

REPORT TO THE HEARING OFFICER

DATE ISSUED: November 20, 2025

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

PROJECT NUMBER: PRJ2024-003261-(5)

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

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 31611 Castaic Road, Castaic

OWNER: NECTARIE EJ LLC

APPLICANT: Castaic Truck Stop

PUBLIC MEETINGS HELD: N/A

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

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 PRJ2024-003261-(5), Conditional Use Permit ("CUP") No. RPPL2024004830, 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. RPPL2024004830 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) at an existing convenience store associated with a truck service station (Castaic Truck Stop) and the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant (Sam's BBQ & Grill) in the M-1 (Light Industrial) Zone in the Castaic Area Community Standards District (“CSD”) pursuant to Los Angeles County (“County”) Code Sections 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations) and 22.140.030 (Alcohol Beverage Sales).

B. Project

Castaic Truck Stop (“applicant”) requests a CUP to authorize the continued sale of beer and wine for off-site consumption (Type 20) at an existing convenience store associated with a truck service station, Castaic Truck Stop, and the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant, Sam's BBQ & Grill (“Project”), on a property located at 31611 Castaic Road (“Project Site”) within the M-1 Zone in the Castaic Area CSD. The requested, and existing, hours of alcoholic beverage sales for the convenience store are from 6:00 a.m. to 2:00 a.m. Monday through Sunday; the requested, and existing, hours of alcoholic beverage sales for the restaurant are from 6:00 a.m. to 10:00 p.m. Monday through Sunday.

The Project Site is located in the unincorporated community of Castaic, within the Castaic Trucking District. The Project Site is comprised of one Assessor’s Parcel Number (“APN”), 2865-009-007. The Project Site is approximately 2.89 acres in size and has flat terrain. The convenience store and restaurant are located within the same building; entrances to the building are provided facing the truck fueling station and the improved pedestrian walkway on Castaic Road. The Project Site is accessible via Castaic Road, an existing Major Highway on the County Master Plan of Highways with 100 feet of right-of-way (“ROW”) width and is improved with 84 feet of paving, to the east.

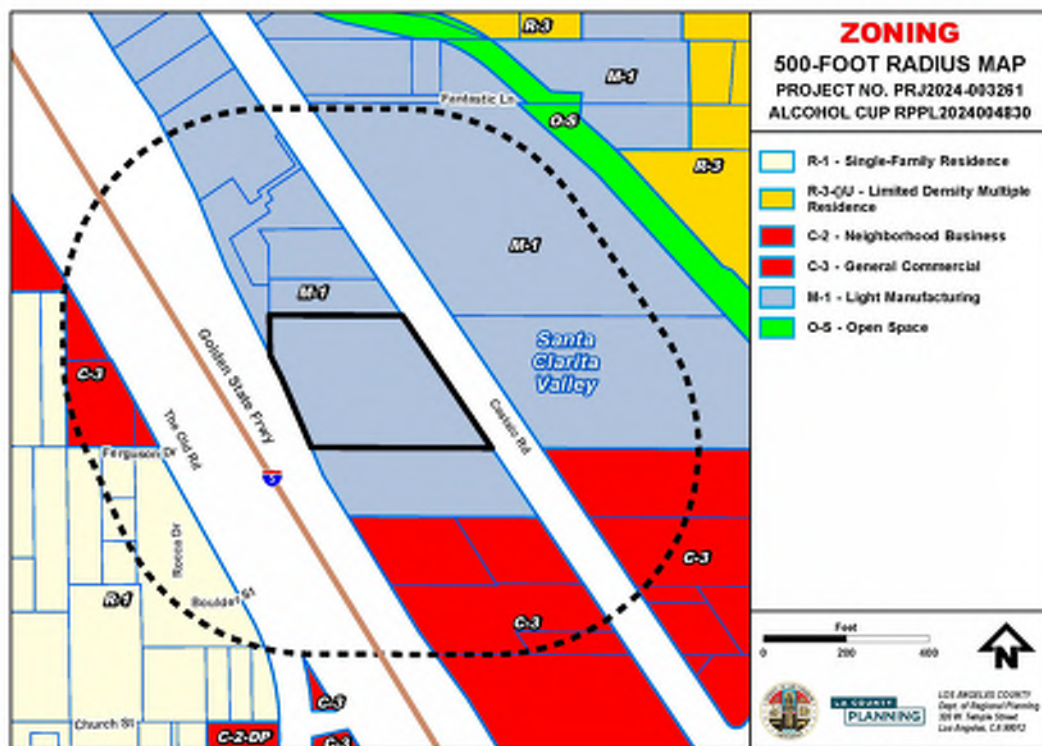
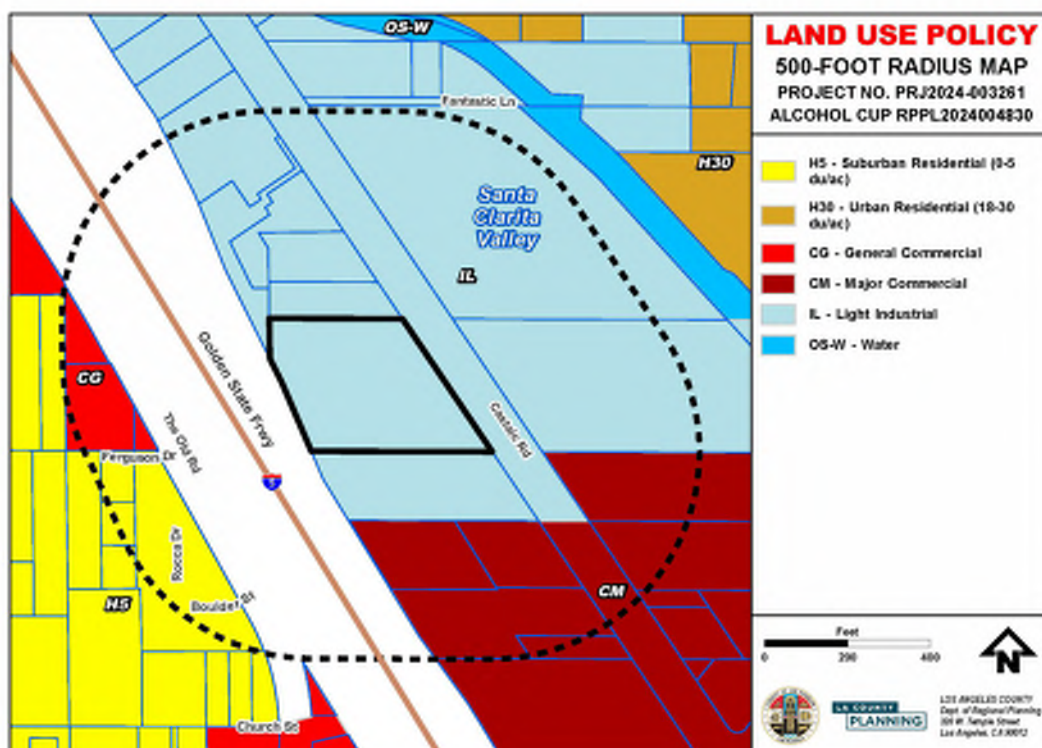
The site plan shows the existing truck service station which includes the fueling canopy with fuel dispensers for trucks, 29 truck parking spaces, 20 automobile parking spaces, and a 5,458 square-foot building with a convenience store and restaurant located inside. Additionally, the site plan depicts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

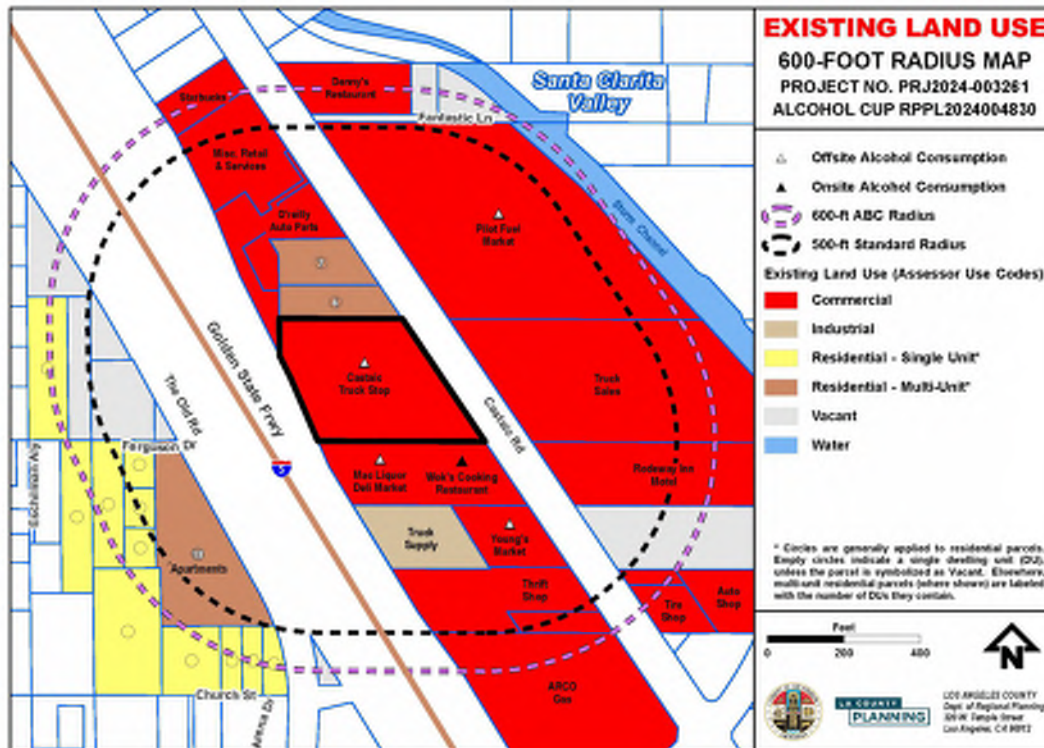
The Project Site has an occupant load of 166 persons for all existing uses, according to LA County Building and Safety records. Based on the occupant load, a total of 44 parking spaces are required for this Project Site, calculated at a ratio of one parking space per three occupants, pursuant to County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

SUBJECT PROPERTY AND SURROUNDINGS

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

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





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7486	M-1	November 14, 1958

B. Previous Relevant Cases for APN 2865-009-007

CASE NO.	REQUEST	DATE OF ACTION
PP No. 44680-13455-57835	To authorize the construction of a truck service station and accessory convenience store.	Approved on January 24, 1996
Certificate of Compliance No. 96-0149-11614	To authorize an unconditional Certificate of Compliance for the Project Site parcel, APN 2865-009-007.	Completed on July 2, 1996
PP No. 44680-13455-60355	To authorize a remodel of the existing truck service station and accessory convenience store.	Approved on November 3, 1999
PP No. 200500400	To authorize new commercial wall signage.	Approved on March 22, 2005

PP No. 200501355	To authorize the replacement of the existing fuel canopy and fuel dispensers.	Approved on September 27, 2005.
Zoning Verification Letter No. 201400047	Request for a zoning verification letter to confirm the zoning and allowed land uses on the property.	Completed on August 11, 2014
CUP No. 201400143	To authorize the sale of beer and wine for off-site consumption (Type 20) at an existing convenience store associated with a truck service station (Castaic Truck Stop) and the sale of beer and wine for on-site consumption (Type 41) at an existing restaurant.	Approved on September 15, 2015; Expired on September 15, 2025.
Zoning Conformance Review No. RPPL2025001825	To authorize new commercial wall signage for an existing restaurant (Sam's BBQ & Grill) and convenience store (Castaic Truck Stop).	Approved on June 5, 2025

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
Zoning Enforcement Case ("ZEC") No. RPCE2016001903	Violations to CUP No. 201400143 Condition Nos. 10, 14, and 15; operating an outdoor dining facility without Planning approval; portable signs on the property; noncompliance with development standards for the M-1 Zone.	Opened on August 16, 2016; closed on October 4, 2018
ZEC No. RPZPE2020003105	Violations to CUP No. 201400143 Condition Nos. 10, 14, 15, 22, and 28.	Opened on July 8, 2020. This CUP abates the violation.

ANALYSIS

A. Land Use Compatibility

The Project Site is a 2.89-acre parcel with an existing truck service station, convenience store, and restaurant. The parcel is located in the IL land use category of the Santa Clarita Valley Area Plan ("Area Plan"), a component of the General Plan. The IL land use designation is intended for industrial districts in areas with adequate access, infrastructure, and services to accommodate the most intensive types of industrial uses allowed in the Santa Clarita Valley Planning Area. Allowable uses in this designation

include storage and distribution of goods; vehicle storage; contractor's storage facilities; batch plants; heavy equipment repair and sales; wholesale sales; heavy vehicle repair; and supportive commercial uses. The Project is consistent with the intended uses of this land use category since it is a request for the continued accessory alcoholic beverage sales of beer and wine for off-site consumption at an existing convenience store and the continued accessory alcoholic beverage sales of beer and wine for on-site consumption at an existing restaurant. Specific allowable uses and development standards are determined by the underlying M-1 zoning designation. The M-1 Zone allows food markets and retail stores with a Site Plan Review; alcoholic beverage sales of beer and wine for off-site consumption and on-site consumption is allowed with a CUP, pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations).

B. Neighborhood Impact (Need/Convenience Assessment)

The continued sale of alcoholic beverages of beer and wine for off-site consumption and on-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 restaurant and convenience store have been operating with alcoholic beverage licenses for beer and wine sales since 2014.

There are three businesses with alcoholic beverage licenses for off-site consumption within a 500-foot radius of the Project Site. These businesses – Pilot Travel Center, Mac Liquor & Deli Market, and Youngs Market & Liquor – are all retail convenience stores. There is one business, a restaurant named Wok's Cookin', with an alcoholic beverage license for on-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 convenience store's premises; alcoholic beverages are permitted to be consumed within the restaurant area. The continued sale of alcoholic beverages of beer and wine at the convenience store and restaurant 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. 0679 and, in a report dated June 9, 2025, the California Department of Alcoholic Beverage Control ("ABC") determined it is a high crime reporting district and within an over-concentrated census tract (9201.02) for alcoholic beverage licenses for off-site consumption and on-site consumption. The letter is attached as Exhibit J. In this census tract, up to three off-site alcohol licenses are allowed; however, eight licenses exist within the census tract, including the subject convenience store. Similarly, up to five on-site alcoholic beverage licenses are allowed in census tract 9201.02, and eight licenses exist within the census tract, including the subject restaurant. Since the Project is for the continuation of alcohol beverage sales of beer and wine, the approval of this CUP would not increase the number of off-site or on-site alcohol licenses in the census tract.

The Project Site is located within a major commercial and industrial corridor within the Santa Clarita Valley Planning Area. The Castaic Trucking District is a major destination for motorists along Interstate 5 travelling between the Central Valley and Los Angeles County; appropriately, the Castaic Trucking District offers a multitude of retail and restaurant businesses to cater to truckers and motorists travelling along this corridor. This concentration of retail establishments tends to lead to a higher number of reported crimes in Crime Reporting District No. 0679 compared to the average crime reporting district. The County Sheriff ("Sheriff"), in a letter dated March 17, 2025, recommended denial of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. The majority of calls for service are considered routine in nature. Sheriff stated that the incidents involving individuals under the influence and theft were not associated with the establishments seeking this CUP. 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. As noted above, the concentration of retail establishments in the area tends to lead to a higher number of reported crimes and the Sheriff stated that the reported calls for service were not associated with the businesses seeking this CUP. However, these factors need to be balanced with the adverse effects of the easy availability of alcoholic beverages either too early or too late in the day (see Exhibit L). 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 alcoholic beverages of beer and wine is limited to 10:00 a.m. to 10:00 p.m. Monday through Sunday, which precludes sales either too early or too late in the day. Accordingly, one of the recommended conditions of Project approval will limit the sale of alcoholic beverages for off-site consumption and on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

C. Design Compatibility

While the request is for the continued alcoholic beverage sales of beer and wine for off-site consumption and on-site consumption – which is accessory to the existing convenience store, Castaic Truck Stop, and the existing restaurant, Sam's BBQ & Grill – the Project Site was developed in 1996, with subsequent remodels in 1999 and 2005. The exterior appearance of the structure will not change as a result of the Project and is compatible with the commercial and auto-related land uses along the corridor. Furthermore, the design is consistent with other buildings adjacent to the Project Site and conforms to the development pattern of the Castaic Trucking District. ZEC No. RPZPE2020003105 remains active; however, the applicant has cooperated with LA County Planning Land Use Regulation staff. The violations were accumulated prior to new ownership of the establishments, and staff confirms that the new management is committed to

maintenance on the Project Site and upholding consistency with LA County Planning development standards.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with 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 alcoholic beverages of beer and wine for off-site and on-site consumption is conducted in compliance with the recommended conditions of Project approval, including the condition that will limit sales from 10:00 a.m. to 10:00 p.m. Monday 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 alcoholic beverages at an existing convenience store and restaurant without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment. Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA. 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 March 17, 2025, recommended denial of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. The majority of calls for service are considered routine in nature. Sheriff stated that the incidents involving individuals under the influence and theft were not associated with the establishments seeking this CUP. A copy of the letter is attached for reference (Exhibit I).

