

Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION ♦

PROFICIENCY ♦

PROVEN RESULTS



**Stylish Country Retreat on 7.79± Acres
with Breathtaking Views**

35667 Montezuma Valley Rd, Ranchita CA 92066

APN : 196-060-53-00

7.79 Acres

Offered at \$399,000

Nestled in the tranquil northeast corner of a beautifully wooded 7.79± acre parcel, this inviting 3-bedroom, 2-bath manufactured home offers a harmonious blend of privacy, comfort, and natural charm. Located at the end of a long, sweeping driveway and set back from the highway, the home is surrounded by mature oak trees, creating a peaceful, park-like setting. Inside, the thoughtfully designed 1,352 sq ft floor plan maximizes space and functionality. The bright kitchen features a charming garden window above the sink, with all appliances included—highlighted by a brand-new stainless steel dishwasher. A dedicated laundry room with exterior access adds convenience and utility. The home's flexible layout includes a unique feature between the second and third bedrooms: double interior doors that allow for a versatile space, ideal for a home office, guest area, or creative studio. The spacious primary suite provides a private retreat, complete with an en-suite bathroom featuring a standing shower and a generously sized walk-in closet.

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RedHawkRealty.com
800.371.6669



Stylish Country Retreat on 7.79± Acres with Breathtaking Views



Step outside to enjoy the serene outdoor living spaces, including a welcoming patio perfect for entertaining or simply soaking in the quiet surroundings. A fenced front boundary with a gated entrance enhances privacy, and a covered carport provides added convenience. Zoned A70 with an "O" animal designation, this property offers a variety of potential uses—whether you're interested in small-scale agriculture, gardening, or simply having space to enjoy the outdoors. There is a good producing well. Ranchita is a rural community in the mountains in San Diego County's backcountry, known for its wide-open landscapes, scenic vistas, and clear night skies. Situated near Anza-Borrego Desert State Park and just a short drive from Julian and Warner Springs. The area is conducive to outdoor activities such as hiking, horseback riding, and enjoying the four distinct seasons that grace this part of the county. Located within a short drive to several nearby towns, this property combines the tranquility of a secluded retreat with the convenience of access to local amenities. It is perfectly suited as a primary residence or a peaceful weekend getaway.



RedHawkRealty.com



800-371-6669



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:	4/16/2025 9:21:21 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1960605300
Project Name:	

1960605300

General Information

USGS Quad Name/County Quad Number:	Ranchita/61
Section/Township/Range:	15/11S/04E
Tax Rate Area:	98000
Thomas Guide:	/
Site Address:	35667 Montezuma Valley Rd Ranchita 92066-9700
Parcel Size (acres):	7.79
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	San Diego County Fire Protection District
School District:	Unified Warner

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-40) 1 Du/40 Ac
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

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.	Yes
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:	Northern Mountains
Vegetation Map	37200 Chamise Chaparral
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.	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: No)
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:	Yes
Soils Hydrologic Group:	D
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.

No

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.

No

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.

No

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 Luis Rey
Sub-basin:	903.31/Warner
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: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No

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:	18 To 21 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

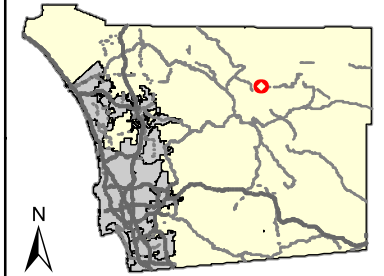
Additional Information

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.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes
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.	No
The site is located south of State Highway 78.	No
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

2014 ORTHOPHOTO



Legend:

PROJECT AREA

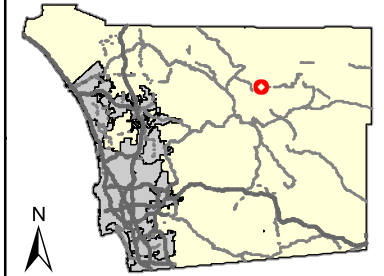
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

1997 COLOR INFRARED



Legend:

PROJECT AREA

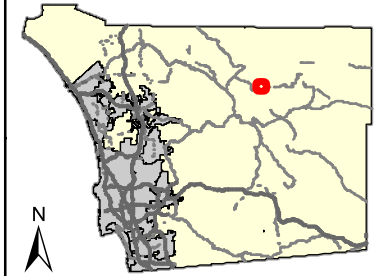
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Notes:

1995 AERIAL



Legend:

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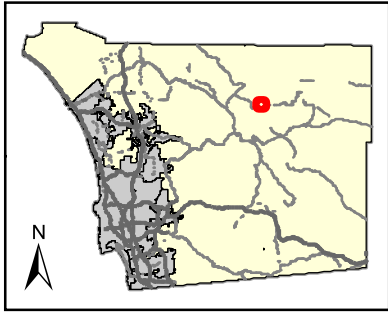
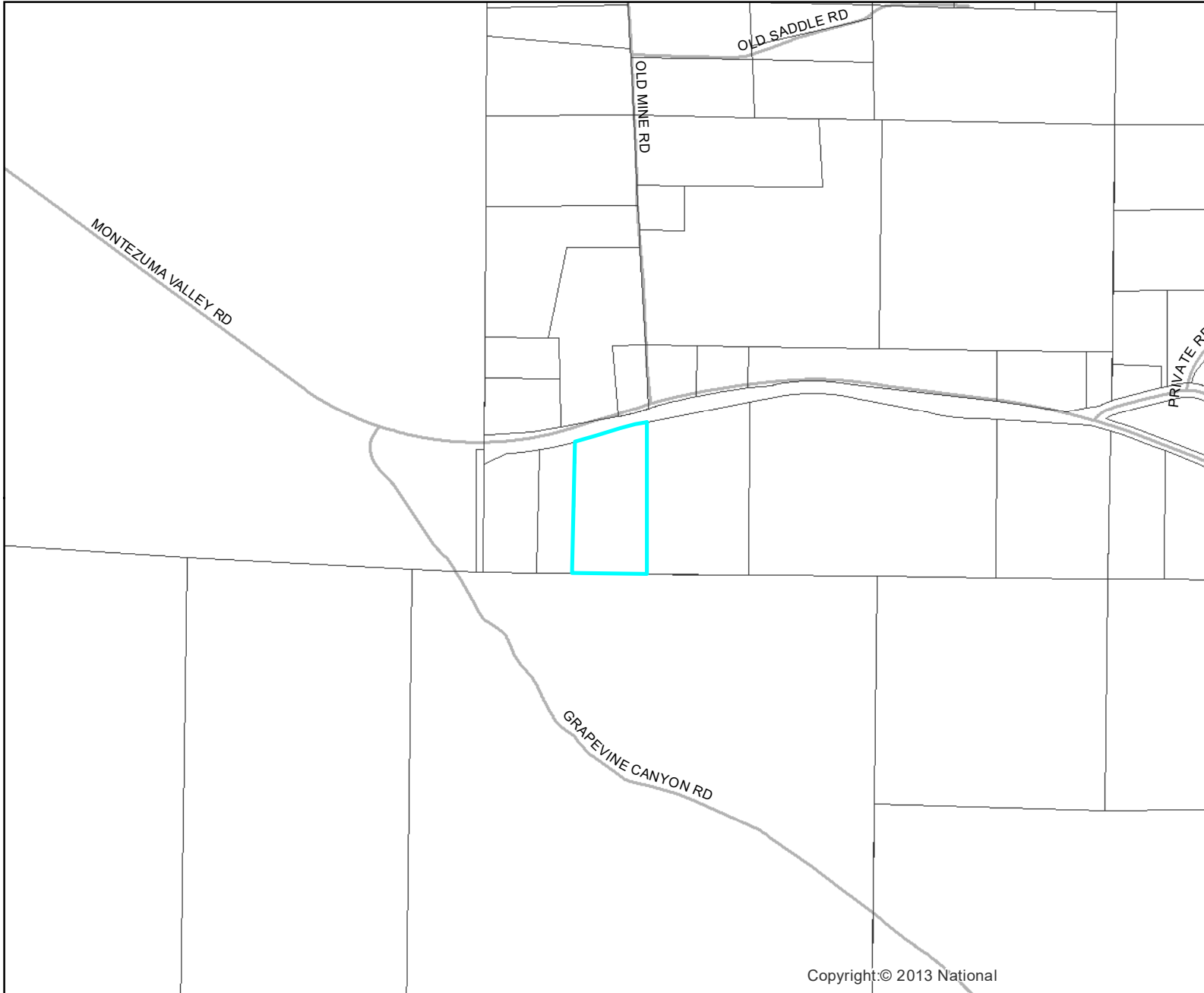
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Notes:

TOPO MAP



Legend:

 PROJECT AREA

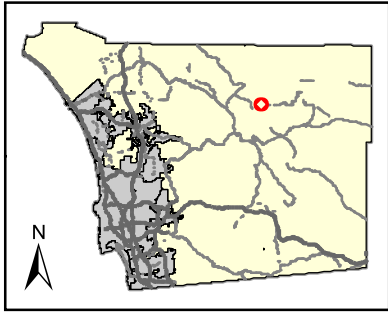
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NAD 1983 StatePlane California VI FIPS 0406 Feet
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Notes:

GENERAL PLAN - LAND USE



Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet
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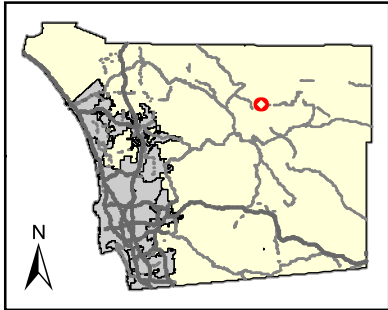


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Notes:

*Residential densities in italics

ZONING - USE



Legend:

- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation

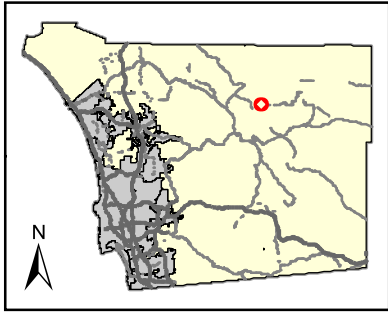
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Notes:

PRIME SOILS



Legend:

- PROJECT AREA
- PRIME SOILS**
- Prime Farmland Soils
- Statewide Significance Soils

