



Commercial & Business Opportunity

ADDRESS: 4295 & 4355 Highway 78, Santa Ysabel, CA 92070

DESCRIPTION: Incredible opportunity to acquire a turnkey, commercial property and profitable business! This family-owned and operated restaurant and venue is central to the local community. Situated on Hwy 78 in the community of Wynola, its location is ideal, and it has become a destination for visitors from near and far. With 7200+ esf. of space, ample parking, 5+ acres and room for expansion, the possibilities are vast. Come explore all that awaits! Contact us to schedule your private showing.

PRICE: \$2,995,000

APN: 248-160-38-00

CONTACT: Donn Bree

Marketing@Donn.com 800-371-6669

Meriah Druliner

Meriah@Donn.com 760-420-5131

Commercial & Business Opportunity

4295 and 4355 Highway 78, Santa Ysabel, CA, 92070



\$2,995,000

Wynola Pizza & Bistro A Julian Jewel

Wynola Pizza & Bistro is an award-winning restaurant in the San Diego mountains. The restaurant was built from scratch in 2001, turning a neglected and rundown commercial center in the small town of Wynola into a destination for Southern Californians, tourists, and back-country locals. The Horner family lovingly transformed the space into a restaurant where they knew they could proudly host family and neighbors, friends and strangers. Today, the rustic, barn-style building complex is complimented by significant works of art by internationally acclaimed artist James Hubbell and is a cornerstone of the community. Wynola Pizza is the perfect place for both visitors and locals to gather for a drink, some wood-fired pizza, and a local experience that feels like home.

Come and discover all that this incredible venue has to offer. Contact us today!



Property Features

- 5+ Acres
- 7,200+ sq. ft.
- Versatility
- Mixed-use zoning
- Local craftsmanship
- Ample parking
- Large dining room
- Patio seating
- Bistro dining
- Ideal location
- Expansion opportunity
- Custom wood-fired oven
- Full bar
- Music venue
- Event venue



RED HAWK REALTY

Junction Highway 78 & 79
Santa Ysabel, CA 92070
www.DONN.com
Meriah@Donn.com
CA DRE#



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Building and Real Estate

Wynola Pizza & Bistro, a family-operated restaurant, is part of two stand-alone buildings that sit on roughly 5+ acres of commercially-zoned real estate, three miles west of Julian, CA. The restaurant and bar building was decorated by local artists, including valuable custom pieces by internationally-acclaimed artist James Hubbell. An additional 25+ acres of mixed residential-zoned property is immediately adjacent to the 5+ acres and creates an opportunity for further development and expansion. **Other features include:**

- **Historic Destination in Southern California**

The restaurant is located in the mountains of San Diego, considered “the drive in the country” by many San Diegans. The twisting, two-lane mountain roads are popular with car clubs, motorcycle enthusiasts, and recreational drivers, who spot the restaurant directly on their drives. Wynola Pizza & Bistro also benefits from its close proximity to Julian, a historic gold mining town, which is a 40-60 minute drive from the greater San Diego metropolitan area of 3.25+ million people and regularly draws large crowds from all over Southern California. The property is located just west of Julian at 4355 and 4295 State Highway 78, the main route from San Diego, Orange County and Los Angeles County into Julian.

- **Location – Location – Location**

Wynola Pizza & Bistro is located in the small town of Wynola, the gateway to Julian and the surrounding backcountry. Seasonal tourist activity peaks during Julian’s famous apple-picking season, usually from September to the first week of January. However, the area has year-round attractions from wintry snow days to extensive hiking, camping, and family events (e.g. Old Time Melodrama, Gold Rush Days, a 4th of July parade and the Grape Stomp, etc.) during the spring and summer months. Over the last decade, Wynola has emerged as its own destination with the presence of the Julian Hard Cider tasting room, Julian Farms, Fort Cross, Mom’s Pies, and Jeremy’s on the Hill. Wynola is the perfect place for additional restaurants, breweries, retail, and special events (weddings, festivals, and other family-friendly activities).