B. Other Agency Comments and Recommendations

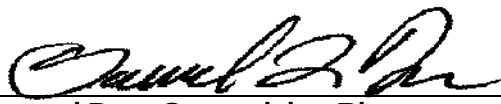
ABC, in a report dated June 9, 2025, indicated that there are eight on-site alcohol licenses in this census tract (9201.02), while up to five such licenses are allowed. There is an over-concentration of alcoholic beverage sales for on-site consumption in the area as determined by ABC. Notwithstanding,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

C. Public Comments

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

Report

Reviewed By:


Samuel Dea, Supervising Planner

Report

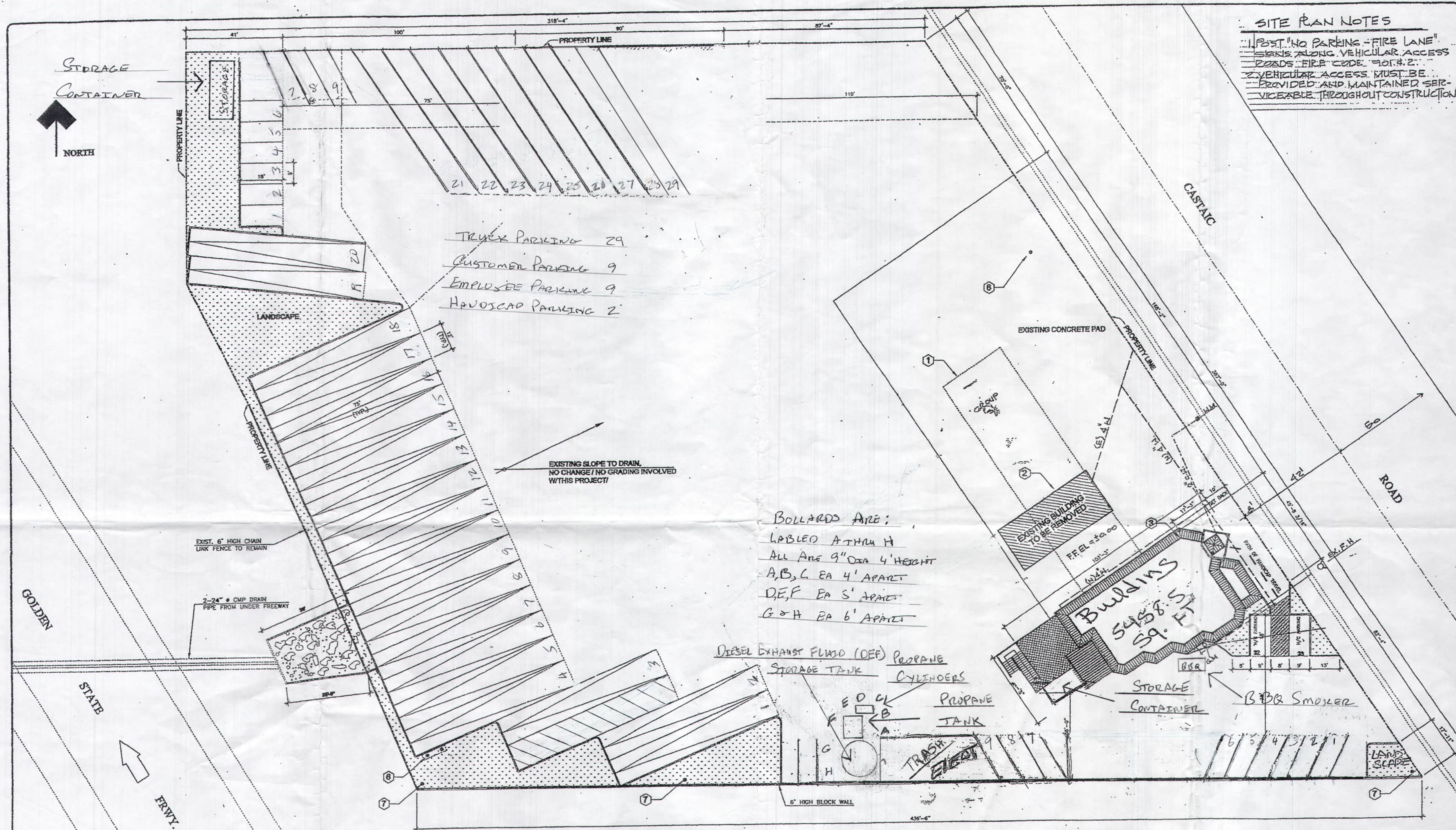
Approved By:


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
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. https://www.ncbi.nlm.nih.gov/pubmed/21084080 2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. https://www.ncbi.nlm.nih.gov/pubmed/24588859 3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage)	



SITE PLAN NOTES

- 1. POST "NO PARKING - FIRE LANE" SIGNS ALONG VEHICULAR ACCESS ROADS FIRE CODE 901.2.2
- 2. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION

BOLLARDS ARE:

- LABELED A THRU H
- ALL ARE 9" DIA 4' HEIGHT
- A, B, C EA 4' APART
- D, E, F EA 5' APART
- G & H EA 6' APART

SITE PLAN

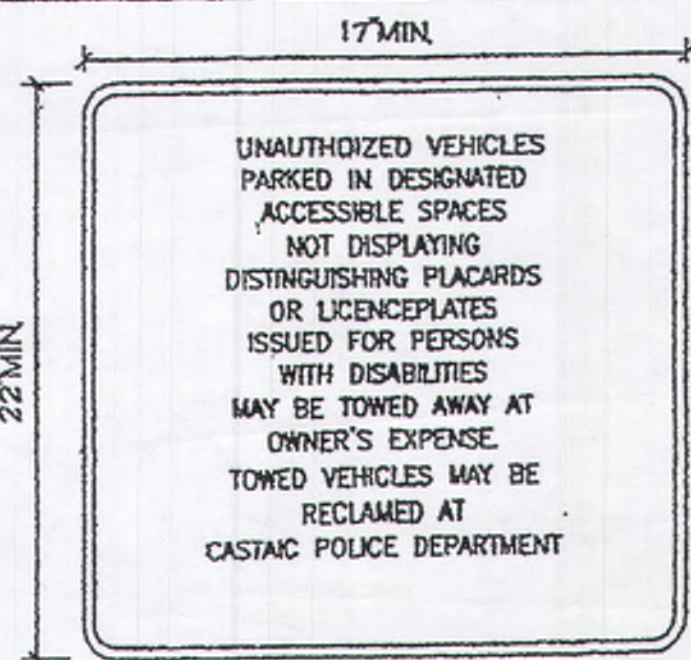
SCALE: 1/20" = 1'-0"

CONSTRUCTION NOTES

- 1. CONST. 6" A.C. PVMT. OVER 10" AGG. BASE COURSE
- 2. EXIST. CONC. PAVEMENT & PUMPS TO REMAIN.
- 3. CONDTR. 6" HIGH CONCRETE CURB PER L.A. COUNTY ROAD DEPT. STD. PLAN 28-01 TYPE B-1
- 4. CONST. 6" HIGH CONC. BLOCK WALL (FENCE).
- 5. SAW CUT EXIST. CURB, GUTTER & CONC. SIDEWALK & CONST. DRIVEWAY PER L.A.C.R.D STD. PLAN 40-30 & 36-01 (COMMERCIAL).
- 6. CONST. RIP RAP ENERGY DISSIPATER PER DET. #1 HEREON.

LEGEND:

- 1. 30' X 152' CANOPY OVER PUMPS (EXISTING)
- 2. EXISTING BUILDING (TO BE REMOVED)
- 3. NEW BUILDING (SEE PROJECT SUMMARY)
- 4. NEW TRUCK WASH 90' X 70' / UNDER SEPARATE PERMIT
- 5. NEW LANDSCAPING
- 6. SIGN (EXISTING)
- 7. EXISTING 6-10" POWER POLES
- 8. AIR / WATER SUPPLY (E)
- 9. LIGHT POLE



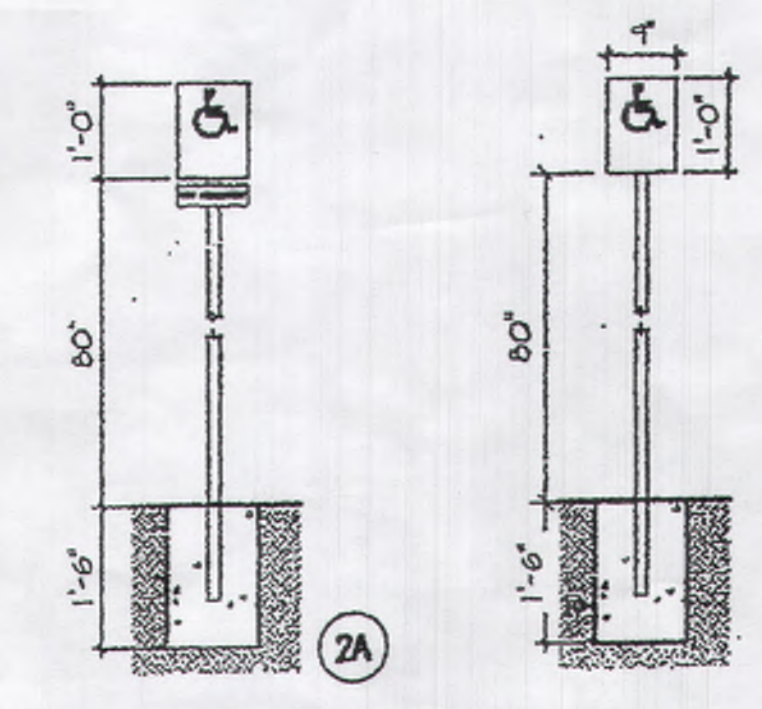
WHEEL STOP

NOTES: SYMBOL ONLY. SUBMIT ALTERNATE OF CEMENT ADHESIVE IN LIEU OF DRILLED REBAR ANCHORAGE.

UNAUTHORIZED PARKING SIGN

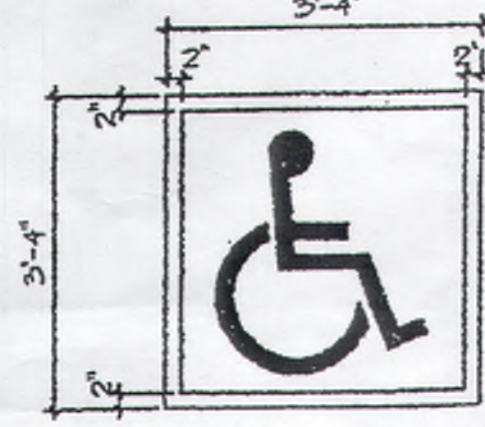
NOTES: LETTERING ON SIGN MUST BE A MINIMUM OF 1" IN HEIGHT. MOUNT ON SIGN POST WITH ADHESIVE.

NOTES: FILL TOP OF HOLE WITH SEALANT FLUSH WITH TOP STOP. 5 1/2" WIDE X 4" HL X 48" LONG SECURE W/ 5/8" X 18" LONG REBAR OR O.D. STEEL PIPE-VERIFY SIZE 1 TYPE OF BAR W/MFG.



H/C STALL POST SIGN

NOTES: VAN ACCESSIBLE ONLY AT SPACE DESIGNATED ON SITE PLAN. ALL OTHER SIGNS TO HAVE SYMBOL ONLY.



H/C STALL GROUND SIGN

NOTES: 2" X 2" GRID SHOWN FOR GRAPHIC PURPOSE ONLY NOT TO BE DRAWN ON SITE. FIGURE 1 BORDER TO BE WHITE REFLECTORIZED PAINT. BACKGROUND TO BE PAINTED BLUE, EQUAL TO COLOR NO. 15090 IN FED. STD. 594a.

REVISIONS

NO.	DESCRIPTION

ALL EXIST. STRUCT. DIMENSIONS AND PLANS ISSUED OR REPRESENTED BY THIS FIRM ARE BASED ON THE PROPERTY OF VARTAN JANGJOZIAN & ASSOCIATES. ANY CHANGES TO THE EXISTING PLANS SHALL BE MADE BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

VARTAN JANGJOZIAN & ASSOCIATES

building design planning interior

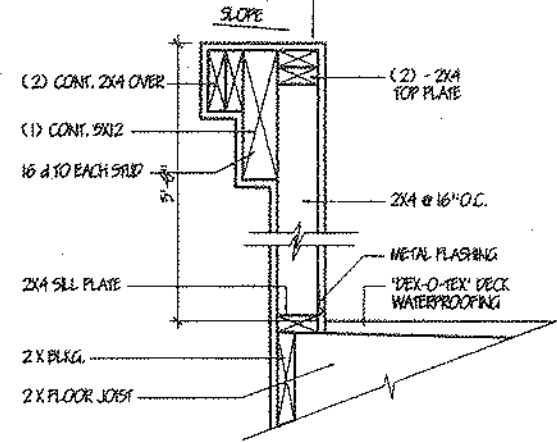
1101 E. Broadway, Suite 108
GARDENA, CA 90248

Tel: (310) 998-0078

PROJECT: VILLAGE FUEL STOP INC.
LOCATION: 31611 CASTAIC ROAD
CASTAIC, CA 91384

DRAWN BY H.B.	DATE 05-10-00
CHECKED BY	
APPROVED BY	
PROJECT	
SCALE 1/8" = 1'-0"	
SHEET NO.	

7/8" CEMENT PLASTER OVER
METAL LATH BRICKED W/ 2-LAYER OF
20 # WATERPROOFING FELT (GRADE "D")
UNDER LAYMENT OVER PLYWOOD
STRAPPING OVER 2X4 STUD @16" O.C.



