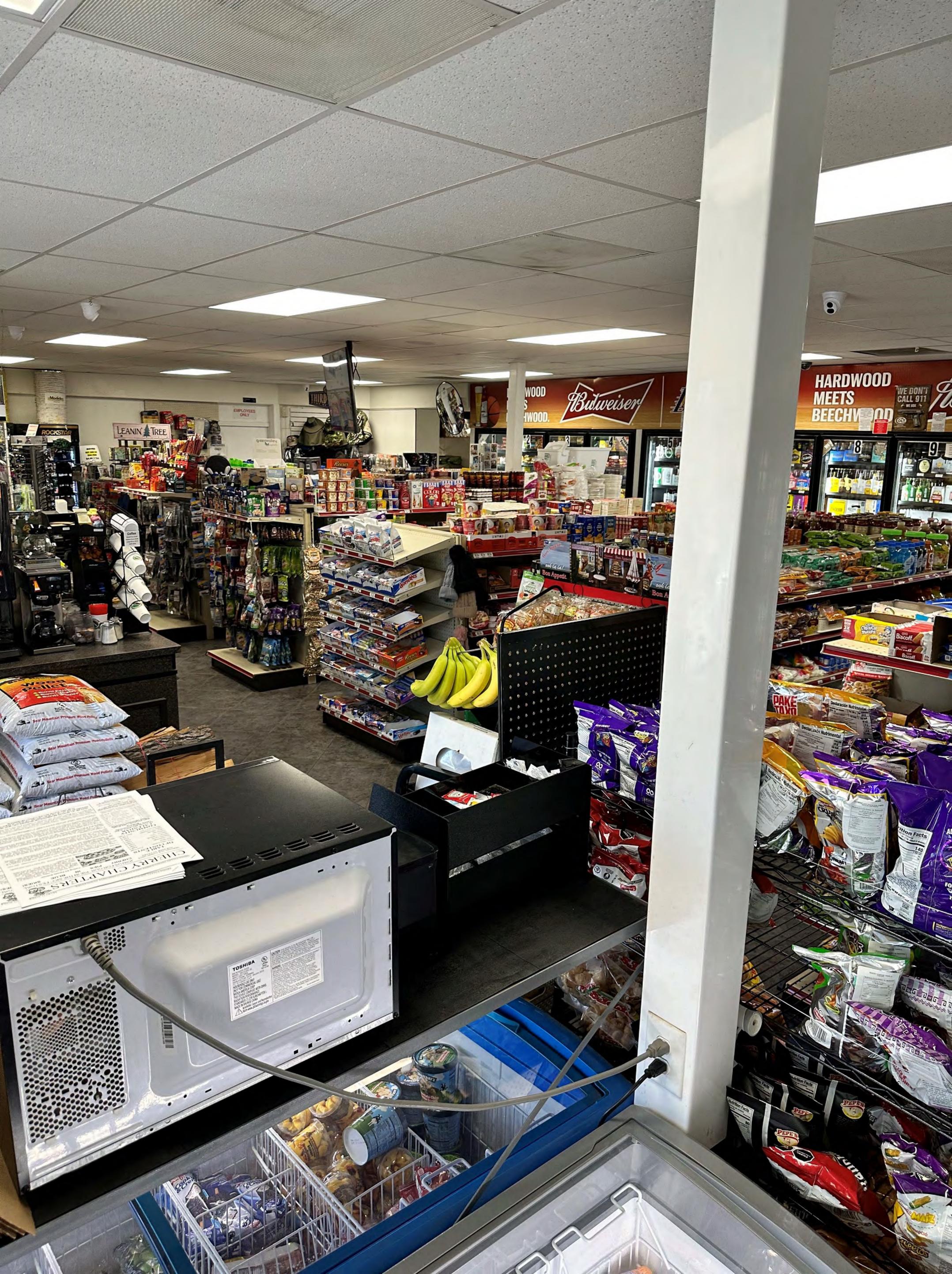
Blue Rhino  
\$23.99 \$53.99  
GET YOUR RHINO HERE!  
Blue Rhino



CLEARANCE 16' - 0"







HARDWOOD MEETS BEECHWOOD  
WE DON'T CALL 911

Budweiser

LEANIN TREE

EMPLOYEES ONLY

THIRD

TOSHIBA  
Model: R7000  
Capacity: 1.5 cu. ft.  
Power: 1000W  
Voltage: 120V  
Frequency: 60Hz  
Weight: 11.5 lbs  
Dimensions: 18.5" x 18.5" x 13.5"  
Warranty: 1 Year Limited  
For more information, visit us online at www.toshiba.com





HARDWOOD MEETS BEECHWOOD.

