



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



September 10, 2015

Richard J. Bruckner  
Director

Ellen Fitzgerald  
PSOMAS  
555 So. Flower Street, Suite 4300  
Los Angeles, CA 90071

**REGARDING: PROJECT NO. R2015-01429-(5)  
CONDITIONAL USE PERMIT No. 201500057  
26550 Heritage View Lane, Valencia, CA (2826-142-013)**

Hearing Officer Alex Garcia by his action of **September 1, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **September 15, 2015. Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

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. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. 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 Gretchen Siemers of the Zoning Permits North Section at (213) 974-6443, or by email at [gsiemers@planning.lacounty.gov](mailto:gsiemers@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

 (Richard Cleghorn for)  
Robert Glaser, Supervising Regional Planner  
Zoning Permits North Section

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

c: DPW (Building and Safety); Zoning Enforcement;  
RG:GS

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01429-(5)  
CONDITIONAL USE PERMIT NO. 201500057**

1. The Los Angeles County ("County) Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500057 ("CUP") on September 1, 2015.
2. The Permittee, Tournament Players Club at Valencia, LLC, seeks the approval of a conditional use permit to authorize the sale of a full line of alcoholic beverages for on-site consumption at an existing golf course facility located at 26550 Heritage View Lane, Valencia, CA. Alcoholic beverages will be sold for on-site consumption at the clubhouse and from rolling beverage carts which serve the golf course.
3. The Project Site is approximately 236 acres in size and consists of eight legal parcels. The Project Site is irregular in shape with an undulating topography and is developed with an eighteen-hole golf course and its supporting clubhouse building. There is a paved parking lot surrounding the clubhouse building.
4. The Project Site is located in the Newhall Zoned District and is currently zoned C-R (Commercial Recreation).
5. The Project Site is located within the OS-PR (Open Space, Parks and Recreation) land use category of the Santa Clarita Valley Area Plan.
6. Surrounding Zoning within a 500-foot radius includes:
  - North: R-1 (Single Family Residential)
  - South: O-S (Open Space)
  - East: O-S, RPD (Residential Planned Development), and C-3 (Unlimited Commercial)
  - West: RPD-12000-3.5U, O-S, A-2-5, RPD-8500-5.1U
7. Surrounding land uses within a 500-foot radius include:
  - North: Single-family residential
  - South: Park space
  - East: Undeveloped land, strip commercial, mobile home park, 5 Freeway
  - West: Single-family residential
8. The Project Site has existed as a golf course and clubhouse within the Westridge residential community for approximately 12 years. CUP No. 87-222-(5), in association with Tentative Tract Map 45433, authorized the golf course facility. Condition No. 27 of CUP No. 87-222-(5) required a separate approval for the sale of alcoholic beverages. CUP No. 03-069-(5), granted on May 6, 2003, allowed for the sale of alcoholic beverages in the clubhouse and on the golf course. No zoning

enforcement cases have occurred since the previous approval. In 2012, the zoning and land use policy of the site was changed due to the adoption of the updated Santa Clarita Valley Area Plan.

9. The site plan for the Project depicts the location of the existing clubhouse and parking lot with the entrance for the golf course facility located along Heritage View Lane. The golf course surrounds the clubhouse and the single-family residences to the north. The Project Site is in generally the same configuration as at the time of approval of CUP 03-069-(5). No new development is related to this request.
10. The Project Site is accessible via Heritage View Lane. The sole public access to the Project Site is via an entrance/exit on Heritage View Lane, which access opens into the customer parking area for the golf course and clubhouse.
11. The Tournament Players Club at Valencia, LLC has an existing Type 47 license as issued by the Department of Alcoholic Beverage Control (ABC). The Project Site is located in Census Tract 9203.39. Based on information from ABC the number of existing licenses in this census tract constitutes an undue concentration, in that seven On-Sale licenses are allowed by ABC in the census tract and ten licenses exist (including the existing license for the golf course facility). However, ABC may allow a greater number of licenses in the census tract if a finding of public convenience or necessity is made. A finding of public convenience or necessity is justified in this case because it is for a continuation of an established use and this facility is unique in the area as it has the only ABC license in the census tract that is for a golf course.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County because the Project involved the sale of alcoholic beverages in an existing golf course facility.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. One letter of support was received from the West Ranch Town Council. Staff has not received any other comments from the public at this time.
15. A duly noticed public hearing was held on September 1, 2015 before the Hearing Officer. The applicant's representative, Ellen Fitzgerald presented testimony in favor of the request and answered questions presented by the Hearing Officer. The Hearing Officer asked questions of the applicant regarding recent renovations to the property and requested a revised site plan be submitted. There being no further testimony, the Hearing Officer closed the public hearing, found the Project to be exempt from CEQA, and approved the Project.

