

December 2, 2025

Vic Kock
31611 Castaic Road
Castaic, CA 91384

PROJECT NO. PRJ2024-003261-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004830
APN 2865-009-007

Dear Mr. Kock:

Hearing Officer Gina Natoli, by her action of **December 2, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 16, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

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

For questions or for additional information, please contact Christopher Keating of the North County Development Services Section at (213) 647-2467 or ckeating@planning.lacounty.gov.

Vic Kock
December 2, 2025
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Sincerely,
AMY J. BODEK, AICP
Director of Regional Planning

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

Samuel Dea, Supervising Planner
North County Development Services Section

SD:CK

Enclosures: Findings, Conditions of Approval

c: PW (Building and Safety)
Zoning Enforcement

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
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.** A duly noticed public hearing on the CUP was held on December 2, 2025, before Hearing Officer Gina Natoli. LA County Planning staff (“staff”) presented the Project. The applicant presented the Project. The Hearing Officer expressed concerns regarding the truck parking area with the buffer area between the convenience store and restaurant’s alcoholic beverage sales and the multi-family housing located to the north of the Project Site. At the request of the Hearing Officer, staff stated that an opaque fence, such as vinyl, wood, concrete-block, or chain-link fencing with slats would sufficiently buffer the alcoholic beverage sales from the adjacent land use. The Hearing Officer asked the applicant if that would be feasible; the applicant responded and stated that they would be able to provide a chain-link fence with slats to buffer the Project Site with the multi-family housing. The Hearing Officer requested that a condition is added to require a six-foot-tall opaque fence, in a good state-of-repair, be installed within six months of the project approval. No members of the public provided testimony. The Hearing Officer approved the CUP with the recommended Findings and Conditions.
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 cited in the ZEC are violations to CUP No. 201400143 Condition Nos. 10, 14, 15, 22, and 28; this CUP would abate the outstanding violations.
6. **LAND USE DESIGNATION.** The Project Site is located within the IL (Light Industrial) land use category of the Santa Clarita Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Castaic Canyon Zoned District and is currently zoned M-1. A CUP is required for alcoholic beverage sales for off-site and on-site consumption in the M-1 Zone pursuant to County Code Sections 22.22.030.C (Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5, Use Regulations) and 22.140.030.F (Alcoholic Beverage Sales, Findings for Uses Subject to CUP).
8. **SURROUNDING LAND USES AND ZONING.** The following chart provides property data within a 500-foot radius

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

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

A. Existing Site Conditions

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

B. Site Access

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

C. Site Plan

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

D. Parking

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

10. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act ("CEQA") section 15301 and the County environmental guidelines because the Project involves the continued sale of alcoholic beverages at an existing convenience store and restaurant without any modifications to the building. The Project does not result in cumulative impacts, is not included on a list of hazardous waste sites, does not impact historic resources, is not located nearby a scenic highway and does not result in other significant effects on the environment.

Therefore, no exceptions to the exemptions are applicable and staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

11. AGENCY RECOMMENDATIONS.

- A. County Sheriff (“Sheriff”), in a letter dated March 17, 2025, recommended denial of this CUP. The letter was accompanied by a report of calls received by the Sheriff for the address during the past five years. The majority of calls for service are considered routine in nature. Sheriff stated that the incidents involving individuals under the influence and theft were not associated with the establishments seeking this CUP.
- B. The California Department of Alcoholic Beverage Control (“ABC”), in a report dated June 9, 2025, indicated that there are eight on-site alcohol licenses in this census tract (9201.02), while up to five such licenses are allowed. There is an over-concentration of alcoholic beverage sales for on-site consumption in the area as determined by ABC. Notwithstanding, the request is for a renewal of an existing alcoholic beverage license for on-site consumption that was originally issued in 2015 by CUP No. 201400143. The letter also indicates that the Project Site is located within a High Crime Reporting District, as defined and determined by ABC.

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

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

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the IL land use designation 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 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 is designated as a Major Highway on the County Master Plan of Highways. Castaic Road adequately serves the existing truck service station, and the continuation of accessory alcoholic beverage sales is unlikely to generate significant traffic to the existing land uses.

SUPPLEMENTAL FINDINGS – ALCOHOL BEVERAGE SALES

27. **The Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** There are no sensitive uses – such as places of worship, schools, parks, or playgrounds – within a 600-foot radius of the Project Site. The Project is not likely to adversely affect any sensitive uses.

28. **The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.** There is a sufficient buffer in relation to the residential land uses within a 600-foot radius of the Project Site. APNs 2865-009-006 and 2865-009-005 are located directly north of the Project Site and parcels are developed with multi-family housing, nine dwelling units in total. The existing dwelling units are located in the M-1 Zone and are legal nonconforming uses. The nearest multi-family housing structure is located approximately 315 feet from the existing convenience store and restaurant. Furthermore, the existing truck service station fueling area and truck parking separates the convenience store and restaurant from the multi-family housing units. Furthermore, the existing convenience store and restaurant are requesting a continuation of their use; both businesses have sold beer and wine since 2014, and the CUP limits the hours of sale from 10:00 a.m. to 10:00 p.m.. The Sheriff has not reported any issues, such as call for services, related to the sale of alcoholic beverages for either business. Condition No. 51 requires the construction of a six-foot-tall opaque fence or wall (vinyl, wood, concrete masonry unit, or chain-link fencing with slats), in a good state-of-repair, between the truck parking along the northern property line and the adjacent multi-family housing located at 31637 Castaic Road. The multi-family housing to the north of the Project Site is not likely to be adversely affected by the Project. The nearby multi- and single-family housing to the west of the Project Site is separated by Interstate 5 (which has a ROW approximately 350-foot-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

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 Conditions No. 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 10 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 12 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 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, indicating they have participated in this program. Proof of completion of the facility's training program by employees, the licensee, and all managers shall be provided to Zoning Enforcement within 90 days of

the effective date of this CUP, 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 CUP.
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 30 minutes after conclusion of activities, except for sensor-activated security lights and/or low-intensity 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 and on-site consumption from 10:00 a.m. to 10:00 p.m. Monday through Sunday.
30. No live entertainment, dancing, or dance floor is authorized in or outside the premises.

31. 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."
32. 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.
33. 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.
34. 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.
35. The Permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions.
36. Food service shall be continuously provided during operating hours of the restaurant for on-site consumption sales of beer and wine.
37. 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.
38. Alcoholic beverages shall not be sold from a drive-in or drive-through window.
39. 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.
40. 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.
41. Alcoholic beverages shall not be displayed in an ice tub.

42. 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.
43. 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

44. The sale of fortified wines shall be prohibited.
45. 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.
46. Deliveries shall be limited to non-peak hours, generally between 9:00 a.m. and 6:00 p.m.
47. 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.
48. 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."
49. 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.
50. The Permittee shall keep emergency clean-up supplies available on-site in the event of a diesel exhaust fluid spill.
51. The Permittee shall construct a six-foot-tall opaque fence or wall (vinyl, wood, concrete masonry unit, or chain-link fencing with slats), in a good state-of-repair, between the truck parking along the northern property line and the adjacent multi-family housing located at 31637 Castaic Road. The fence or wall shall be constructed across the entire length of the property that abuts Assessor's Parcel Number 2865-009-006. The fence or wall shall be constructed no later than **June 2, 2026**.