- **Access and infrastructure**

- **Parking** - The property boasts a large, dust free, partially-paved parking area that can accommodate 250+ cars. There is ample room for RVs, horse trailers, and other large vehicles with easy, in-and-out highway access. This is the largest parking space in town, paved or unpaved, and is often used to accommodate visitors during the busy months when parking is difficult to find. There is an opportunity for profit through paid parking.
- **Excellent water well and sewage disposal** – There are three functioning wells on the commercial and residential properties. Each consistently produces high-quality water at reliable pumping rates (10-16 GPM). There is approximately 550 feet of leach line for black water disposal.
- **Utilities** – Owner-owned propane tanks (5000+ gallon capacity) - The tanks allow for purchase of propane during the summer months when prices are low, resulting in a typical savings of \$1-2/gallon. Capacity is more than sufficient for year-round propane needs. The abundant propane storage allows Wynola Pizza to remain open and functioning when local homes might not have power or other utilities.
- **Internet** – The property is equipped with high-speed fiber optic internet service from AT&T, meaning fast credit card processing and WiFi access.
- **Back-up generator ready** – Plumbing is installed from propane tanks to accommodate back-up generator for entire business complex.

“We Know the Backcountry!”



- **Well-maintained equipment** – Periodic service and maintenance is consistently performed on all equipment and restaurant appliances, ensuring a turn-key, worry-free operation. A brand new hot water heater and commercial, high-temperature dishwasher were purchased in late 2018. The restaurant and bar have extensive refrigeration and freezing capacity, including a 20-foot walk-in cooler and freezer made custom for the space.



Wynola Pizza & Bistro

- **The Red Barn – A Full Service Bar (Liquor License Included)**

Located just across the patio from Wynola Pizza and Bistro, The Red Barn delivers great hospitality in a comfortable and rustic setting. Although it is one of the newest additions to the Wynola area (March 2017), it quickly established itself as a draw for customers from the surrounding communities down to San Diego. The current liquor license is a type 47 (On Sale General Eating Place) and is the only full bar establishment in the Julian area. The space is approved for 50+ people, has a 10 draft kegerator capacity, and hosts live music every Friday and Saturday evening. The impressive bar top is one of the art pieces at Wynola Pizza & Bistro that was designed and custom-built by artist James Hubbell.

- **Established Music and Entertainment Venue**

The property offers endless possibilities to entertain its customers and has served as a music venue for 16 years. The facility also regularly hosts trivia nights, open mic nights, wedding parties and charity functions. Finding performers is not an issue - the music calendar is usually booked two months in advance, with many musicians scheduling regular stops at the venue while on tour. Genres vary but are mostly concentrated on bluegrass, Americana, blue, and folk. Many entertainment opportunities exist, such as movie nights on the patio during the summer or sports events.



“We Know the Backcountry!”

- **Established Business with Strong Reputation for Good Food and Friendly Service**

With the twentieth-year anniversary quickly approaching, the business has grown annually since opening in 2001. There is a strong word-of-mouth reputation with good Yelp (4 stars) and Google (4.5 stars) reviews. In addition, the restaurant has earned media placement in *Los Angeles Magazine*, *San Diego Magazine*, and *Westways Magazine*.

- The signature dish, our pizzas, are all made-to-order using fresh, high-quality ingredients. Chef specials, entrees, salads, and a variety of appetizers and desserts create a complete, diverse menu that has something for everyone. Pizzas are all prepared in our wood-burning stove, built by Woodstone, and features a mosaic facade custom-designed and installed by James Hubbell.
- Custom made sodas - Wynola Pizza & Bistro offers custom soft drinks from our 12-head soda fountain. We work with a private vendor in Orange County to manufacture these unique specialty syrups using quality ingredients and only pure cane sugar.

- **Private Parties and Events**

With the ability to accommodate 200+ people in separate dining rooms and our full bar, Wynola Pizza is a popular location for rehearsal dinners, holiday parties, birthdays, and organizations to gather. In 2018, we hosted 4,240 people for private events (a total of more than 100 private parties)!