GUARDRAIL DETAIL

SCALE: 1/4\"/>

NOTES:

1. NO SLEEPING WILL BE IN THE BUILDING.
2. ONE ENTRY WILL OPERATE MINI MART/ TRUCKER & TRACK WASH.
3. EXISTING LEE IS MINI MART. NEW MARKET WILL NOT SELL BEER & WINE.
4. ALL EXTERIOR WINDOWS, SKYLIGHTS & DOORS TO BE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN DUAL PANE GLAZING.
5. LEVERAGE TYPE OF HARDWARES FOR ALL DOORS.
6. PROVIDE 2X6 PLUMBING WALL FOR BATHROOMS AND LAUNDRY ROOM.
7. SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER THEN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE IF A TYPE WHICH IS NOT ADVERSELY EFFECTED BY MOISTURE.
8. A FLEXIBLE SHOWER SPRAY UNITS WITH A HOSE AT LEAST 60\"/>

LEGEND:

- 1 HR RATED WALLS
- C.M.U. WALLS
- WD FRAME WALLS
- 5 AIR CHANGE PER HR. REC. FAN
- FIRE EXTINGUISHER (SEMI-RECESSED IN WALL)
- EXHAUST FAN W/ 5 MIN. AIR CHANGE
- LOW LEVEL EXIT SIGN ARE SELF ILLUMINATIONS, NOT LESS THEN 6\"/>

REVISIONS
11-25-93

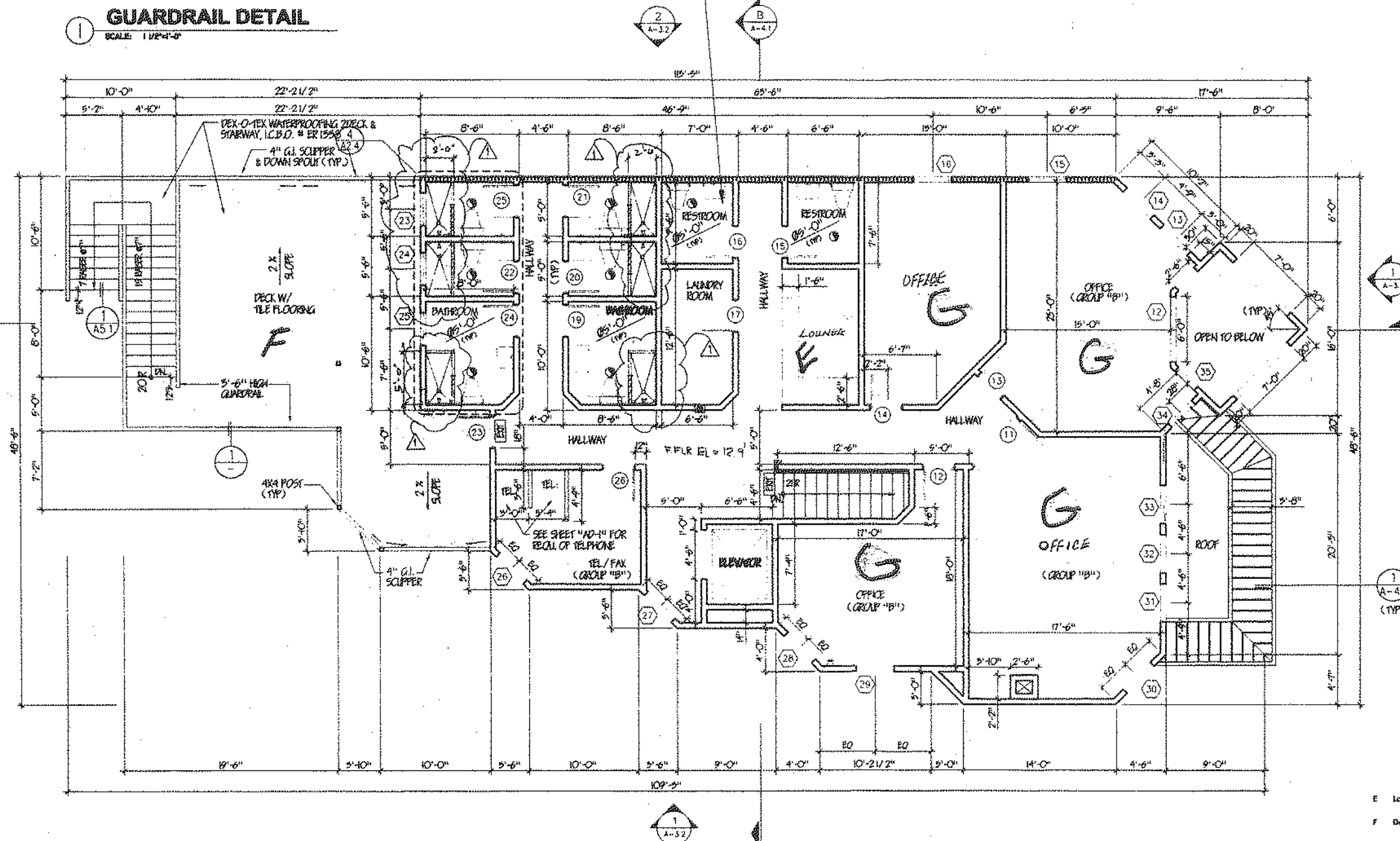
ALL DATA, EXCEPT AMENDMENTS AND PLANS PREPARED OR SUBMITTED BY VARTAN JARGOZIAN & ASSOCIATES, INC. ARE THE PROPERTY OF THE CLIENT AND SHALL BE KEPT IN CONFIDENTIALITY AND NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF VARTAN JARGOZIAN & ASSOCIATES, INC. THE CLIENT AGREES TO HOLD VARTAN JARGOZIAN & ASSOCIATES, INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY VARTAN JARGOZIAN & ASSOCIATES, INC. OR ITS EMPLOYEES, AGENTS OR SUBCONTRACTORS IN CONNECTION WITH THE PERFORMANCE OF THE SERVICES PROVIDED HEREUNDER. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF CALIFORNIA. SIGNED AND DELIVERED IN WITNESS WHEREOF, VARTAN JARGOZIAN & ASSOCIATES, INC. HAS HEREUNTO SET ITS HAND AND SEAL OF OFFICE, ON THE 11TH DAY OF NOVEMBER, 1993.

VARTAN JARGOZIAN & ASSOCIATES
building design planning interior
1101 E. Broadway, Suite 106
Glendale, CA 91205
Tel: (818) 658-6676

PROJECT: VILLAGE FUEL STOP INC.
LOCATION: 31611 CASTAIC ROAD
CASTAIC, CA 91384

DRAWN BY: N.B. DATE: 10-10-93
CHECKED BY: _____
APPROVED BY: _____
PROJECT: _____
SCALE: _____
SHEET NO. _____

A-2.2



SECOND FLOOR PLAN

SCALE: 3/16\"/>

Second Floor

E Lounge	91.00 /	7	13.80
F Deck	472.50 /	5	94.50
G Office	167.50		
	345.00		
	350.00		
	306.00		
	1,268.50 /	160	11.68

EQUIPMENT SCHEDULE

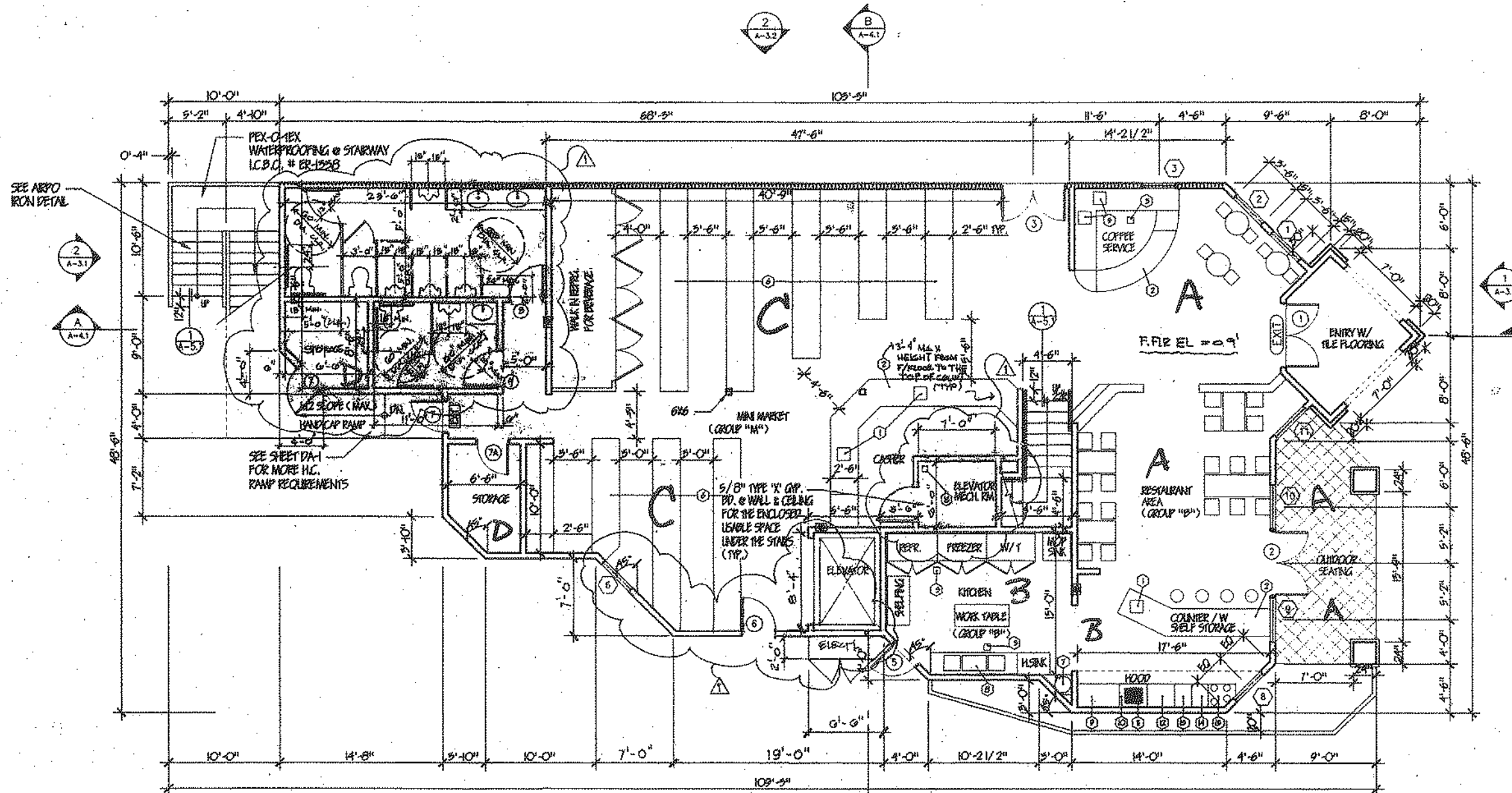
- | | | |
|-----------------------|-----------------------------|----------------------------|
| ①. CASH REGISTER | ⑧. 3 COMPACTOR KITCHEN SINK | ⑫. GRIDDLES MODEL ARMG-156 |
| ②. COUNTERS | ⑨. RODESEM MODEL ACB-4 | ⑬. FREEZER |
| ③. FLOOR SINK | ⑩. TROB-79 CHEF BASES | ⑭. FRIER |
| ④. BEVERAGE DISPENSER | ⑪. SROLER MODEL ARB-50 | ⑮. RANGE OVEN |
| ⑤. COFFEE MAKER | ⑫. GRIDDLES MODEL ARMG-156 | ⑯. FLOOR DRAIN |
| ⑥. SHELVES | ⑬. TROB-79 CHEF BASES | |
| ⑦. W / HEATER | ⑭. SROLER MODEL ARB-50 | |

NOTES:

- NO SLEEPING WILL BE IN THE BUILDING
- CAR ENTRY WILL OPERATE MINI MART / TRUCKER & TRUCK WASH.
- EXISTING USE IS MINI MART. NEW MARKET WILL NOT SELL BEER & WINE.
- ALL EXTERIOR WINDOWS, SKYLIGHTS & DOORS TO BE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN DUAL PANE GLAZING.
- LEVERAGE TYPE OF HARDWARES FOR ALL DOORS.

LEGEND:

- 1 HR RATED WALLS
- C.M.U. WALLS
- WD FRAME WALLS
- 5 AIR CHANGE PER HR. NEC. PAN
- FIRE EXTINGUISHER (SEMI-RECESSED) IN WALL
- EMERGENCY PAN W/ 5 MIN. AIR CHANGE
- LOW LEVEL EXIT SIGN ARE 50 PLUMBLINKS, NOT LESS THAN 6" AND NOT MORE THAN 8" ABOVE THE FLOOR LEVEL



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

DETERMINATION OF
ASSEMBLY OCCUPANT LOAD - PARKING
TYPE OF OCCUPANCY SLM/A-2
ASSEMBLY OCCUPANT LOAD 160
BY (PRINT NAME) W. J. J. J.
SIGNATURE W. J. J. J.
DATE: 12/22/14

First Floor			
A Restaurant	500.50		
	128.00		
	180.00		
	47.50		
	856.00 /	15	57.07
B Kitchen	36.00		
	169.00		
	8.00		
	4.50		
	54.00		
	4.50		
	22.50		
	119.00		
	42.00		
	459.50 /	200	2.30
C Market	769.50		
	364.00		
	120.00		
	80.00		
	56.00		
	1,389.50 /	30	46.32
D Storage	22.50		
	4.50		
	5.00		
	64.00		
	100.00 /	300	0.33

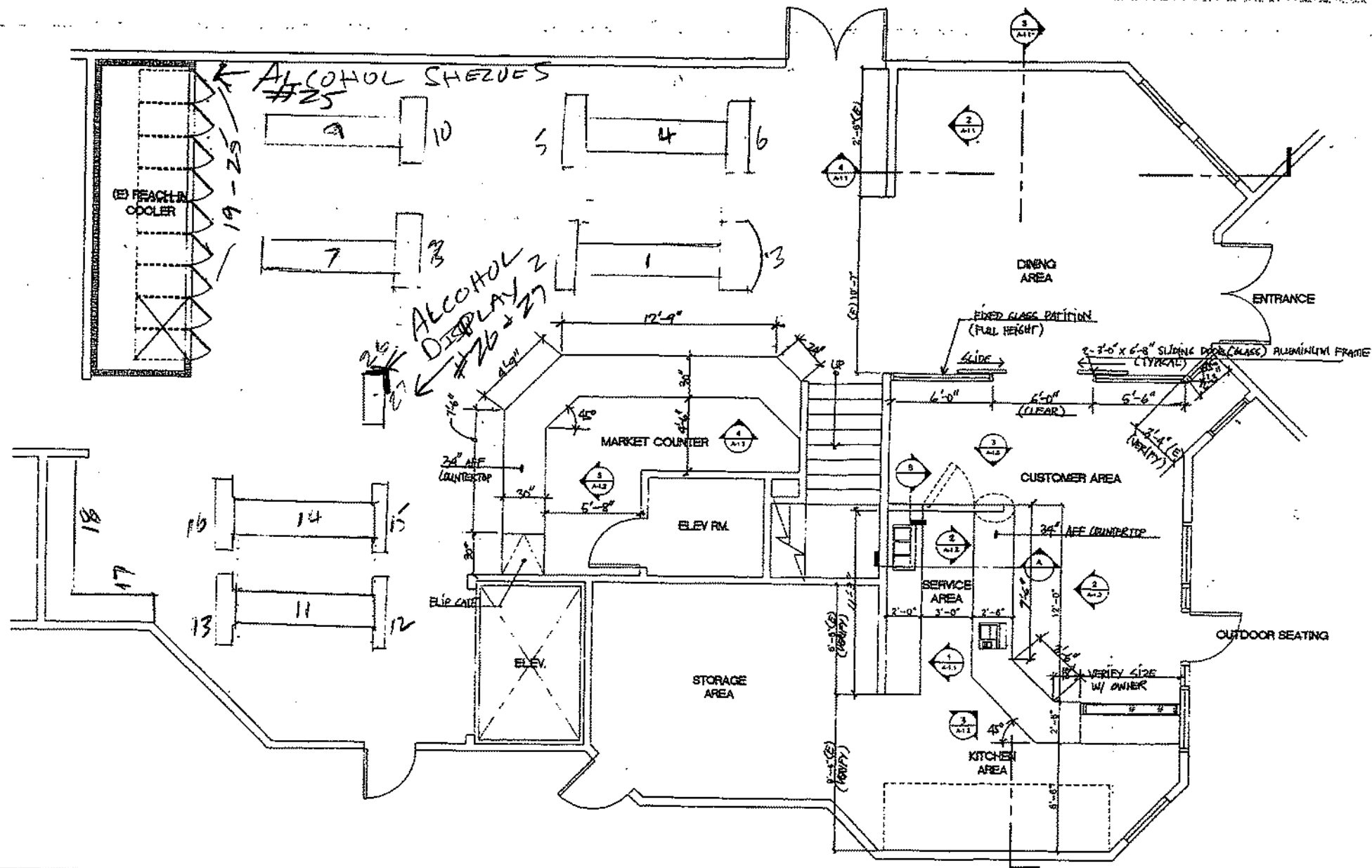
PROJECT: VILLAGE FUEL STOP INC.
LOCATION: 31611 CASTAIC ROAD
CASTAIC, CA 91384

DRAWN BY: H.B. DATE: 10-10-99
CHECKED BY:
APPROVED BY:
VJ
X X
PROJECT:
SCALE:
SHEET NO.
A-2.1

REVISIONS
11-05-03

VARTAN JANGJAN & ASSOCIATES
building design planning interior
1101 E. Broadway, Suite 105
Glendale, CA 91205
Tel: 818 249-4878

2017年12月15日，公司召开2017年第四次临时股东大会，审议通过了《关于公司回购注销部分限制性股票的议案》，同意回购注销已离职的原激励对象持有的限制性股票。2018年1月11日，公司完成回购注销手续，共回购注销限制性股票1,000,000股，回购价格为1.00元/股。



**VILLAGE FUEL STOP
ALCOHOL CALCULATION TABLE**

Cabinet	Length	Total Shelves	Total Linear Feet of Shelves	Total Number of Shelves Devoted to Alcohol	Total Linear Feet Devoted to Alcohol	Pct.of Shelf Space Devoted to Alcohol
1	6	7	42	0	0	-
2	3	2	6	0	0	-
3*	3	1	3	0	0	-
4	6	12	72	0	0	-
5	3	1	3	0	0	-
6	3	1	3	0	0	-
7	6	12	72	0	0	-
8	3	1	3	0	0	-
9	6	12	72	0	0	-
10	3	1	3	0	0	-
11	6	12	72	0	0	-
12	3	1	3	0	0	-
13	3	1	3	0	0	-
14	6	12	72	0	0	-
15	3	1	3	0	0	-
16	3	1	3	0	0	-
17	6	6	36	0	0	-
18	6	6	36	0	0	-
19**	2	8	16	0	0	-
20**	2	8	16	0	0	-
21**	2	8	16	0	0	-
22**	2	8	16	0	0	-
23**	2	8	16	0	0	-
24**	2	8	16	0	0	-
25***	2	8	16	1	8	1.250%
26	2	4	8	8	8	1.250%
27	2	4	8	8	8	2.510%
Total	96	154	635	17	24	5.01%

* Refrigerated Open Shelf

** Reach in Cooler w/Door

*** Reach in Cooler W/Door Lockable

**PROJECT NUMBER**

PRJ2024-003261-(5)

HEARING DATE

December 2, 2025

REQUESTED ENTITLEMENT(S)

Conditional Use Permit No. RPPL2024004830

PROJECT SUMMARY

OWNER / APPLICANT

NECTARIE EJ LLC / Castaic Truck Stop

MAP/EXHIBIT DATE

May 10, 2000

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) at an existing convenience store associated with a truck service station (Castaic Truck Stop) and the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant (Sam's BBQ & Grill). The previous authorization, CUP No. 201400143, expired on September 15, 2025.