16. The Hearing Officer finds that the Project is consistent with the goals and policies of the Los Angeles County General Plan (General Plan) and the Santa Clarita Valley Area Plan (SCV Plan). The sale of alcoholic beverages for on-site consumption at the Tournament Players Club at Valencia golf course facility is a continuation of the sale of alcoholic beverages for onsite consumption at a golf course facility authorized by CUP 03-069-(5). In approving CUP 03-069-(5), the Hearing Officer found that the sale of alcoholic beverages was consistent with the General Plan for the area. The Project is consistent with the following polices of the updated SCV Plan:
- a. "Policy LU-2.2.3: Consistent with adopted plans, ensure that adequate open space is set aside and protected from development throughout the planning area in order to provide the benefits of watershed management, habitat preservation and connectivity, and recreational opportunities." The Project is consistent with this policy because the continuation of the sale of alcoholic beverages at the existing golf course enhances recreational activities available to residents of the area, while helping to preserve open spaces.
  - b. "Policy LU-3.4.4: Within higher density housing developments, ensure provision of adequate recreational and open space amenities to ensure a high quality living environment." The Project ensures a high-quality living environment by continuing to allow a variety of beverage choices to patrons of the golf course.

The project site is located within the OS-PR (Open Space-Parks and Recreation category of the SCV Plan, a component of the General Plan. This designation is intended for recreational uses, including private golf courses. The continued sale of alcoholic beverages in association with the existing golf course enhances the recreational use, and is therefore consistent with the permitted uses of the underlying land use category.

17. The Hearing Officer finds that the Project is consistent with the Los Angeles County Zoning Code. The C-R zoning of the site permits golf courses, including their appurtenant activities, in conformance with development standards listed in Section 22.28.330 of the County Code. The C-R designation provides for a comprehensive range of entertainment and amusement activities, including golf courses. The sale of alcoholic beverages is a customary and expected operation at a golf course facility and is compatible with the facility's recreational and entertainment uses.
18. The Hearing Officer finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. Alcoholic beverages are served at the golf course facility in a highly controlled environment.

Alcoholic beverages are served only for on-site consumption, so that patrons are not able to carry their alcoholic beverages off-site, where their consumption could cause detrimental effects. In addition, the golf course facility is separated from homes and from the elementary school and recreational facilities located in the general vicinity by topographic separations, fences, and streets and highways. As demonstrated during years of operation, the sale of alcoholic beverages at the golf course facility has not, and will not adversely affect the health, peace or comfort of persons residing in the area.

19. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The project site has been developed according to previous approvals, and will remain as it has existed for a number of years. No change is proposed in association with the continued sale of alcoholic beverages for on-site consumption.
20. 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. Interstate 5 (I-5) forms the eastern boundary of the Westridge community, as well as the golf course facility, south of Valencia Boulevard. Valencia Boulevard, an east-west road which provides access to the I-5, is a fully developed major highway that extends through the Westridge community and intersects with Heritage View Lane. Patrons of the golf course facility gain access to the facility through the front entrance on Heritage View Lane.

In addition to the Valencia Boulevard interchange, there are I-5 interchanges at McBean (Stevenson Ranch) Parkway and Magic Mountain Parkway. These interchanges are connected by The Old Road, a north-south major highway which in turn, connects to Valencia Boulevard. The continuation of alcoholic beverage sales for on-site consumption will not increase or change the traffic to the golf course facility.

21. 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. No places used exclusively for religious worship are currently located, and none are planned to be located, within a 600-foot radius from the exterior boundaries of the golf facility.

The Oak Hills public elementary school and an adjacent private park for use of Westridge community residents are located within that radius. The school playgrounds are approximately two thousand feet (2000') from the golf clubhouse, and the school buildings will be even farther from the golf clubhouse. The closest golf course hole, hole 8, is located approximately one hundred fifty feet (150') from the school playgrounds and is separated from them by Westridge Parkway, an eighty-four-foot-wide (84') road that is situated approximately twenty-five feet (25') higher than the golf course grade. There is a further ten-foot (10') slope from that

road up to the playground fencing. The sale of alcoholic beverages at hole 8 are only sporadic. The slopes, the street, the fences surrounding the golf course, as well as the school and private park, provide sufficient barriers separating these uses and assure that sensitive uses are not adversely affected by the sale of alcoholic beverages.

The private park is located adjacent to the elementary school and is also separated from hole 8 of the golf course by the same road and slopes that separate the golf course from the elementary school. Additionally, there is a recreational facility located in the northeastern section of the Westridge Project within approximately four hundred feet (400') of the closest golf course hole, hole 2. However, the recreation facility is separated from that golf course hole by two slopes and by houses. As is true with respect to the school and private park discussed above, since the service of alcoholic beverages on hole 2 is only sporadic, these slopes, the intervening housing and the fences surrounding, respectively, the golf course and the recreational facility provide sufficient barriers separating these uses, and assure that those uses will not be adversely affected by the sale of alcoholic beverages. The seamless operation of the golf course facilities over the past years has confirmed that this is the case.

23. 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.

The exterior boundaries of the golf course itself are fully fenced, and members of the public gain access to the facility only through the front entrance on Heritage View Lane. Homes in the Westridge community, the residential area closest to the golf facility, that abut the golf course are on average twenty (20) feet higher than the golf course, and separated from it by view fencing. The golf facility is separated from homes in adjoining developments by topographic separations as well as streets and highways. These fences, topographic separations, streets and highways provide sufficient buffer between the golf course facility's service of alcoholic beverages and the neighboring residential areas.

24. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community. The Westridge community of which the golf course facility is a part has been developed as a planned golf course community. Its economic welfare is enhanced, and not adversely affected, by permitting the golf course facility to operate with the customary full services, including the service of alcoholic beverages. In addition, the proximity of the golf course facility to the larger community enhances the economic welfare of that community, as the golf course facility provides much-needed social as well as recreational opportunities to those neighborhoods. Employment opportunities are also provided. The continued service and on-site consumption of alcoholic beverages at the golf course facility is a logical extension of the amenities provided at that facility, and enables the community to use the golf course facility for social, charitable and business functions, as well as for recreation.

25. The Hearing Officer finds that the requested use at the proposed location will result in an undue concentration of similar premises within the same census tract, based on ABC's standards. While the request to continue the sale of alcoholic beverages for on-site consumption at the golf course facility will continue an undue concentration of on-site licenses, the continuation of the sale of alcoholic beverages for on-site consumption at the proposed location provides a public convenience or necessity as sales are secondary to the site's golfing and dining activities and allows for the golf club facility to provide additional services to its customers, which outweighs the fact that it is located within a Census Tract that includes an undue concentration of on-site licenses. The public convenience and necessity outweighs the fact that the subject location is within the vicinity of other establishments that sell alcoholic beverages.
26. 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 said neighborhood. The golf course and clubhouse have been constructed in compliance with the conditions of approval of CUP 87-222-(5) and the provisions of the Zoning Code. The exterior appearance of the clubhouse is generally consistent in style with the surrounding single-family residences; there are no commercial uses in close proximity. No new structures or changes to the exterior appearance of the clubhouse are proposed.
27. As the Hearing Officer finds that there are no concerns related to continued compatibility between the Project and the surrounding land uses, the CUP is being approved for a period of twenty (20) years.
28. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Santa Clarita community. On July 22, 2015, a total of 280 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 21 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.
29. 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 the Los Angeles County Department of Regional Planning, 13<sup>th</sup> 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 Zoning Permits North Section, Department of Regional 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 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 request to continue the sale of alcoholic beverages for on-site consumption at the proposed location will continue an undue concentration of on-site licenses. However, the continuation of the sale of alcoholic beverages for on-site consumption at the proposed location provides a public convenience or necessity as sales are secondary to the site's golfing and dining activities and allows for the golf club facility to provide additional services to its customers, which outweighs the fact that it is located within 500 feet of other facilities selling alcoholic beverages.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. 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.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and

2. Approves Conditional Use Permit 201500057, subject to the attached conditions.

ACTION DATE: September 1, 2015

RG:GS

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-01429-(5)  
CONDITIONAL USE PERMIT NO. 201500057**

**PROJECT DESCRIPTION**

The project is the continued sale of a full line (beer, wine, and spirits) of alcoholic beverages for on-site consumption in association with an existing golf course and club house, 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 ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 Regional 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 Regional 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.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. 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 ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on September 1, 2035.** 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 Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. 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 sale of a full line of alcoholic beverages for on-site consumption and satisfaction of Condition No. 2 shall be considered use of this grant.
10. 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. 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 of \$1,800.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eleven (11) biennial (one every other year) inspections. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Los Angeles County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the Los Angeles County Department of Public Works to the satisfaction of said department.
14. 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 Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. 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 Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. 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, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **November 1, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) copies** 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 (SALE OF ALCOHOLIC BEVERAGES)**

19. This grant shall authorize the continued sale of a full line (beer, wine, and spirits) of alcoholic beverages in association with an existing golf course and club house.
20. There shall be no consumption of alcoholic beverages outside the golf course and associated clubhouse. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
21. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu;
22. All servers of alcoholic beverages must be at least 18 years of age. After 10:00 P.M., employees on duty shall be at least 21 years of age in order to sell alcohol;
23. Telephone numbers of the local law enforcement agency shall be posted in the clubhouse adjacent to the cashier's area.
24. No alcoholic beverages shall be displayed within five feet of the cash register or front door, or shall be visible from the front door.

25. Sale of alcoholic beverages is permitted during the hours of 6:00 a.m. and 2 a.m. in the grill, bar, and private dining areas, adjacent outdoor veranda areas of the clubhouse, and on the driving range.
26. Sale of alcoholic beverages is permitted during the hours of 6:00 a.m. and sunset on the golf course. A maximum of two (2) roving beverage carts is permitted on the course at any time.
27. A maximum of three (3) temporary "refreshment tents" may be established on the golf course, during special events. These tents may serve snacks and assorted beverages, including alcohol at private and semi-private golf-related events. These tents must be removed within 24 hours of the event's conclusion.
28. Loud-speakers or amplified music are not allowed on the golf course.
29. There shall be no loitering permitted on the premises under the control of the permittee. Signage prohibiting loitering shall be posted on the premises.

RG:GS