Major Expansion, Project, and Partnership Opportunities

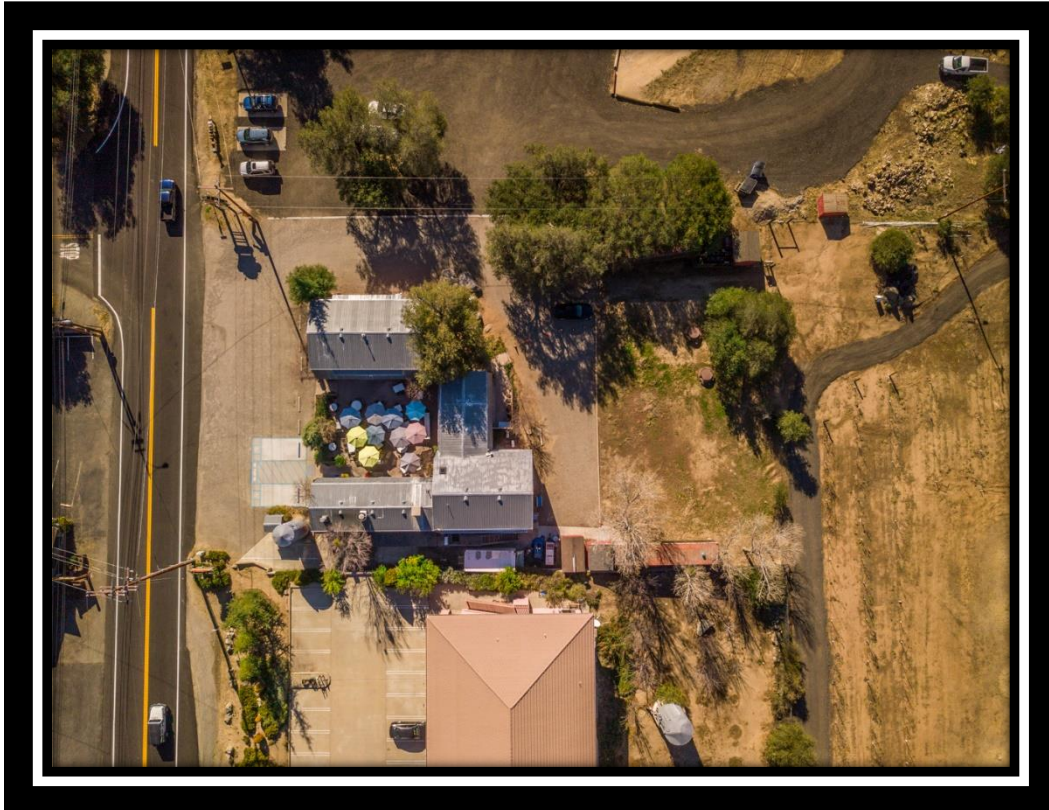
Wynola Pizza & Bistro has seen consistent growth since its opening day, and many opportunities for expansion remain. **Here are a few more to consider:**

- **The Bistro room** - This space offers a separate formal dining room with a capacity of 35 people and the capability to open an additional “restaurant” or brand served by the same kitchen. Currently, the space is targeted as more “upscale” and is used for private parties and events. The space has immense opportunity for further development, including the option of our *78 Bistro* name and branding.
- **Summer movie nights on the outdoor patio.** Concept has been outlined in partnership with Volcan Mountain Winery. This suits the large numbers of families in the area looking for activities during the week. No activity like this currently exists in the area.
- **Develop garden seating for restaurant in the "backyard."**
- **Promote events on adjoining acreage.** Flea market, craft and art shows, car shows, etc., which would contribute traffic to the restaurant business.
- **Fundraising events at the restaurant.** Wynola Pizza & Bistro is the primary restaurant in Julian that regularly organizes fundraising nights to benefit the local community. The events provide a service to the community while increasing the business' bottom line and standing in the community.



“We Know the Backcountry!”

PROPERTY DESCRIPTION



Commercial and Business Opportunity

4295 & 4355 Highway 78

Santa Ysabel, CA 92070

APN 248-160-38-00



INTRODUCTION & OVERVIEW

This mixed-use commercial property and business opportunity offers exceptional versatility for owners and operators, as well as great utility and options for expansion. Zoned for both agriculture and commercial operations, this collective is a profitable, turnkey operation. Well respected in the community, Wynola Pizza & Bistro is a gathering place for families, friends, musicians and patrons from near and afar. It has been voted “Best Restaurant” in 2010 and 2011 by local ABC affiliate Channel 10 “A List”.

Additional features of the commercial property include;

- Metal roofing
- Local artisan décor by Patricia O’Connell, Julia Inman and world-renowned artist, James Hubbell
- Wired security system throughout
- Indoor/outdoor surround sound in all public areas
- Two newly remodeled restrooms
- Stone wood-fired oven, with 12-15 pizza capacity
- Locally sourced White Oak for pizza oven (existing supply will convey with acceptable offer)
- Walk-up register for ordering
- Comfortable dining room with rich décor and natural light
- Ceiling fans throughout
- NSF approved floor tile in front restaurant and kitchen space
- Intimate bistro dining room with separate restroom
- Mini-split heating and air conditioning systems throughout
- Upstairs apartment (ideal for resident chefs, staff, visiting musicians, etc.) featuring;
 - 2 bedrooms
 - 1 bath