LOCATION

31611 Castaic Road, Castaic

ACCESS

Castaic Road

ASSESSORS PARCEL NUMBER

2865-009-007

SITE AREA

2.89 Acres

AREA PLAN

Santa Clarita Valley

ZONED DISTRICT

Castaic Canyon

PLANNING AREA

Santa Clarita Valley

LAND USE DESIGNATION

IL (Light Industrial)

ZONE

M-1 (Light Industrial)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT ("CSD")

Castaic Area

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:
 - 22.22.060 (Development Standards for Industrial Zones)
 - 22.312.070 (Castaic Area CSD, Zone Specific Development Standards)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 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. PRJ2024-003261-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004830

RECITALS

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

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

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

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

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

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

D. Parking

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

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

11. AGENCY RECOMMENDATIONS.

- A.** County Sheriff ("Sheriff"), in a letter dated March 17, 2025, recommended denial of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. The majority of calls for service are considered routine in nature. Sheriff stated that the incidents involving individuals under the influence and theft were not associated with the establishments seeking this CUP.
- B.** The California Department of Alcoholic Beverage Control ("ABC"), in a report dated June 9, 2025, indicated that there are eight on-site alcohol licenses in this census

tract (9201.02), while up to five such licenses are allowed. There is an over-concentration of alcoholic beverage sales for on-site consumption in the area as determined by ABC. Notwithstanding, the request is for a renewal of an existing alcoholic beverage license for on-site consumption that was originally issued in 2015 by CUP No. 201400143. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC.

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

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

GENERAL PLAN CONSISTENCY FINDINGS

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

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

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

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

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the M-1 zoning classification as the accessory sale of alcoholic beverages of beer and wine for off-site and on-site consumption is permitted in this zone with a CUP pursuant to County Code Section 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations).
17. **FLOOR AREA RATIO.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site and on-site consumption, the existing building is consistent with the required floor area ratio (“FAR”) development standard in the M-1 Zone, pursuant to County Code Section 22.22.060 (Development Standards for Industrial Zones). The Project Site has a maximum FAR of 1.0. The existing FAR for the building on the Project Site is 0.05, which is consistent with the maximum FAR of 1.0 in the M-1 Zone.
18. **PARKING.** The Hearing Officer finds that, while the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site and on-site consumption, the Project is consistent with the standard identified in County Code Chapter 22.112 (Parking). The Project Site has an occupant load of 166 persons for all existing uses, according to LA County Building and Safety records. Based on the occupant load, a total of 44 parking spaces are required for this Project Site, calculated at a ratio of one parking space per three occupants, pursuant to County Code Section 22.112.070 (Required Parking Spaces). The Project Site provides 49 existing paved parking

spaces, as shown on the Exhibit “A.” The Project proposes no modifications to the existing uses; thus, there are no changes to the required parking. The commercial complex provides five additional parking spaces than required.

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

CONDITIONAL USE PERMIT FINDINGS

23. **The Hearing Officer finds that the proposed use with the attached conditions will be consistent with the adopted General Plan.** The proposed continued sale of alcoholic beverages of beer and wine for off-site and on-site consumption at the existing convenience store and restaurant is consistent with the adopted Area Plan,

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

24. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The two businesses located on the Project Site have been operating with alcohol licenses since 2014. There are no sensitive uses located within a 600-foot radius of the Project Site. The continued sale of alcoholic beverages of beer and wine for off-site and on-site consumption will not adversely affect the health, peace, comfort, or welfare of residents in the surrounding area.
25. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** While the Project is a request to continue to sell alcoholic beverages of beer and wine for off-site consumption and on-site consumption, the building containing the subject convenience store and restaurant is consistent with the development standards for buildings in the M-1 Zone such as FAR, signage, and parking. Furthermore, the Project is consistent with the development standards outlined in the Castaic Area CSD and ROLD. No additional development is proposed as a part of the project request.
26. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** While the Project is a request for the continued sale of alcoholic beverages of beer and wine for off-site and on-site consumption accessory to an existing convenience store and restaurant, located at an existing truck service station, the access for the truck service station is via Castaic Road, a 100-foot-wide ROW, improved with 84 feet of paving and existing Major Highway on the County Master Plan of Highways. Castaic Road adequately serves the existing truck service station, and the continuation of accessory alcoholic beverage sales is unlikely to generate significant traffic to the existing land uses.

SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES

27. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are no sensitive uses – such as places of worship, schools, parks, or playgrounds – within a 600-foot radius of the Project Site. The Project is not likely to adversely affect any sensitive uses.
28. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** There is a sufficient buffer in relation to the residential land uses within a 600-foot radius of the Project Site. The nearby multi- and single-family housing to the west of the Project Site, is separated by Interstate 5 (which has a ROW approximately 350-feet-wide). The residential area to the west of the Project Site is not likely to be adversely affected by the Project.
29. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.** The sale of alcoholic beverages at the existing convenience store and restaurant has been ongoing since 2014 and is not likely to have adversely affected the economic welfare of the nearby community. The Castaic Trucking District is a major commercial and industrial hub located in the Santa Clarita Valley Planning Area. Additionally, there are no sensitive land uses within a 600-foot radius of the Project Site. The two businesses requesting this CUP add to the economic viability of the Castaic Trucking District.
30. **The Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** While the request is for the continued alcoholic beverage sales of beer and wine for off-site and on-site consumption, which is accessory to the existing convenience store, Castaic Truck Stop, and the existing restaurant, Sam's BBQ & Grill, the Project Site was developed in 1996, with subsequent remodels in 1999 and 2005. The exterior appearance of the structure will not change as a result of the Project and is compatible with the land uses along the corridor. Furthermore, the design is consistent with other buildings adjacent to the Project Site and conforms to development patterns of the Castaic Trucking District. ZEC No. RPZPE2020003105 remains active; however, the applicant has cooperated with LA County Planning Land Use Regulation staff. The violations were accumulated prior to new ownership of the establishments, and staff confirms that the new management is committed to maintenance on the Project Site and upholding consistency with LA County Planning development standards.
31. **The Hearing Officer finds that even though the proposed sale of alcohol would occur at a site within a high crime reporting district or in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcohol at the subject property**

contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in Section 22.140.030.F2 of the County Code. According to the report provided by ABC, the Project Site is located in a high crime reporting district and within an over-concentrated census tract (9201.02) for alcoholic beverage licenses for off-site and on-site consumption. In this census tract, up to three off-site alcohol licenses are allowed; however, eight licenses exist within the census tract, including the subject convenience store. Similarly, up to five on-site alcoholic beverage licenses are allowed in census tract 9201.02, and eight licenses exist within the census tract, including the subject restaurant. Since the Project is for the continuation of alcohol beverage sales of beer and wine, the approval of this CUP would not increase the number of off-site or on-site alcohol licenses in the census tract.

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

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

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

32. **The Hearing Officer finds that the requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.** The existing convenience store is accessory to an existing truck service station and is not a general purpose retailer, but rather, a small commercial store intended for quick purchases of snacks, drinks, and other goods while patrons use the truck and

automobile service station to fuel their vehicles. One supermarket, Ralphs, is located nearby, approximately 2.4 miles from the Project Site. Ralphs is a full-service market that provides sufficient access to fresh produce and whole grains for the Castaic community.

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

ENVIRONMENTAL FINDINGS

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

ADMINISTRATIVE FINDINGS

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

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- G. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- H. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- I. Even though the proposed sale of alcoholic beverages for off-site consumption would occur at a site within a high crime reporting district and overconcentrated census tract, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, the sale of alcoholic beverages of beer and wine for off-site consumption at the subject property contributes to the public convenience or necessity and the Project satisfies the criteria for public convenience or necessity, as described in County Code Section 22.140.030.F.2, provided that the sales are conducted in compliance with the conditions of Project approval, including the condition that limits sales from 10:00 a.m. to 10:00 p.m. Monday through Sunday.
- J. The requested use is not a general purpose retailer and is located in an area with sufficient access to fresh produce and whole grains.

THEREFORE, THE HEARING OFFICER:

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

ACTION DATE: December 2, 2025

SD:CK

November 20, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003261-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004830

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) at an existing convenience store associated with a truck service station (Castaic Truck Stop) and the continued sale of beer and wine for on-site consumption (Type 41) at an existing restaurant (Sam's BBQ & Grill), in the M-1 (Light Industrial) Zone (“Project”), located at 31611 Castaic Road (“Project Site”), subject to the following conditions of approval:

GENERAL CONDITIONS

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

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

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

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder'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.
7. **This grant shall terminate on December 2, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the convenience store, restaurant, and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of 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 an 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.

10. 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 Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. 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.
15. 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 facility being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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

16. 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, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **January 31, 2026**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (ALCOHOLIC BEVERAGE SALES)

18. The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request of any County Sheriff, LA County Planning Zoning Enforcement ("Zoning Enforcement") inspector, or State of California Department of Alcoholic Beverage Control ("ABC") agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).
19. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with County Code Chapter 22.114 (Signs) shall be placed on the premises indicating said prohibition. 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.
20. All employees who directly serve or are in the practice of selling alcoholic beverages, including managers and security personnel, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by 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, indicated they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of the effective date of this Conditional Use Permit, and subsequently within 90 days of the hire date of all new employees and/or managers.

21. The permittee and all managers and employees shall not allow the sale of alcoholic beverages to any intoxicated person, any person appearing to be intoxicated, or any person exhibiting behaviors associated with being intoxicated.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property, including windows, walls, fences or similar structures, or within any portion of the interior of any structure that is visible from the outside.
23. No publicly accessible telephones shall be maintained or permitted on the exterior of the premises. Any existing publicly accessible telephones shall be removed within 90 days of the effective date of this Conditional Use Permit.
24. Alcoholic beverages shall only be sold or served to patrons age 21 or older.
25. The permittee shall provide adequate exterior lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant. All exterior lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed to direct light and glare only onto the premises. All exterior lighting by this grant shall also be hooded and directed away from neighboring residences to prevent direct illumination and glare, shall comply with County Code Chapter 22.80 (Rural Outdoor Lighting District) if applicable, and shall be turned off within thirty minutes after conclusion of activities, except for sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
26. A numbering address sign, in compliance with County Code Chapter 22.114 (Signs), shall be located at the front of the building in a location clearly visible from the property grounds and the nearest public street, to the satisfaction of the Director.
27. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
28. The premises, including exterior facades, designated parking areas, fences, and adjacent sidewalks and other public rights-of-way, shall be maintained in a neat and orderly condition and be free of garbage, trash, debris, or junk and salvage, except in designated trash collection containers and enclosures. All garbage, trash, debris, or junk and salvage shall be collected, and disposed of, daily.
29. This grant authorizes the sale of alcoholic beverages of beer and wine for off-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.

30. This grant authorizes the sale of alcoholic beverages of beer and wine for on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.
31. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
32. The consumption of alcoholic beverages shall be prohibited on the property outside of the restaurant area. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises outside of the designated restaurant area. Any future expansion of the restaurant area, such as an outdoor dining patio, requires a Revised Exhibit "A."
33. Alcoholic beverages for on-site consumption shall be sold to customers only when food is offered to order and consumed within the subject restaurant only.
34. Employees age 18 or older may serve alcoholic beverages in an area primarily designed and used for the sale and service of food for consumption on the premises as an incidental part of their overall duties. Bartenders and cocktail waiters and waitresses shall be age 21 or older.
35. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
36. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
37. Food service shall be continuously provided during operating hours of the restaurant for on-site consumption sales of beer and wine.
38. The permittee shall post the telephone numbers of local law enforcement agencies and shall post the telephone numbers of taxicab companies or a sign promoting ridesharing options, at or near the cashier or within a similar public service area, for both the restaurant and convenience store. Such telephone numbers shall be visible by, and available to, the public.
39. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
40. For the convenience store, 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.

41. For the convenience store, there shall be no wine, except for wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
42. Alcoholic beverages shall not be displayed in an ice tub.
43. 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.
44. 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.

PROJECT SITE-SPECIFIC CONDITIONS

45. The sale of fortified wines shall be prohibited.
46. Beer and wine purchased at the convenience store shall not be consumed on the Project Site, including in the restaurant area. Beer and wine may only be consumed in the restaurant area if it was purchased from the restaurant. Beer and wine may not be consumed outside of the restaurant area.
47. Deliveries shall be limited to non-peak hours, generally between 9:00 a.m. and 6:00 p.m.
48. All commercial delivery trucks shall use commercial streets, routes depicted on the adopted Highway Plan Map in the General Plan, and/or designated truck routes for deliveries.
49. The shelf space devoted to alcoholic beverages shall be limited to five percent of the total shelf space, as depicted on the approved shelf plan labeled Exhibit "A."
50. The permittee shall maintain the safety bollards surrounding the propane and diesel exhaust fluid tanks in working order to prevent vehicle collisions with the tanks.
51. The permittee shall keep emergency clean up supplies available on-site in the event of a diesel exhaust fluid spill.

Attachment Statement of Findings

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

Village Fuel Stop has been serving the community for more than 30 years. We provide a full service restaurant, mini market and eight lanes for diesel and DEF purchase. We also provide overnight parking spaces for rest, showers, laundry facilities, lounge area with television and Wi-Fi service.

Our original Conditional Use Permit No 201400130 was established in 2015 and will be expiring in 2025. This new project (Renew CUP) is consistent with relative zoning districts and plans and is located within the Community Standards District: Trucking District Area. The use is consistent with this designation in that it services the community and does not create or adversely affect residential uses. The site is consistent with its M-1 zoning and the project is consistent with Santa Clarita Area Plan.

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 near the site: and

C Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The request to allow beer and wine sales for on and off-site consumption will not and has not affected the health, peace, comfort, or welfare of persons residing or working in the surrounding area. The establishment is located on a commercial property bordered on the north, south and east by other commercial properties and to the west by Interstate 5 Freeway. Normal operations of the establishment have not and will not adversely affect the population as the applicants have always in the past and also in the future operate in a responsible manner. This is evidenced by the following: the establishment has always and will continue to maintain a professional commercial kitchen, and make substantial food sales. In addition, the market has and will continue to devote not more than five percent of its shelf space to alcoholic beverages (beer) and not offer full alcohol to patrons. There are residential properties within the vicinity and are located on the opposite side of Interstate 5. The freeway has a dedication larger than 100-feet and direct access to the properties is only available from Ridge Route Rd to the south and Lake Hughes Road to the north.

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 Title22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject establishment is located within an existing structure that is already permitted by the Building and Safety Division and there will be no alterations to that previous approval.

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:

B By public or private service facilities required.

The property is adequately served by the current infrastructure provided. Access from Interstate 5 from the north is available along the Lake Hughes Road exit and Parker Road exit from the south. Although the addition of beer and wine service promotes economic activity, it has not and will not increase the volume of vehicle trips to warrant any roadway alterations. Similarly, the addition of alcohol sales has not and will not result in the necessity for other public or private service facilities.