Budweiser

LOS ANGELES LAKERS

HARDWOOD MEETS BEECHWOOD

Budweiser

LOS ANGELES LAKERS

Budweiser

LOS ANGELES LAKERS

HARDWOOD MEETS BEECHWOOD

Budweiser

WARNING Security

\$ 9.99

FREE! TAX



ATRAPALA LA DIVERSION







Beach Defense  
water + sun  
protection

Beach-strength protection  
for the whole family

Beer Salt

SPECIAL  
magnets .49

55¢

Kleenex

Skittles

Skittles

Skittles

Skittles

Ricola  
HALLS  
HALLS  
HALLS

2 = \$1.69  
WOODS  
PLATINUM  
DUTCH  
2 CIGARS  
SMOOTH  
SWISHEE SWEETS

BEER  
MICHELADA  
\$1.59  
MEMORABILIA  
\$0.99  
\$1.49

Kleenex  
ON THE GO

M&M'S  
M&M'S  
M&M'S

Skittles  
Skittles  
Skittles

Skittles  
Skittles  
Skittles

Carryon  
BOLD FLAVORS

1064  
\$879  
\$979  
\$889  
\$994

1215

Specialty  
Candy

Skittles  
Skittles  
Skittles

Skittles  
Skittles  
Skittles

Skittles  
Skittles  
Skittles

NOTICE  
NO ALCOHOL  
WILL BE SOLD BEYOND  
THEir STATE

PICK UP  
NEW PGAYS  
\$565,000  
OUR WINNINGS FASTER!  
PRIZES OF \$1000 OR LESS  
CAN BE PAID BY CHECK  
ALL DISTRICT OFFICES  
WEEKDAYS BETWEEN  
AM AND 4:30PM!

STANLEY

Skittles  
Skittles  
Skittles

Skittles  
Skittles  
Skittles

Skittles  
Skittles  
Skittles

Skittles  
Skittles  
Skittles

BATHROOM

MARS  
ICE CREAM

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LOS ANGELES COUNTY SHERIFF'S DEPARTMENT  
 PALMDALE STATION  
 750 East Avenue Q  
 Palmdale, California 93550  
 661-272-2400

**Subject:** Conditional Use Permit (CUP) Consultation for Sale of Alcohol  
**Project No.:** PRJ2025-003047  
**Permit No.:** CUP RPPL2025002880  
**Establishment:** Green Valley Market (Kwik Serve)  
**Location:** 16166 Spunky Canyon Road  
**Description:** CUP for sale of alcoholic beverages for onsite consumption at an existing restaurant.

**(1) Summary of service calls and crime history for the project site over the last five years:**

The Sheriff's Department has responded to 23 calls for service to the Kwik Serve Market. The market is located at 16166 Spunky Canyon Road, Green Valley, CA 91390. In the past five years there have been five disturbance calls to the business, two traffic collisions, two fraud calls, two theft calls, two alarm calls, and ten routine calls. These incidents included patrol checks and traffic stops by deputies and are unrelated to the actual business. Attached is the "Calls for Service" report of those calls for your review. This sample of calls is to provide a reference of crime trends and call volume in the area.

**(2) Comments/recommended conditions:**

Upon inspection of the business all proper licenses have been displayed and measures to meet ABC requirements have been implemented. Alcohol storage areas and distribution lines appeared intact and within standards.

Sergeant Christian Scott (#451382) of my unit responded to the location and conducted a compliance check on December 8, 2025. The location was found to be in compliance with all alcoholic beverage controls and protocols as outlined in the Conditional Use Permit.

**(3) Overall recommendation:**

- Sheriff does not oppose the approval of this CUP.  
 Sheriff opposes the approval of this CUP.