- Full kitchen
- Large closet space
- Natural light
- Laminate wood flooring and cedar accent wall
- Laundry room
- Patio seating
- Full bar and “47” liquor license
- 10-tap kegerator
- Custom bar top designed and built by James Hubbell
- Bar area with log post and wood beam construction
- Custom lighting
- Large upstairs office space with storage, new pellet stove and 4 private offices
- Walk-in refrigerator/freezer combo unit
- 2 – 40 ft containers for storage, 1 with supplies, 1 empty (will convey with acceptable offer)
- Large dry storage area with NSF approved shelving units
- Everest commercial refrigerator and freezer
- 10-foot sandwich table with refrigeration drawers
- 6 burner range with attached flat top grill
- Additional equipment will convey with acceptable offer

NATURAL SETTING

Topographically, the property is flat. Large, native rock outcroppings are found throughout adding the natural beauty of the property. Mature Cedars, Pines, Oaks and Spruce add to the scenery, providing, shade, privacy and habitat for the native fauna.

AREA INFORMATION

Surrounding the Wynola community lie small backcountry communities, rich with history. The area is a well known get-a-way for city residents from all over. Tourism is now the primary draw with many fine restaurants and lodging accommodations in the



immediate area of this centrally located property. Wineries, art galleries, music and shopping are nearby and offer many enjoyable venues from which to discover the fine local artist. Hiking, equestrian trails and world- renowned observatories are all within 30 minutes or less. Major shopping and resources are no more than 35 minutes away.

*****All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals*****



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	12/22/2018 8:27:16 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2481603800
Project Name:	

2481603800

General Information

USGS Quad Name/County Quad Number:	Santa Ysabel/68
Section/Township/Range:	26/12S/03E; 35/12S/03E
Tax Rate Area:	89000
Thomas Guide:	/
Site Address:	4295 Highway 78 Santa Ysabel 92070-9657
Parcel Size (acres):	10.28
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Spencer Valley; High Julian Union

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac & Rural Commercial
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70/C36
Animal Regulation:	L/Q
Density:	-
Minimum Lot Size:	2Ac/4Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C/T
Height:	G
Setback:	C/O
Lot Coverage:	-
Open Space:	-/A
Special Area Regulations:	-/D

Aesthetic

The site is located within one mile of a State Scenic Highway.	Yes
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	No

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	18310 Field/Pasture; 71161 Open Coast Live Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)

Geological Formation:	Cretaceous Plutonic
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

Geology

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
Soils Hydrologic Group:	B
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No

Mineral Resources

The site is located within a Mineral Resource Category.

No Mrz (No Alluvium/No Mines)

Hazard Flooding

The site is located within a FEMA flood area.

No

The site is located within 1/2 mile from a FEMA flood area.

Yes

The site is located within a County Flood Plain area.

No

The site is located within 1/2 mile from a County Flood Plain area.

No

The site is located within a County Floodway.

No

The site is located within 1/2 mile from a County Floodway.

No

The site is located within a Dam Inundation Zone.

No

Hazardous Materials

Schools are located within 1/4 mile of the project.

Yes

The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.

No

The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).

No

The site is located within 1000 feet of buried waste in a landfill.

No

The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.

No

The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).

No

The site is listed on the Geotracker listing.

No

The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.

Yes

The site is listed in the EPA's Superfund CERCLIS database.

No

The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.

Please Refer To Aerial Imagery

The site contains existing homes or other buildings constructed prior to 1980.

Please Refer To Aerial Imagery

Airport Hazards

The site is located in a FAA Notification Zone. If yes, list the height restrictions.

No

The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.

No

The site is located within an airport safety zone. If yes, list the zone number.

No

The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).

No

The site is within one mile of a private airport. If yes, list the name of the airport.

No

Hydrology and Water Quality

Hydrologic Unit:	San Diego
Sub-basin:	907.42/Spencer
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	21 To 24 Inches

Noise

The site is within noise contours.	Yes
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Fire Services

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

CEQA-Public Review Distribution Matrix

The site is located in the Desert.	Yes
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	Yes
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No



APN NO(S): 248-160-30,38



PDS-239 (Rev. 9/21/12)

VICINITY MAP

NO SCALE

SITE

WYNOLA ROAD

RITCHIE ROAD

LAYOUT DETAIL

SCALE 1" = 100'

OWNER:

HARRY HORNER
4295 HWY 78
SANTA YSABEL, CA 92070
PLEASE SEND APPROVED
LAYOUT TO:

PATRICK ENGINEERING
POB 442
JULIAN, CA 92036

EXISTING WYNOLA PIZZA
EXPRESS BUILDING COMPLEX

EXISTING LEACH LINE
INFILTRATOR 484LF
PERMIT NO. LSTR-2164
ISSUED 01-27-2004

760.89

LEGEND:

SEPTIC TANK:	
TIGHT LINE:	
PRIMARY LEACH LINE:	
RESERVE LEACH LINE:	
WATER LINE:	
POWERLINE:	
SETBACK LINE:	
CONTOUR LINE:	

PROPOSED RESERVE AREA
RESERVE FIELD=2156LF

DRIVEWAY

FARM STAND

EXISTING SFD

LEACH FIELD
(PRIOR APPROVAL)

I CERTIFY THAT THE LAYOUT
SHOWS ALL PUBLIC WATER
LINES ON OR WITHIN 20' OF
THE PROPERTY.