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):

(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 200-foot radius.

See Attached Statement of Finding
Answer Sheet

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.

See Attached Statement of Findings
Answer Sheet

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

See Attached Statement of Findings
Answer Sheet

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 decrease or impair property values within the neighborhood.

See Attached Statement of Findings
Answer Sheet

Alcoholic Beverage Sales Statement of Findings

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 600-foot radius*

The request to allow beer and wine sales at the establishment will not adversely affect the use of a place for religious worship, school, park, playground, or other similar use because no such uses exist within this 600-foot radius (see 600 FT Land Use Map)

F.1.b *The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, as to no adversely affect said area.*

The request to allow beer and wine sales is sufficiently buffered in relation to residential areas. The establishment is located on a commercial property bordered to the north, south and east by other commercial properties. The only residential properties within the vicinity are located on the opposite (west) side of Interstate 5 Freeway. Said freeway has a dedication larger than 100-feet and direct access from the residential properties to the subject commercial are is only available from Ridge Route Road to the south and Lake Hughes Road to the north.

F.1.c *That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.*

The sale and service of beer and wine will not adversely affect the economic welfare of the surrounding community. Offering beer and wine in conjunction with a restaurant will increase the amenities offered to patrons, which, in turn, will increase economic activity of the site. Similarly, the sale of beer and wine for off-site consumption will allow the establishment to offer its patrons – nearby residents, short-term resident truck drivers, and tourists – a full slate of amenities. In turn, the surrounding area will benefit from the greater economic activity at the establishment. Operating a beer and wine license responsibly and within the strict parameters noted above will not create an adverse effect on the surrounding community.

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.*

The subject establishment is located within an existing structure already permitted by the Building and Safety Division. The subject request will not alter that previous approval.



AMY J. BOOEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

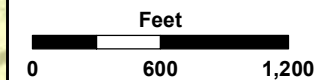
DETERMINATION DATE: October 21, 2025
PROJECT NUMBER: PRJ2024-003261-(5)
PERMIT NUMBER(S): Conditional Use Permit No. RPPL2024004830
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 31611 Castaic Road, Castaic
OWNER: NECTARIE EJ LLC
APPLICANT: Castaic Truck Stop
CASE PLANNER: Christopher Keating, AICP, Planner
ckeating@planning.lacounty.gov

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 at an existing convenience store and restaurant 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

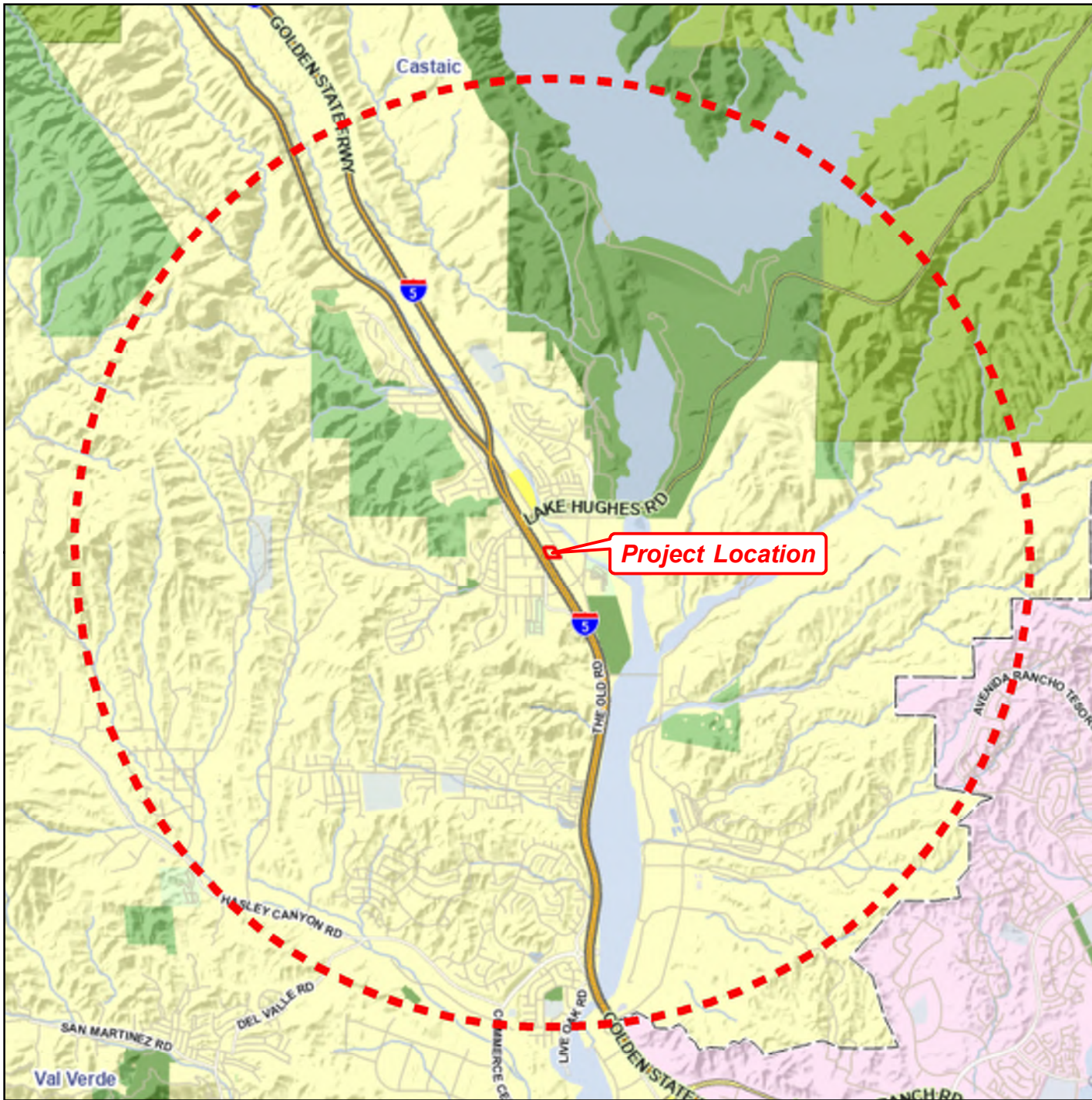
LOCATOR MAP

PROJECT NO. PRJ2024-003261
ALCOHOL CUP RPPL2024004830



LA COUNTY
PLANNING

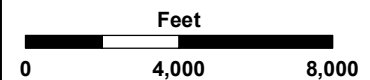
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



3-MILE RADIUS

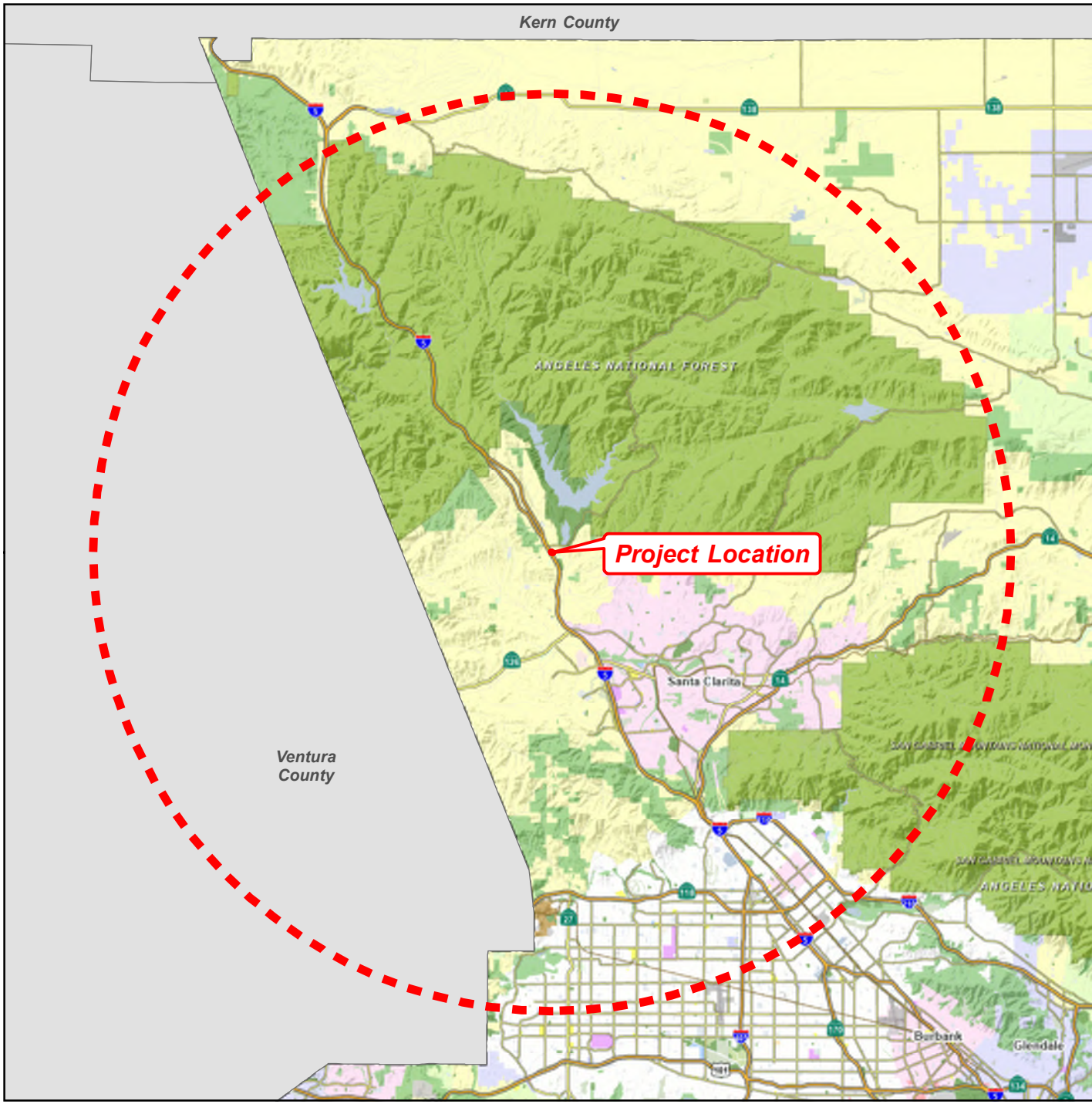
LOCATOR MAP

PROJECT NO. PRJ2024-003261
ALCOHOL CUP RPPL2024004830



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. PRJ2024-003261
ALCOHOL CUP RPPL2024004830



**LA COUNTY
PLANNING**

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

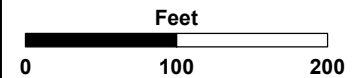


AERIAL IMAGERY

SITE-SPECIFIC MAP

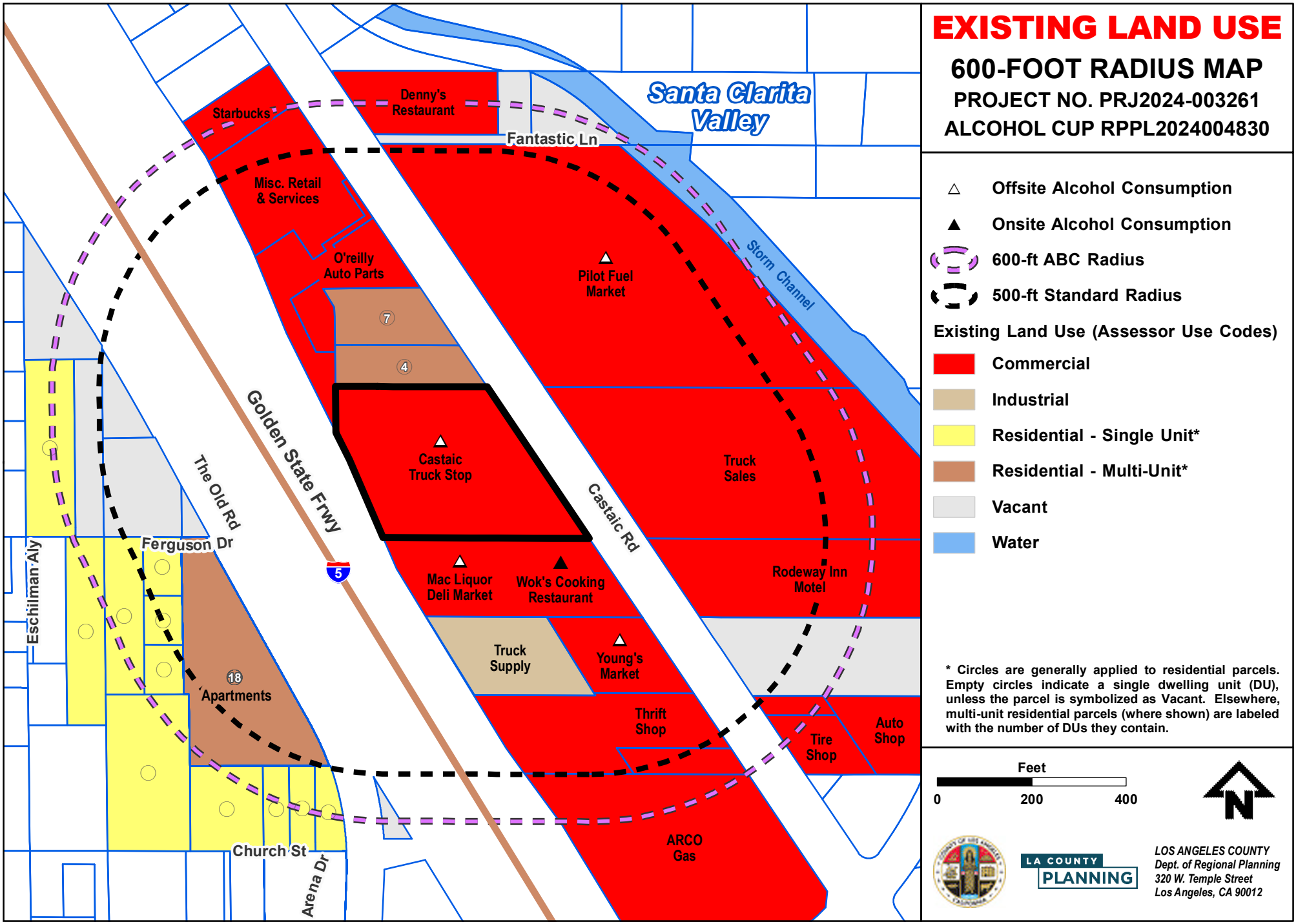
PROJECT NO. PRJ2024-003261
ALCOHOL CUP RPPL2024004830