ROBERT LUNA, SHERIFF



Rick Cartmill, Captain  
 Palmdale Station

# Incident History Inquiry - RAPS

Incident #	Occurrence Date	Handling Unit	RD	1st Radio Code	Source	Street #	Location
PLM21069-0158	03/10/2021	267Y/P/03/10/2021	2655	924P	O-OBSERVATION	16166	SPUNKY CANYON,RD,,CO,
PLM21201-0129	07/20/2021	267Y/D/07/20/2021	2655	927C	O-OBSERVATION	16166	SPUNKY CANYON,RD,,CO,
PLM21203-0504	07/22/2021	267Y/D/07/22/2021	2655	927C	O-OBSERVATION	16166	SPUNKY CANYON,RD,,CO,
PLM21336-0258	12/02/2021	260D/P/12/02/2021	2610	415B	V-VOIP 911	16166	SPUNKY CANYON,RD,,PLM,"MARKET"
PLM22048-0188	02/17/2022	262/D/02/17/2022	2619	211S	C-CALL	16166	SPUNKY CANYON,RD,,PLM,"GREEN VALLEY MARKET
PLM22062-0305	03/03/2022	266A/P/03/03/2022	2655	415	C-CALL	16166	SPUNKY CANYON,RD,,CO,
PLM22075-0313	03/16/2022	266A/P/03/16/2022	2653	930	C-CALL	16166	SPUNKY CANYON,RD,,CO,"GREEN VALLEY MARKET
PLM22110-0222	04/20/2022	267Y/P/04/20/2022	2655	911B	C-CALL	16166	SPUNKY CYN,RD,,CO,
PLM22116-0198	04/26/2022	265A/P/04/26/2022	2655	415B	C-CALL	16166	SPUNKY CANYON,RD,,CO,"GREEN VALLEY MARKET
PLM22116-0350	04/26/2022	266A/P/04/26/2022	2655	927C	C-CALL	16166	SPUNKY CANYON,RD,,CO,"GREEN VALLEY MARKET
PLM22118-0036	04/28/2022	266/D/04/28/2022	2656	909T	C-CALL	16166	SPUNKY CANYON,RD,,CO,
PLM23016-0043	01/16/2023	265/D/01/16/2023	2655	459R	C-CALL	16166	SPUNKY CANYON,RD,,CO,"GRV MARKET"
PLM23017-0060	01/17/2023	266A/D/01/17/2023	2645	710	O-OBSERVATION	16166	SPUNKY CYN,RD,,CO,
PLM23115-0307	04/25/2023	266/P/04/25/2023	2632	415	C-CALL	16166	SPUNKY CANYON,RD,,CO,
PLM23163-0094	06/12/2023	266/D/06/12/2023	2646	415B	C-CALL	16166	SPUNKY CANYON,RD,,CO,"GRV MARKET"
PLM23193-0296	07/12/2023	266/E/07/12/2023	2646	927C	C-CALL	16166	SPUNKY CANYON,RD,,CO,"GRV VALLEY MARKET"

Incident #	Occurrence Date	Handling Unit	RD	1st Radio Code	Source	Street #	Location
PLM23214-0275	08/02/2023	266/P/08/02/2023	2653	925	C-CALL	16166	SPUNKY CANYON, RD., CO, X "GRN VALLEY MARKET
PLM23355-0362	12/21/2023	266/E/12/21/2023	2645	459A	C-CALL	16166	SPUNKY CANYON, RD., CO, HONNON
PLM24089-0211	03/29/2024	266/P/03/29/2024	2655	488R	C-CALL	16166	SPUNKY CANYON, RD., CO, X SAN FRANCISQUITO
PLM24137-0144	05/16/2024	266/P/05/16/2024	2655	488R	C-CALL	16166	SPUNKY CANYON, RD., CO, "GREEN VALLEY GAS"
PLM24183-0310	07/01/2024	260D/P/07/01/2024	2610	909T	C-CALL	16166	SPUNKY CANYON, RD., PLM,
PLM25072-0199	03/13/2025	266H/P/03/13/2025	2655	924P	O-OBSERVATION	16166	SPUNKY CANYON, RD., CO,
PLM25151-0131	05/31/2025	260D/D/05/31/2025	2610	927C	C-CALL	16166	SPUNKY CANYON, RD., PLM,

### Conditions

Station: PLM-PALMDALE

Occurrence Start Date: 08/07/2020

End Date: 08/07/2025

Tag:

First Radio Code:

Street #: 16166

Street Direction:

Street Name: spunky

Street Type:

Apt No:

City:

Business Name:

Business Type:

RD:

:

URN:

Unusual Occurrence:

Unit ID:

Unit Shift:

Shift Start Date:

Shift End Date:

Clearance Code:

Employee:

Source: Source All , Observation , Call , 911 , Wireless 911 , VOIP 911 , Text 911 , Detail Observation , Detail Call , Detail Wireless 911 , Detail VOIP 911

Call Priority: Call Priority All , Emergency , Priority , Routine

Sort Results By: Incident Number

Department of Alcoholic Beverage Control

State of California  
Gavin Newsom, Governor

## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;P

- Instructions
- This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
  - Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

## PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

HANNOUN, FADEL TURKI

2. PREMISES ADDRESS (Street number and name, city, zip code)

16166 SPUNKY CANYON RD, GREEN VALLEY, CA 91390-4910

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant      | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge     | <input type="checkbox"/> Private Club      |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club          | <input type="checkbox"/> Veterans Club     |
| <input type="checkbox"/> Cafe/Coffee Shop             | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer        | <input type="checkbox"/> Fraternal Club    |
| <input type="checkbox"/> Bed & Breakfast:             | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only                    | <input type="checkbox"/> All               |  |  |

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Supermarket        | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store       | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |  |
| <input type="checkbox"/> Other - describe:  |  |  |  |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

 On-Sale  Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

 On-Sale  Off-Sale

8. CENSUS TRACT NUMBER

9200.5

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

0

 On-Sale  Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

1

 On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)  No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

2655

14. TOTAL NUMBER OF REPORTING DISTRICTS

547

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

36,734

16. AVERAGE NO. OF OFFENSES PER DISTRICT

67.2

17. 120% OF AVERAGE NUMBER OF OFFENSES

80.6

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

10

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, an on-sale general (public premises) license, or an on-sale general music venue license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: \_\_\_\_\_

## FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

*D. Dietz*