PATRICK L. BROWN R.C.E. 18067

WELL SHALL BE LOCATED A
MINIMUM OF 100' FROM THE
LEACH FIELD AREAS.

590.00

250.00

140.00

EXISTING 1500 GAL TANK

#3
15'
WATER AT -2.4'
3-15-01

#4
15'
WATER AT -1'
3-15-01

#9a
10' TO REFUSAL
WATER AT -5.4'
3-15-01

#9
10' TO REFUSAL
WATER AT - DRY
3-15-01

15'
WATER AT -1'
3-15-01
#6

#5
15'
WATER AT -4'
3-15-01

#10
15'
WATER AT - DRY
3-15-01
WATER AT -7'
2-00-2013
WATER AT -13'
3-19-2013

#4-2
8'
DRY
3-19-2013

#3-2
10'
DRY
3-19-2013

#11
15'
3-15-01
WATER AT -11.7'

6' TO REFUSAL
WATER AT -7.4'
3-15-01
#11A

WELL
R=100'

ROCKS
TREE

TREE

TREE

TREE

TREE

TREE

TREE

TREE

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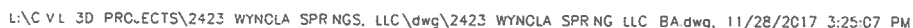
50 HWY R/W

25'

NO SCALE

LOT HAS EXISTING
SINGLE FAMILY DWELLING.
NEW LAYOUT SHOWS A
PROPOSED 3 BEDROOM SFD
USING A 1000 GAL TANK
WITH 440 LF OF LEACH LINE
PRESURE FED PUMP SYSTEM

SINGLE FAMILY DWELLING: SFD



AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types

Mobilehome Residential "18"

2703

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery "22" (see Section 6910)
Packing and Processing: Boutique Winery "22" (see Section 6910)
Packing and Processing: Wholesale Limited Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are allowed by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities
Small Schools

b. Agricultural Use Types.

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Explosive Storage (see Section 6904)
Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

Animal Schedule

Part of Section 3100

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES:																											
HORSE STABLE (see Section 3130)	Permitted							X	X	X						X								X	X		
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X				
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X				
KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X		
	½ acre+ by AD				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry) (See Note 8)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
Chinchillas (See Note 5)	100 max by ZAP				X	X	X					X												X			
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X								X			
	8 acres + permitted							X	X	X	X	X	X	X	X									X			
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																	X			
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 acre or less: 2 animals											X	X	X	X	X								X			
	1 to 8 acres: 1 per ½ acre											X	X	X	X												
	2 animals										X						X	X	X				X				

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																			
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
(See Note 2)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																	
	Grazing Only																		X	X	
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X		X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X														
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X		X	X	X
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				X	X	X				X	X	X				X	X	X	X	X
	25 maximum by ZAP	X	X	X																	
	25 plus by ZAP				X	X	X				X	X	X	X			X		X	X	X
	Permitted							X	X	X					X	X					X
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X
	100 maximum							X	X	X	X	X					X				X
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X			X	X
	Permitted												X	X	X						X
(i) Racing Pigeons	100 Maximum										X	X									X
	100 Max 1/acre plus																X				
	Permitted											X	X	X	X	X					X
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																					
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X
Moderate			X			X			X												
Least Restrictive				X			X			X											X

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

C36 GENERAL COMMERCIAL USE REGULATIONS

2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

2362 PERMITTED USES.

The following use types are permitted by the C36 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Civic, Fraternal or Religious Assembly
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment

Automotive and Equipment: Sales/Rentals, Farm Equipment
 Automotive and Equipment: Sales/Rentals, Light Equipment
 Business Support Services
 Communications Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Funeral and Interment Services: Undertaking
 Medical Services
 Participant Sports and Recreation: Indoor
 Personal Services, General
 Repair Services: Consumer
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited
 Transient Habitation: Lodging

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)
 Tree Crops
 Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
 (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
 (Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
 (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2363 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Agricultural Services "9"

2363

Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7649 (N.S.) adopted 7-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

2365 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Major Impact Services and Utilities

c. Commercial Use Types.

Automotive and Equipment: Cleaning
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)