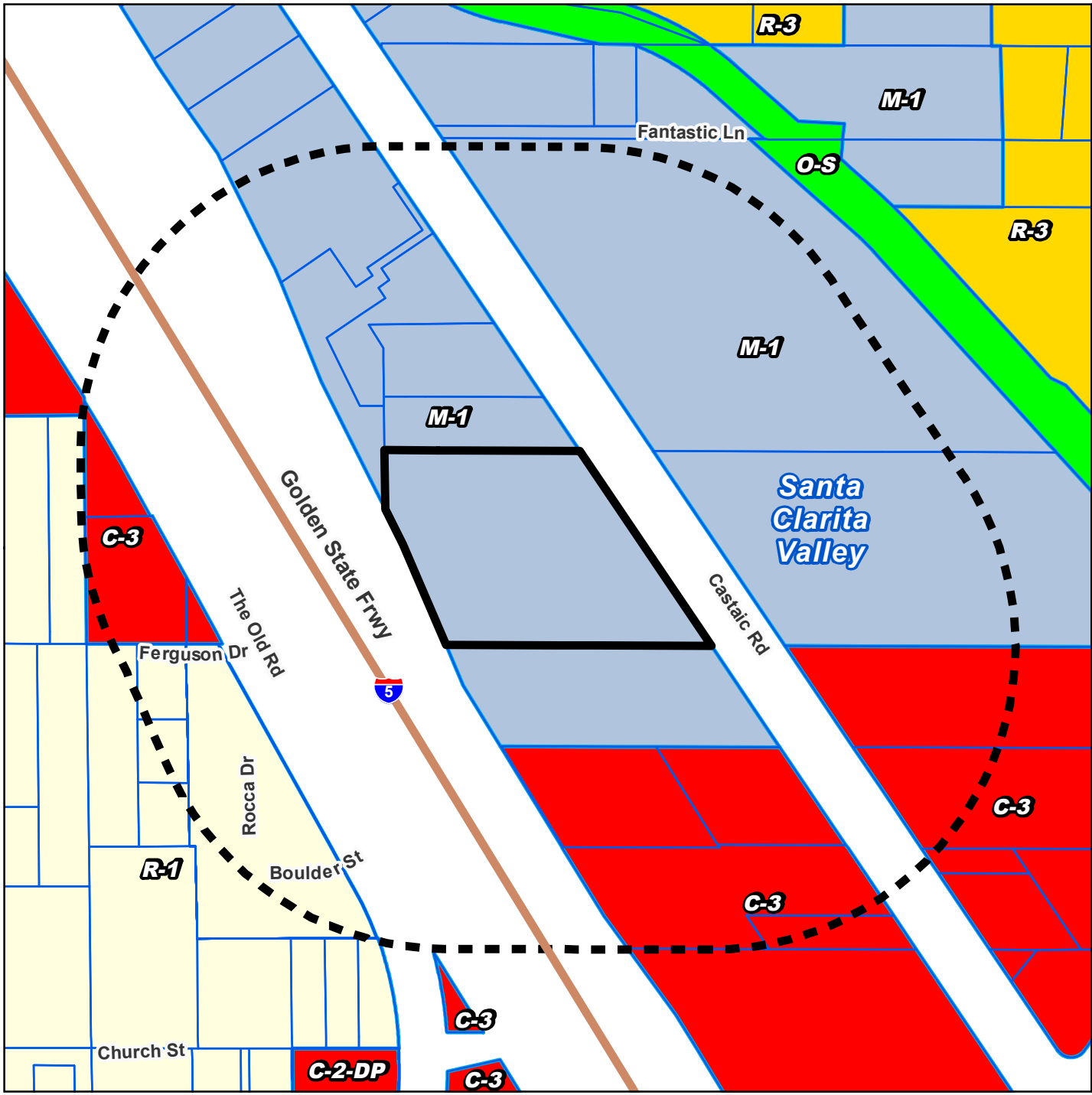
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



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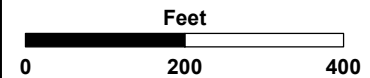




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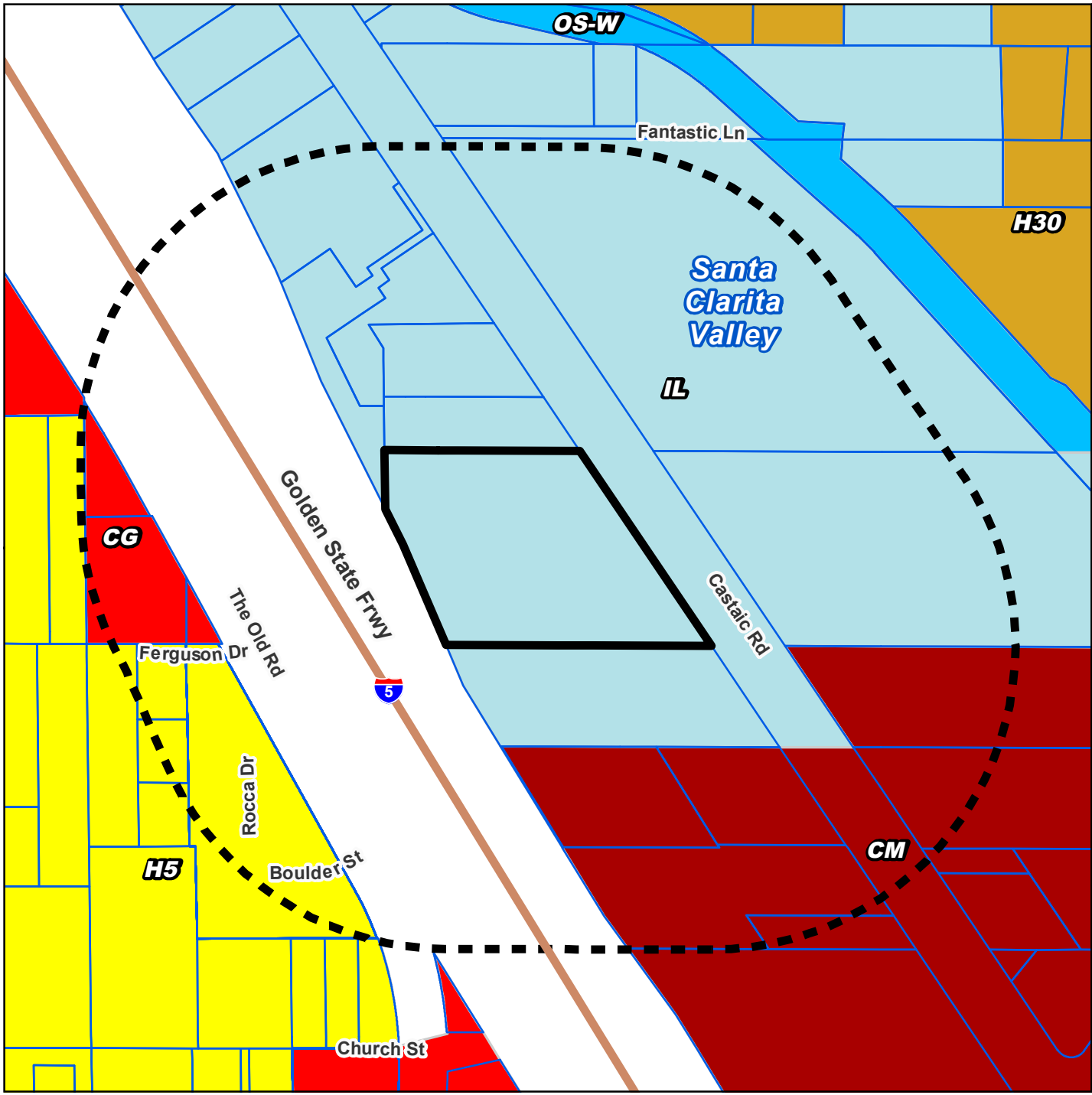
500-FOOT RADIUS MAP
PROJECT NO. PRJ2024-003261
ALCOHOL CUP RPPL2024004830

-  R-1 - Single-Family Residence
-  R-3-()U - Limited Density Multiple Residence
-  C-2 - Neighborhood Business
-  C-3 - General Commercial
-  M-1 - Light Manufacturing
-  O-S - Open Space



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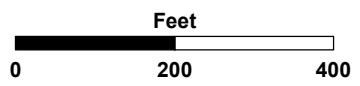


LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-003261
ALCOHOL CUP RPPL2024004830

-  H5 - Suburban Residential (0-5 du/ac)
-  H30 - Urban Residential (18-30 du/ac)
-  CG - General Commercial
-  CM - Major Commercial
-  IL - Light Industrial
-  OS-W - Water



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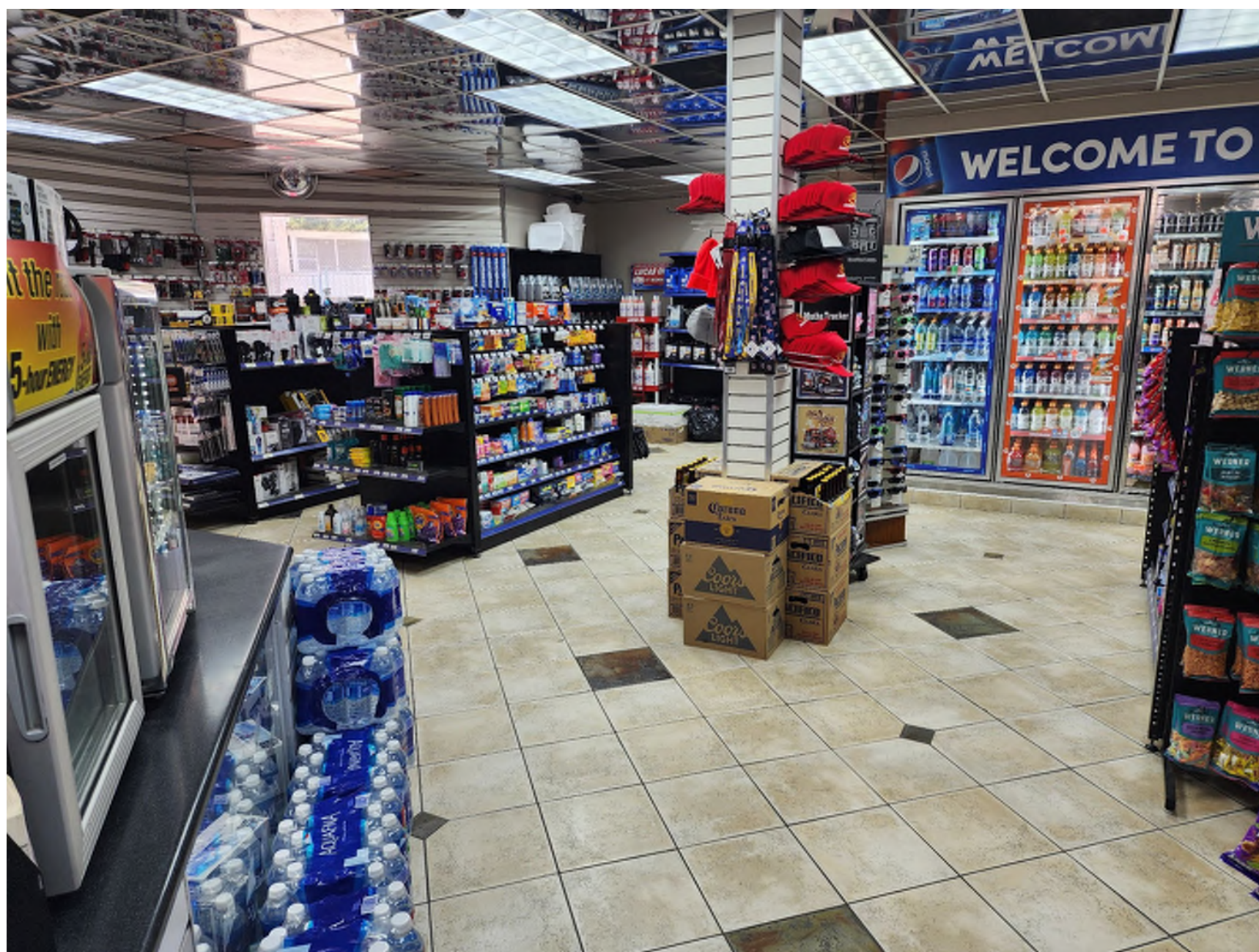






















OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project No.: PRJ2024-003261
Permit No.: RPPL2024004830
Establishment: Castaic Truck-Stop
Location: 31611 Castaic Road Castaic, CA 91384
Description: CUP for the sale of beer and wine for onsite and offsite consumption at an existing convenience store with a full-service restaurant accessory to a truck service station.

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

The Sheriff's Department has responded to 30 calls for service during the past five years at that location. The following calls for service were recorded; 14 calls related to general business disturbances, persons under the influence of alcohol/narcotic use, and general trespass, 8 calls related to vehicles/semi-truck being stolen or broken into resulting in theft of items, and 8 calls for retail good thefts at the location. These calls for services resulted in 12 reports generated and two arrests.

(2) Comments/recommended conditions:

The majority of service calls related to the business have been routine in nature. While incidents involving individuals under the influence and theft were not associated with the establishment seeking the license, there was a domestic dispute involving a current employee. Additionally, a theft incident occurred involving a former employer, with whom the establishment has had ongoing issues.

(3) Overall recommendation:

- ☐ Sheriff recommends approval of this CUP.
- ☒ Sheriff does **NOT** recommend approval of this CUP.

If you have any additional questions, please contact Sergeant William Edson at 661-287-5732.

Sincerely,

ROBERT G. LUNA, SHERIFF

Justin R. Diez, Captain
 Santa Clarita Valley Sheriff Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
 — Since 1850 —

Location Inquiry: Castaic Truck Stop, 31611 Castaic Rd, Castaic, CA 91384

Time Frame Queried: 1/1/20 - 2/26/25*

CAD down 1/1/25 - 1/3/25 manual logs queried during this time frame

Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear Code1	Clear Code2	Clear Code3	Clear Code4	Clear Code5	Dispatch Narrative	Clearance Narrative	URN	Location
2020	SCT20055-0059	2/24/2020	59	C	0833	R	211R	594R		777					// DRIVER IS (GLEN PEARSON) MW/A (201 315 0152)	C/PEARSON,GLEN MW/100164,DISPLAYED SYMPTOMS OF 11550AHS.HE WAS UNABLE TO ID ANY DAMAGE TO VEH OR PROP TAKEN.STORY KEPT CHANGING	No report	31611 CASTAIC RD,CST "TRUCK STOP"
2020	SCT20142-0392	5/21/2020	392	C	1829	R	925A			718					THREE FEM IN A RED VW,PLATE#8PJH923 PKD IN PKG LOT CLOSE TO CASTAIC RD,SMOKING METILINF SAYS DRUG PARAPHERNALIA ALL OVERINSIDE OF VEH.INF NOT AT LOC	NO EV OF CRIME	No report	31611 CASTAIC RD,CST X RIDGE RT "CAS TRK STOP"
2020	SCT20149-0317	5/28/2020	317	O	1441	R	909			720	840					CITED DRIVER RE NO FRONT PLATE	No report	31611 CASTAIC RD,CST
2020	SCT20149-0332	5/28/2020	332	O	1502	R	909P			716	841					C/ RE LOITERING FID MH/A	No report	31611 CASTAIC RD,CAS
2020	SCT20157-0252	6/5/2020	252	O	2150	R	909P			185	841					C/ RE SLUMPED OVER ON FLOOR VER CONS AND BRYHNG.DETAINED RE NARCO AND PARA POSS. SEE REPORT FOR FURTHER	920-07378-0675-185	31611 CASTAIC RD,CST
2020	SCT20214-0152	8/1/2020	152	C	1542	P	415B	P314		201					M/W,SHORT,TTOOS,WHI TANK TOP,40 YRS,POSS 390 YELLING AT PEOPLE,,URINATED AT SIDE OF BLDG//UPO DP NOW REMOVING HIS CLOTHES ***D/P OUT OF CONTROL,HITTING WINDOWS AND TABLES,YELLING	A/SHANE STRUEMPF MW/062876 RE 647F PC.SEE RPT	920-10318-0674-201	31611 CASTAIC RD,CST "CST TRUCK STOP"
2020	SCT20246-0237	9/2/2020	237	O	1512	R	925			119	286	399				ARRESTED MALE RE MISD WARRANT. SEARCHED INC TO ARRESTED LOCATED IDENTITY THEFT ITEMS AND DRUG PARAPHERNALIA. ARRESTED FOR 503.5A AND 11364A HS	920-11861-0675-119	31611 CASTAIC ROAD,CST
2020	SCT20299-0083	10/25/2020	83	C	1137	P	488JO			777					MW/60 WEARING BLK JACKET/RED SHIRT STOLE FOOD ITEMS FROM LOC. D/P L/S NEAR PILOT TRUCK STOP	C/ALVAREZ,JESUS MH/021494.STD NON DES OF PROSECUTION,STD MW STOLE ITEMS AND LEFT LOC.DP GPA UTL	No report	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"
2020	SCT20316-0162	11/11/2020	162	C	1358	R	586			764					INF STD TACO STAND PARKED IN RED ON STREET POSS BLOCKING DRIVEWAY.REQ DEP TO TALK TO VENDOR.VENDOR WILL NOT MOVE PER INF WHEN REQ.//10-22 PER INF WILL MOVE TOMORROW	10-22 PER INF. INF CONT DP AND WILL MOVE TOMORROW	No report	31611 CASTAIC RD,CST X RIDGE RTE "CST TRK STP"
2020	SCT20329-0079	11/24/2020	79	O	0841	R	772	776		772	776				ASSIST FIRE AND CHP RE LARGE GAS SPILL	ASSISTED CHP AND LACO FIRE ENG 149 CPT INMAN AS NEEDED. ACCIDENTAL GAS SPILL, FIRE HZMT, PUBLIC WORKS AND PKB ON SCENE	No report	31611 CASTAIC RD,CST "CASTAIC T'S GAS"
2021	SCT21030-0155	1/30/2021	155	C	1933	R	415B			764					MW 30S GRY SHIRT DARK PANTS WALKING AROUND YELLING AT PEOPLE. DP POSS 11550. DP IS INSIDE BATHROOM AT ABOVE LOC.***10-22 PER INF, DP LEFT LOC****	10-22 PER INF, DP LEFT LOC	No report	31611 CASTAIC RD,CST X LAKE HUGHES

Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear Code1	Clear Code2	Clear Code3	Clear Code4	Clear Code5	Dispatch Narrative	Clearance Narrative	URN	Location
2021	SCT21053-0071	2/22/2021	71	C	1018	R	4158			712	777				CONT INF IN WHI SEMI IN SP #79 RE:SAYS MGR OF LOC IS TRYING TO MAKE HIM LEAVE.UNK WHERE MGR IS.INF DEMANDS A DEP COMES OUT B/C MGR IS "HARRASSING"IRM LOC IS "CASTAIC TRUCK STOP"	C/SANDLER JAMES MB/040789 AND MANAGER ALDANEZ SANTOS MH/022075.AGREED TO ALLOW FREE PRKING TILL 1200 AND LEAVE AFTER.NO EV OF CRIME.C4	No report	31611 CASTAIC RD,CST X RIDGE ROUTE RD
2021	SCT21099-0126	4/9/2021	126	C	1325	R	928			777					INF FOUND WALLET BELONGING TO RETIRED LAPD OFFICER WHO LIVES IN CASTAIC.	RETURNED WALLET TO RETIRED LAPD LIEUTENANT	No report	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"
2021	SCT21103-0002	4/13/2021	2	C	0016	R	4158			777					INF STA MW/A IN THE LOC 390 ACTING BELUDGERANT.	927C'D AREA FOR DP MATCHING DESCRIPTION IN CALL,SEARCH MET WITH NEG RESULTS,DP GPA UTL	No report	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"
2021	SCT21112-0373	4/22/2021	373	O	1950	R	925			286	287	716	841		DETX1 C4	CONSENSUAL ENCOUNTER W DP.DP HAS ACTIVE 10K MIS WAR OUT OF ALH FR 459.5 PC,CITED AND RLSD DP IN FIELD	No report	31611 CASTAIC RD,CST
2021	SCT21168-0202	6/17/2021	202	C	1430	R	4158			212					MW/60'S NO SHIRT, JEANS WAS INSIDE OF LOC.HARRASSING CUSTOMERS, WITH AN OPEN BOTTLE OF VODKA. REFUSING TO LEAVE. WHEN ASKED HE WAS CURSING AT EMPLOYEES	927C AREA,DP GPA UTL.NO EV OF CRIME	No report	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"
2021	SCT21172-0034	6/21/2021	34	C	0655	R	927C			777					INF TRUCK TRAILER WAS TAKEN OUT OF FONTANA. TRAILER IS WHITE WITH "XTRA LEASE" ON SIDE LIC#437512Z OUT OF MAINE. TRUCK #WB6224,NOT LISTED AS 503 AT THIS TIME.927C AND C/ INF IF TRLR IN LOT	CHECKED LOC AND GENERAL AREA.VEH WAS NOT AT LOC. INF DID NOT HAVE UPDATED GPS LOCATION	No report	31611 CASTAIC RD,CST X RIDGE ROUTE RD
2021	SCT21172-0065	6/21/2021	65	C	0929	R	927C			777					RE TAG 34,INF SAID AS YOU PULL INTO THE BUSINESS GO STRAIGHT TO THE BACK,,THAT'S WHERE THE TRAILER IS	SEE TAG 34 FOR CLERANCE	No report	31611 CASTAIC RD,CST X RIDGE ROUTE
2021	SCT21195-0285	7/14/2021	285	C	2035	R	594R			263					WIDNOW TO INFS VEH SMASHED/NOTHING TAKEN.NO SUSPECT INFO AT THIS TIME.IWMSK NEAR RED SEMI TRUCK	C/V/SINGH,AMANDEEP MO/36 RE VANDALISM DONE TO HIS SEMI TRUCK WINDOW. SEE RPT FOR FURTHER 921-09585-0679-263	921-09585-0679-263	31611 CASTAIC RD,CST
2021	SCT21227-0110	8/15/2021	110	C	1427	R	4158	602		777					FH 20'S PINK SHIRT GRV PANTS AND MH HAD STOLE FOOD FRM LOC BEFORE AND ARE REFUSING TO LEAVE . ONGING PROBLEM WITH DPS . MALE DP IS IN THE SHOWER AREA."CASTAIC TRUCK STOP"	PS WERE GPA UTL	No report	31611 CASTAIC RD,CST X LAKE HUGHES DR
2021	SCT21263-0151	9/20/2021	151	C	1431	P	415F			777					INF STS ARGUMENT WITH SON (SLAVA USEINOV MW/34). SON 390 AND TRIED TO HIT HIM. SON UPSET RE WANTS INF TO BUY HIM A TICKET TO SAN FRANCISCO. DP AT ABOVE LOC IN SEMI TRUCK INF REQ DEPS.	C/ INF IGOR WHO STD HIS SN SLAV IS INTOX AND JUST WANTS TO GO HOME TO SAN FRAN,INF STD WIFE IS ON HIS WAY TO PICK THEM UP AND GO TO SANTA MONICA	No report	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"
2021	SCT21291-0196	10/18/2021	196	C	1627	R	4158	925T		777					FW/50S,GRN SHIRT TAN PNTS, TRANSIENT AT LOC,REFUSING TO LEAVE LOC,NO WPNS SEEN,TOLD INF IF HE WANTS HER TO LEAVE HE HAS TO CALLS DEPS	927C, DP GPA UTL	No report	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"

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Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear Code1	Clear Code2	Clear Code3	Clear Code4	Clear Code5	Dispatch Narrative	Clearance Narrative	URN	Location
2021	SCT21295-0014	10/22/2021	14	C	0132	R	930			777					C/INF RE PEOPLE PRETENDING TO BE OTHER PEOPLE. INF REQUESTING TO TALK TO DEPS RE POSS "FRAUD."	C/NICHOLAS VETUTTO MW/110696 STD SOMEONE WAS ATMP TO POSS SCAM OVER PHONE.NO EV OF CRIME ADV TO CONF W/BOSS RE DELIVERIES	No report	31611 CASTAIC RD,CST X FANTASTIC LN
2021	SCT21315-0285	11/11/2021	285	C	1851	P	911M			496					M/A NOT BREATHING IN TRUCK STOP PARKING LOT,,FIRE ON SCENE	SEE 927D RPT FOR FURTHER	021-15412-0679-496	31611 CASTAIC RD,CST X PARKER RD
2022	SCT22019-0372	1/19/2022	372	C	2318	P	P902A			212	940				///U/D 10-22 PCR FIRE, ALL D/PS GPA/////	CANCELLED PTA BY FIRE. DPS UTL	No report	31611 CASTAIC RD,CST "CST TRUCK STOP"
2022	SCT22090-0097	3/31/2022	97	O	1012	R	925			716	841	941				C/HENDERSON,RYAN MW/052492 RE SUSP ACTIVITY.NO EV OF CRIME	No report	31611 CASTAIC RD,CST
2022	SCT22163-0169	6/12/2022	169	O	2123	R	909			152	721	840	941			CITED DRVR RE22610 UNLAE POSS OF STUN GUN, CONV FELON 245PC	922-08139-0679-152	31611 CASTAIC RD,CST
2022	SCT22170-0145	6/19/2022	145	C	2039	R	925			777	940				MW/30 JEANS/NO SHOES/PLAID FLANNEL WALKING TO AND FRO IN FRONT OF STORE AND ASKING FOR TAXI. SEEMS TO GETTING MORE AND MORE AGITATED. DP STD TO CALL POLICE. NO WEAPONS SEEN	C/DEL STD HE DOESNT NEED ASSISTANCE,NO EV OF CRIME	No report	31611 CASTAIC RD,CST "CST TRUCK STOP"
2022	SCT22193-0260	7/12/2022	260	O	1745	R	925			286	941				DET. CINDY LEE FW/092265 RE 50K WARRANT	ARRESTED CINDY LEE RE 50K OUTSTANDING WARRANT	No report	31611 CASTAIC RD,CST
2022	SCT22201-0114	7/20/2022	114	C	1111	P	415B	415D		212	940				MH/40'S WEARING BLU TSHIRT W PALM TREES,BLU/WH STRIPED SHORTS,ASKED INF/EMPLOYEE TO PURCHASE SHOWER,THEN GRABBED INF ACROSS COUNTER AND TRIED TO KISS HE R,POSS 390, X RIDGE ROUTE RD	NO BWC.DP GPA UTLINF NON DESIROUS	No report	31611 CASTAIC RD,CST "TRUCK STOP"
2022	SCT22229-0221	8/17/2022	221	O	1535	R	925A			777	941				TIMOTHY HASTINGS MW/120957	C/TIMOTHY HASTINGS MW/120957RE WELFARE CHK.NO EV CR	No report	31611 CASTAIC RD,CST
2022	SCT22234-0158	8/22/2022	158	O	1521	R	909			151	185	840	942	399		ARRESTED DRVR RE 21810PC AND FRONT PASSENGER WHO ADMITTED SHE HAD 1135QHS IN HER POSSESSION	922-11824-0674-151	31611 CASTAIC RD,CST
2022	SCT22250-0107	9/7/2022	107	C	1024	R	415B			764	940				///UPD 10-22 PER INF//	CALL CANCELLED PER INF. C/STORE EMPLOYEES STATED DP ENDED UP LEAVING ON HIS OWN. NO EV OF CRIME	No report	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"
2022	SCT22250-0127	9/7/2022	127	O	1038	R	917S			777	734	940			VEHICLE PARKED FOR APPROXIMATELY ONE WEEK WITHOUT MOVING	BMW XS RED TAGGED	No report	31611 CASTAIC RD,CST
2022	SCT22269-0224	9/26/2022	224	C	1606	P	415F			777	940				INF STD A TRUCKER YELLING PROFANITIES AT WIFE.SUS IN WHITE SEMI TRUCK.MH/40 WEARING GREY SHIRT.LOC IS "PILOT"	DP GPA UTL	No report	31611 CASTAIC RD,CST X RIDGE ROUTE
2022	SCT22297-0239	10/24/2022	239	C	1548	R	459VR			085	940				2 WHT FREIGHTLINERS BROKEN INTO, CONTROL MODULES TAKEN	C/KOCK WICHARD MW/030254 RE PARTS STOLEN OFF SEMI TRUCKS.SEE RPT 22-15074-05	922-15074-0679-085	31611 CASTAIC RD,CST "CST TRUCK STOP"
2022	SCT22300-0185	10/27/2022	185	C	1509	R	503R			212	940				STOLEN TRLR VIN #75LE1EM34NT100028 FROM LOC NOTICED ON 101222	C/KHRIMIAN,VAZGEN MW/020184 NOT R/O OF VEH. TRAILER IS IN LEAN,INF NEEDS TO BE OWNER OF TRAILER FOR RPRT.	No report	31611 CASTAIC RD,CST "CST TRUCK STOP"
2022	SCT22335-0068	12/1/2022	68	C	0850	R	415E			212	950	940			LOUD MUSIC COMING FROM LOC, ON GOING ISSUE	P/C AREA UTL 415E. LOC IS TRUCK STOP/GAS STATION. HIGH TRAFFIC AREA	No report	31611 CASTAIC RD,CST X RIDGE RTE RD

Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear Code1	Clear Code2	Clear Code3	Clear Code4	Clear Code5	Dispatch Narrative	Clearance Narrative	URN	Location
2023	SCT23007-0092	1/7/2023	92	C	1245	R	927C			212	940				REL TAG 31, INF STATED DP(GEORGE LONG M/031489) IS CURRENTLY WORKING AT CST TRUCK STOP. PER INF DP IS A PUMP ATTENDANT AT LOCATION. INF REQ PHONE FOR FOLLOW UP./C/INF W/RESULTS	C/EMPLOYEE MW/32, STD DP WAS OFF AT 4, UTL DP	No report	31611 CASTAIC RD, CST "CST TRUCK STOP"
2023	SCT23007-0123	1/7/2023	123	C	1437	R	927C			764	940				INF STATES EX-BF IS AT WORK AT LOC UNTIL 1800 HRS. REQ DEPS ARREST HIM FOR 422 REPORT TAKEN THIS MORNING, RELATED TO T-31, 10-21 INF W/ RESULTS SO SHE CAN FEEL SAFE. DP IS GEORGE LONG031489	DUPLICATE T-92	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23017-0106	1/17/2023	106	C	1101	R	487R			089	940				MONEY STOLEN FROM LOC. INF BELIEVES IT WAS EMPLOYEE.	EMP STOLE 20K OVERTIME, SEE PRT FOR FURTHER-5/TREVOR WILLIAM HOWARD	923-00698-0674-089	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23039-0061	2/8/2023	61	O	0913	R	909			721	840	941				C/GIOVANI WALKER RE EXP REG 4000A1CVC, CITED FOR ABOVE CVC	No report	31611 CASTAIC RD, CST
2023	SCT23064-0117	3/5/2023	117	C	1743	E	451N	914F		776	940				MH/30S WRNG GRN JACKET LIGHTING BRUSH ON FIRE NEAR THE FUEL STATION. FIRE ENR	NO FIRE AT LOC, DP GPA UTL X/LAFCO ENG. 149 CAP. SOLDER	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23070-0164	3/11/2023	164	O	1904	R	925			283	841	941				ARREST X1 RE OUTSTANDING WARRANT	No report	31611 CASTAIC RD, CST
2023	SCT23071-0110	3/12/2023	110	O	1536	R	925A			840	941					C/DANIELS, ERICA FW/041978 RE \$200. PAPER PLATE WAS UNABLE TO BE SEEN. CLR N CURRENT OUT OF MISSOURI, DISPLAY WAS PROPER	No report	31611 CASTAIC RD, CST
2023	SCT23072-0115	3/13/2023	115	C	1122	R	470R			117	940				PERS UNK TRYING TO REGISTER BMW IN INF'S NAME; LOC IS INF'S PLACE OF WORK	C/WIGLE REGINA FW/090977. STD UNK SUSPECT USED HER NAME TO REGISTER A VEH. SEE RPT 23-03509-06	923-03509-0657-117	31611 CASTAIC RD, CST X RIDGE RTE RD "TK STOP"
2023	SCT23080-0010	3/21/2023	10	C	0340	R	415B	602		777	940				FW/A TRANSIENT WEARING GREY SWEATSHIRT AND BLUE JEANS IS REFUSING TO LEAVE RESTROOM AT LOCATION. INF HAS ASKED DP TO LEAVE SEVERAL TIME. DP HAS BEEN IN BATHROOM FOR 2 HOURS.	W/A DP RE 602. DP WILL CO	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23100-0070	4/10/2023	70	C	0959	R	904R			764	940	950			TRUCK CAUGHT ON FIRE YESTERDAY. REL TO TAG 112. INF WOULD LIKE A REPORT.	10-22 RE CHP STD THEY HDL YESTERDAY AND HAVE INFO FOR INF. CHP HDL	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23100-0146	4/10/2023	146	C	1508	R	451R			445	940				INF WANTS A REPORT FOR TRUCK ON FIRE YESTERDAY. SEE TAG 70 FROM 041023	C/MORALES, EMMANUEL MH/082282 STD TRAILER CAUGHT ON FIRE ON 040923. SEE RPT FR FRTHR 923-04967-0675-445	923-04967-0675-445	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23108-0229	4/18/2023	229	C	1542	R	503R			093	940				TRAILER WAS STOLEN AND INF WOULD LIKE A REPORT.	C/KHRIMIAN, VAZGEN MO/020184 STD UNK DP STOLE HIS TOY HAULER SEE CHP-180 FOR FRTHR 923-05383-0674-093	923-05383-0674-094	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23113-0176	4/23/2023	176	O	2313	R	925A			151	840	941				C/WEY, TRAVIS D10180 RE 4000A1CVC VIO, VIS POCKET KNIFE ON PERSON, PAT SEARCH FOR WEAPONS, REC 11364, REC FIREARM FROM VEH. 10-15, TST TO SCT. SEE RPT FOR FUTHER	923-05660-0679-151	31611 CASTAIC RD, CST
2023	SCT23164-0286	6/13/2023	286	O	2034	R	909			720	840	941				DRIVER CITED RE EXP REGI	No report	31611 CASTAIC RD, CST

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Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear Code1	Clear Code2	Clear Code3	Clear Code4	Clear Code5	Dispatch Narrative	Clearance Narrative	URN	Location
2023	SCT23179-0059	6/28/2023	59	C	0828	R	930			777	940				INF STANDING BY VEL SEMI TRUCK, WANTS TO TALK TO DEPS RE POSS HARRASSMENT AND STALKING	C/INF STD 415 B/T HIM AND UNKN DP. NO EV OF CRIME	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23189-0094	7/8/2023	94	C	1418	R	487R			766	940				INF EMPLOYEE (ALEXANDER PASHENKA, 040187) STOLE \$2475 FROM INF'S BUSINESS. INF WILL MEET IN FRONT OF "CASTAIC TRUCK STOP"	FORWARDED TO LAPD	No report	31611 CASTAIC RD, CST X RIDGE ROUTE RD
2023	SCT23194-0296	7/13/2023	296	C	2028	P	594JO	415B		777	940				//DP CALLING (972 890 3311) STD OTHER PARTY PUTTING HANDS ON HIM AND HES STANDING IN MIDDLE OF ROAD, EXT UNCOOP.	C/SUTTON, ALBERT MW/021563, NO EV OF CRIME, ADV CIVIL, 919 FOR PROP RETRIEVE	No report	31611 CASTAIC RD, CST "TRUCK STOP"
2023	SCT23218-0172	8/6/2023	172	C	1918	P	P417	927C		942	777				//REL TAG 173, SOUNDS LIKE TRUCK OWNER TRYING TO TAKE POSSESSION OF TRUCK, 2ND CALLER STEVE (818 371 3581)//TRUCK DRIVER HAS HIS HAZARDS ON//	C/GARCIA, STEVEN MW/081469, RIELLA, EMMA FW/101173 ANDVAUGHN, JEROME MB/021360 IN RE REPO AN TC. INFORMED ALL PARTYS IT WAS A CIVIL MATTER, STAYED FOR 919	No report	31611 CASTAIC RD, CST "TRUCK STOP"
2023	SCT23218-0173	8/6/2023	173	C	1918	P	415B			765	940				INF OWNER OF DRIVING COMPANY CAME TO LOC TO RETRIEVE HIS PROP BEING HIS COMPANY TRUCK. DP MB/A GOT FIRED AND REFUSING TO EXIT TRUCK. IWMSK AT LOC. DP WRNG BLK SHIRT.	SAME AS 172	No report	31611 CASTAIC RD, CST X RIDGE ROUTE RD
2023	SCT23234-0113	8/22/2023	113	C	1043	P	211S			777	940	950			(661 295 7250)	64T1 RESPONDED, STD ACCIDENTAL ACTIVATION. SEE 64T1 NOTES FOR CLEARANCE. NOBWC	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23301-0127	10/28/2023	127	C	1613	R	415B			764	940	950			MO/30'S GRY/WHT SWTR BLU JEANS ARGUING W/STAFF OVER PARKING AND REFUSING TO LEAVE, NO W/PNS SEEN, NFD//10-22 PER INF, DP LEFT LOC//	10-22 PER INF	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23307-0255	11/3/2023	255	C	1936	R	930	602		212	940	950			M/A NFD IN WHITE FORD TRUCK (TEXAS PLT: K162854) REFUSING TOPAY FOR PARKING AND WONT LEAVE. INF DES OF 602 IF DP WONT LEAVE WHEN DEPS GET THERE//10-22 PER INF DP LEFT LOC.	10-22 PER INF PTA	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23317-0020	11/13/2023	20	C	0345	P	415B	602		777	940				M/A AND F/A INSIDE SHOWERS AT TRUCK STOP. DPS ARE REFUSING TO LEAVE SHOWER AREA. BEEN INSIDE SHOWER FOR 3 HOURS. UNK WHAT DPS ARE DOING IN SHOWER. INF DES OF 602 IF DPS DO NOT LEAVE LOC	C/INF, STATED WANTED DPS OUT, IF NOT THEN DES. DPS NICOLE AND ALEX LEFT LOCATION. WARNED IF CAME BACK WOULD BE ARRESTED FOR 602	No report	31611 CASTAIC RD, CST X LAKES HUGHES RD
2023	SCT23317-0046	11/13/2023	46	C	0644	R	503R			090	732	940			CHP-180 REPORT TAKEN DN SAT BUT WRONG LICENSE PLATE WAS GIVEN. INF WILL BE WAITING IN A WHITE "CFE"	NO BWC 601785, WRONG VEH ENTERED INTO SVS REC 180 FOR 23-16381-06 AND STOLEN UNDER 23-16455-06	923-16455-0684-090	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2023	SCT23335-0279	12/1/2023	279	C	2041	R	415B			764	940	950			TRUCKS ARE BLOCKING EXITS AND ENTRANCES TO ABOVE LOC. UNK WHO THE TRUCKS BELONG TO. OTHER PATRONS CANNOT ENTER TO GET GAS NFD	CHP HANDLE,, CHP NOTIFIED	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"

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Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear Code1	Clear Code2	Clear Code3	Clear Code4	Clear Code5	Dispatch Narrative	Clearance Narrative	URN	Location
2024	SCT24007-0188	1/7/2024	188	O	1654	R	925A			840	723	941			L/O	C/ASHIMAN RYAN MH/032585 RE EXPIRED VEH REG 4000A1. VERBAL WARNING GIVEN	No report	31611 CASTAIC RD, CST
2024	SCT24052-0031	2/21/2024	31	C	0657	P	2115			701	940	950			(NONE) **10-22 PER ALARM CO, EMPLOYEE ON PREM**	10-22 PRIOR TO OUR ARRIVAL ACIDENTAL ACTIVATION DNR NO BWC	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2024	SCT24095-0009	4/4/2024	9	C	0245	P	488JO			383	940				2 FORMER EMPLOYEES STOLE 12 PACK OF BEER, L/S BEHIND LOC POSS DRINKING, 2 MH/A 1 IN BEANIE CAP, 1 IN DRK HOODY	2 SIX PACK OF MODELO STOLEN ARPPX 30 DOLLARS, FORMER EMPLOYEE HECTOR NFD TOOK BEER, SEE RPT	924-04771-0674-383	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2024	SCT24127-0104	5/6/2024	104	C	1136	R	488R			764					///10-22 PER INF HE FOUND UC PLATE	1022 PER INF.	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2024	SCT24136-0225	5/15/2024	225	C	1603	R	487R			089	940				UNK DP RIGGED PUMP #8 & STOLE APPRX 6500 GALLONS OF DIESEL NO VIDEO. OCCRD TODAY.	C/KOCK, WICHARD MW/030254 RE 487R. SEE RPT FOR FURTHER 24-06791-06	924-06791-0674-089	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2024	SCT24181-0045	6/29/2024	45	C	0624	P	415F			777	940	950			INF GF (ROSANNA GARCIA) 390 AND YELLING AT INF, INF STATES DP IS HITTING HERSELF, PARTIES IN BRO SEMI TRUCK, NO WPNS	C/INF, STD HE WAS NO LONG ER AT LOC	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2024	SCT24186-0084	7/4/2024	84	C	1206	R	594R			777	940				DRIVER BACKED INTO PUMP #8, "DEMOLISHING IT" AND LEFT, INF THINKS INTENTIONAL; OCCURRED WITHIN LAST 45 MINS	C/VAZGEN KHRIMINA MA/020184 ADV IT WAS A CHP HANDLE FOR A HIT AND RUN	No report	31611 CASTAIC RD, CST X RIDGE RTE RD "TK STOP"
2024	SCT24193-0115	7/11/2024	115	C	1110	R	488R			383	940				INF REQ REPORT RE M/A STOLE \$60 WORTH OF LOTTO TICKETS ON 07/02. INF HAS VIDEO OF INC.	SEE 488R FOR FURTHER 924-09685-0675-383	924-09685-0675-387	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2024	SCT24213-0022	7/31/2024	22	C	0441	R	925A			399	942				INF STD M/A WRG WHITE SHIRT IN WHITE NEWER MODEL SEDAN IN PLOT OF LOC, INF STD BELIEVES DP IS 390, HAS NOT APPROACHED VEH, REQ PATROL CHECK OF LOC	C/IVAN HERRERA MH/042690 AND LORRINA POLANCO FH/080587. BOTH CTD POSS OF DRG PARAPHENALIA 11364 A HS AND HELSD. CITE AE449385 AND AE534253	924-10640-0675-399	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"
2024	SCT24251-0266	9/7/2024	266	C	2316	P	2115			777	940				(NO C/B)	C/KEVIN FLORES MH/032289 RE 2115. STD HE CHECKD LOC. LOC WAS STILL OPEN. CODE 4/ACCIDENTAL	No report	31611 CASTAIC RD, CST #A CASTAIC TRUCK STOP
2024	SCT24282-0215	10/8/2024	215	C	1833	P	415			777	940				// ARGUING HEAR IN THE BACKGROUND. NO WPNS. INF IS FH/A WRNG BLK/WHI SHIRT AND DRK BLU PNTS, WILL FLAG DOWN DEPS AND DIRECT TO DP.	C/ROSIE ALAMEDA RE CIVIL MTR WITH WILFREDO CRUZ MH/060282 DP HAS NOT PAID TWO MONTHS OF LEASE/PAYMNT. ADVSE ROSIE TO SPEAK WITH HER LAWYER	No report	31611 CASTAIC RD, CST "CST TRUCK STOP"
2024	SCT24354-0229	12/19/2024	229	O	1830	R	909			723	840	941				D/AMBER URDANK FW/011488 RE: 4000A1 CVC, NO BSD, NO SEARCH, W/A	No report	31611 CASTAIC RD, CST
2025	SCT25034-0008	2/3/2025	8	C	0157	R	927C			777	940	950			//INF C/B STD DP HAS DIABETES, UNSURE IF HE TOOK ENOUGH MEDS FOR THIS TRIP	927C LOC, UNABLE TO FIND TRUCK	No report	31611 CASTAIC RD, CST "PILOT"
2025	SCT25036-0004	2/5/2025	4	C	0110	E	273.5JO			146	831	940	950		INF COWORKER FIGHTING WITH BF IN PARKING LOT, DP WEARING YELLOW SHIRT, L/S NEAR BRN TRAILER IN BACK OF PLOT, DP (ROBERT FERNANDEZ/ MH/58)	REPORT TAKEN FOR V/TAYLOR. DP GPA UTL. SEE URN FOR FURTHER	No report	31611 CASTAIC RD, CST "CASTAIC TRUCK STOP"

Year	Incident Number	Date	Tag	Source Type	Entry Time	Priority Code	Radio Code1	Radio Code2	Radio Code3	Clear Code1	Clear Code2	Clear Code3	Clear Code4	Clear Code5	Dispatch Narrative	Clearance Narrative	URN	Location
2025	SCT25041-0208	2/10/2025	208	C	1923	P	415B			777	940				//DP (JAMES TODD VOTO) CALLING STD INF KICKED HIS TRUCK AFTER HE TOLD HIM TO LEAVE DUE TO NOT PAYING DP WAS NEVER TOLD TO PAY./WMSK IN REAR OF LOC IN HIS TRUCK.	C/VOTO JAMES MW/051370 WHO IS NON DES OF 594.C/DOMRI ALFREDO MH/120878 WHO STD DP DOES NOT HAVE SPOT AT LOC.DP LEFT LOC UPON REQS	No report	31611 CASTAIC RD,CST 'CST TRUCK STOP'
2025	SCT25045-0172	2/14/2025	172	C	2203	R	927C			212	940	950			INF OBS UNDERAGE DRINKING AT SMOKESHOP.,STD MINORS SMOKING WEED.,NFD	927C AREA,NOTHING SEEN OR HEARD,NO EV OF CRIME	No report	31611 CASTAIC RD,CST 'HABEBE HOOKAH LOUNGE'
2025	SCT25048-0094	2/17/2025	94	C	1251	R	PS03A			733	940				INF TRACKING STOLEN YEL FRIEGHTLINER 24'BOX TRUCK W/"PENSKE"ON SIDE,TX/PLW0530,VEH RPT 503 OUT OF GEORGIA 021425,VEH PRKD AT LOC FOR LAST 24 HRS IN N/W CORNER WITHIN 2METERS,NFD	RECOVERED STOLEN VEHICLE, VEHICLE TOWED BY FREEWAY TOWING, SEE CHP 180 FOR FURTHER	925-02007-0675-733	31611 CASTAIC RD,CST "RODEWAY INN"
2025	SCT25051-0248	2/20/2025	248	C	2007	R	488R			383	940				FH/38(KARINA RAMIREZ)BLU JEANS,TRUCK STOP RED SWEATSHIRT,CAME INTO LOC AND STOLE APPROX 10 TSHIRTS.D/P LEFT LOC IN BLK TOYOTA COROLLA POSS HEADED FOR LA.D/P FORMER EMPLOYEE,FIRED TODAY.	SHOPLIFTING REPORT CALL.SUSPECT IS KNOWN,PRIOR EMPLOYEE.VIDEO OF INCIDENT BUT UNABLE TO VIEW AT TIME OF CONTACT.SEE REPORT FOR FURTHER	925-02186-0679-383	31611 CASTAIC RD,CST "CASTAIC TRUCK STOP"

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Department of Alcoholic Beverage Control

State of California
Gavin Newsom, Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&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

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

31611 CASTAIC RD, CASTAIC, CA 91384-3939

3. LICENSE TYPE

41

4. TYPE OF BUSINESS

- ☒ Full Service Restaurant ☐ Hofbrau/Cafeteria ☐ Cocktail Lounge ☐ Private Club
☐ Deli or Specialty Restaurant ☐ Comedy Club ☐ Night Club ☐ Veterans Club
☐ Cafe/Coffee Shop ☐ Brew Pub ☐ Tavern: Beer ☐ Fraternal Club
☐ Bed & Breakfast: ☐ Theater ☐ Tavern: Beer & Wine ☐ Wine Tasting Room
☐ Wine only ☐ All
- ☐ Supermarket ☐ Membership Store ☐ Service Station ☐ Swap Meet/Flea Market
☐ Liquor Store ☐ Department Store ☐ Convenience Market ☐ Drive-in Dairy
☐ Drug/Variety Store ☐ Florist/Gift Shop ☐ Convenience Market w/Gasoline
☐ Other - describe:

5. COUNTY POPULATION

9824091

6. TOTAL NUMBER OF LICENSES IN COUNTY

5115

☒ On-Sale ☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

899

☒ On-Sale ☐ Off-Sale

8. CENSUS TRACT NUMBER

9201.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

☒ On-Sale ☐ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

7

☒ 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

0679

14. TOTAL NUMBER OF REPORTING DISTRICTS

543

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

37731

16. AVERAGE NO. OF OFFENSES PER DISTRICT

69.5

17. 120% OF AVERAGE NUMBER OF OFFENSES

83.4

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

129

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

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

22. APPLICANT SIGNATURE	23. DATE SIGNED
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PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance.

Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

☐ Yes

☐ No

☐ See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME	27. CITY/COUNTY OFFICIAL TITLE	28. CITY/COUNTY OFFICIAL PHONE NUMBER
29. CITY/COUNTY OFFICIAL SIGNATURE		30. DATE SIGNED



Christopher Keating, AICP, Regional Planner, North County
County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012
ckeating@planning.lacounty.gov

September 29, 2025

Re: RPPL2024004830 / PRJ2024-003261
Castaic Truck Stop
31611 Castaic Road, Castaic CA 91384

Dear Mr. Keating,

The Project is the renewal Conditional Use Permit request for Castaic Truck Stop. According to the applicant there are no changes proposed only the request to essentially extend the Conditional Use Permit from 2015, as the previous one has expired.

After review of the CUP and information provided by Vic Kock, accountant for the Castaic Truck Stop, the council voted at our September 17, 2025 our support of CUP as presented.

We are also asking regional planning to reconsider the new proposed restriction of the sales of alcoholic beverages (beer, and wine) for on site consumption in their restaurant and for off-site consumption in their store from 10:00am to 10:00pm daily, for both the restaurant and market. We have not had any complaints or are aware of alcohol related incidents under their previous CUP. We request that their hours of sales allowed be consistent with the other businesses on Castaic Road including the Pilot Truck Stop.

Regards,

A handwritten signature in blue ink that reads "Bob Lewis".

Bob Lewis
President
Castaic Area Town Council

cc: Stephanie English - Senior Field Deputy for Supervisor Kathryn Barger
Ariel Torres Socarras - Planning Deputy for Supervisor Kathryn Barger
Sarkis Khirmian & Vic Kock - Village Fuel Inc DBA Castaic Truck Stop