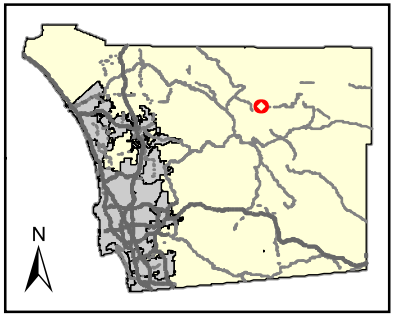
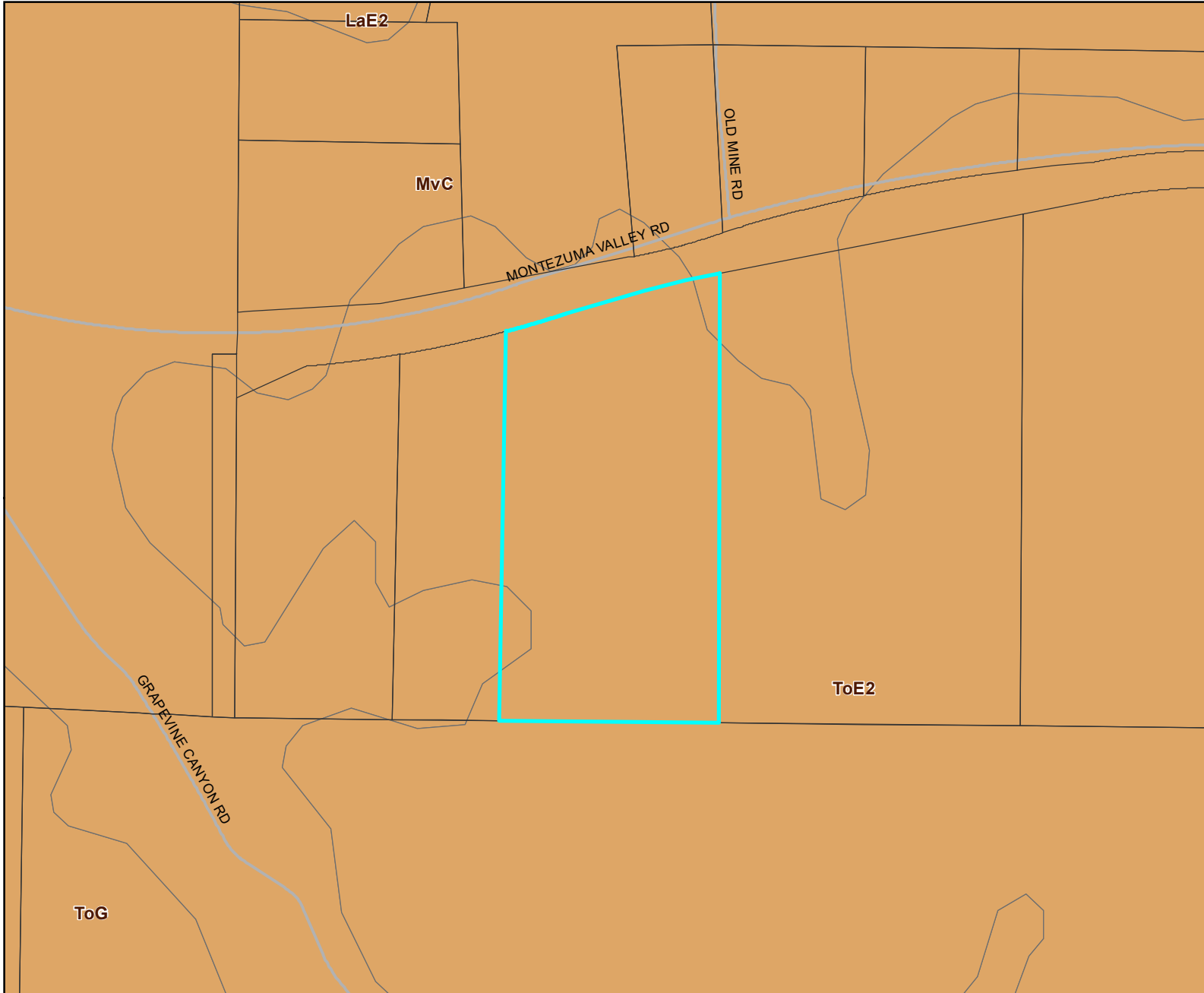
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Notes:

SOIL



Legend:

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

0 0.035 0.07 0.105 0.14 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

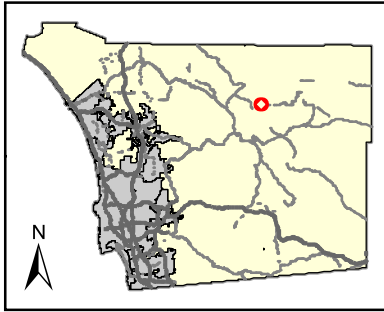
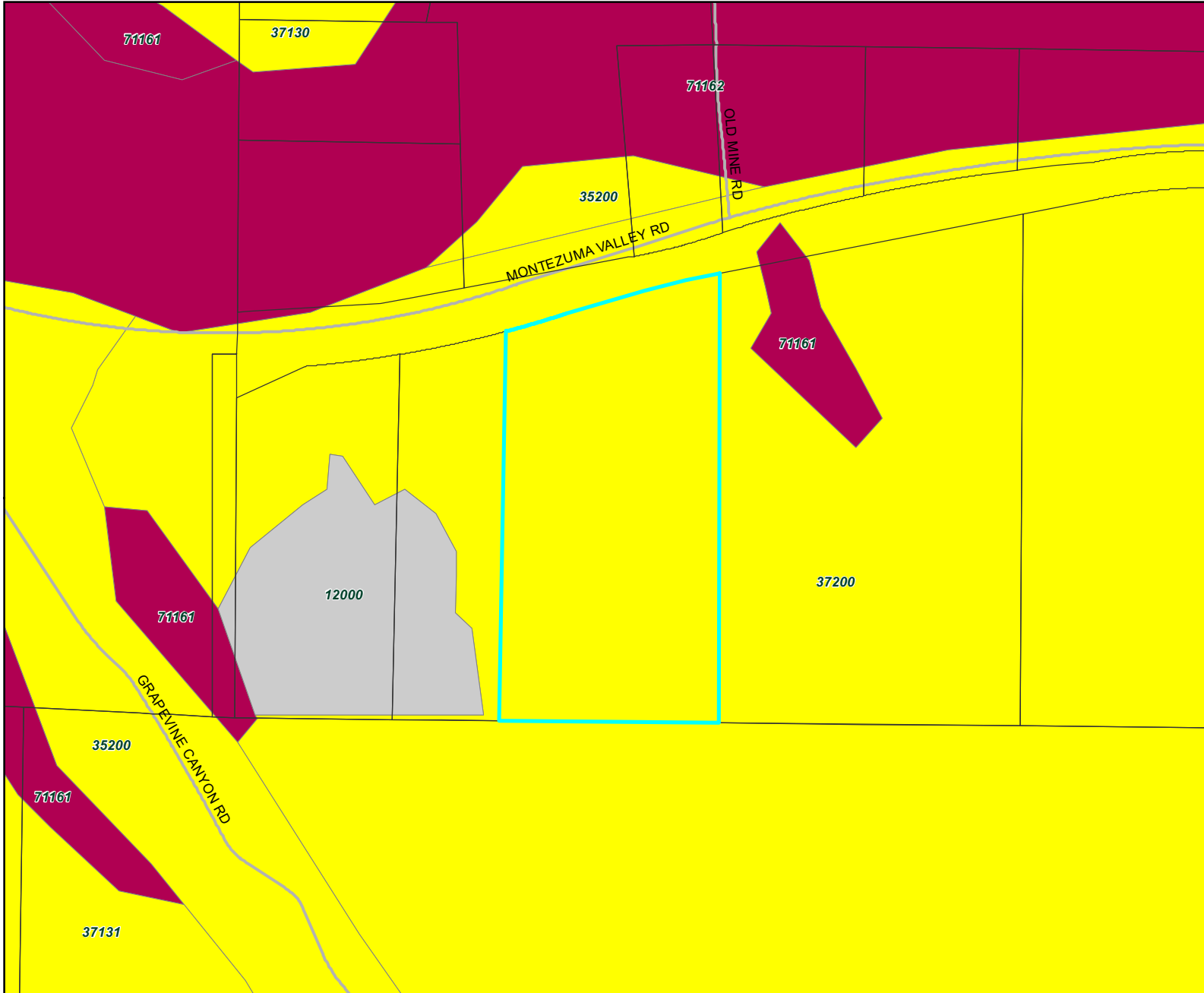


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
MvC	Mottsville loamy coarse sand, 2 to 9 percent slopes	4sc-4(20)	45	Low	Severe 2
ToE2	Tollhouse rocky coarse sandy loam, 5 to 30 percent slopes, eroded	7e-7(20)	9	Low	Severe 9

VEGETATION



Legend:

- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
 - Mudflats
 - Coastal Sage Scrub
 - Chaparral
 - Grassland
 - Riparian Scrub
 - Riparian Woodland
 - Riparian Forest
 - Pinyon Juniper Woodlands
 - Other Woodlands
 - Oak Forest
 - Vernal Pool, Meadow and Seep
 - Marsh
 - Coniferous Forest
 - Desert Dunes (22100, 22300, 24000)
 - Playas/Badlands/Mudhill Forbs
 - Desert Scrub
 - Desert Chaparral
 - Dry Wash Woodland
 - Water (including 11200, 13200)
 - Urban, Disturbed Habitat, Agriculture,
 - Eucalyptus Woodland

0 0.035 0.07 0.105 0.14 Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

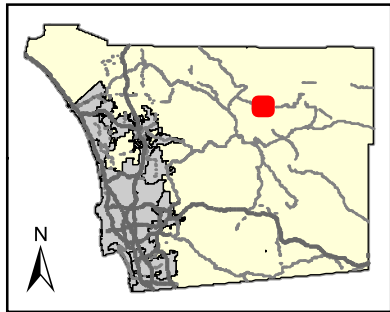
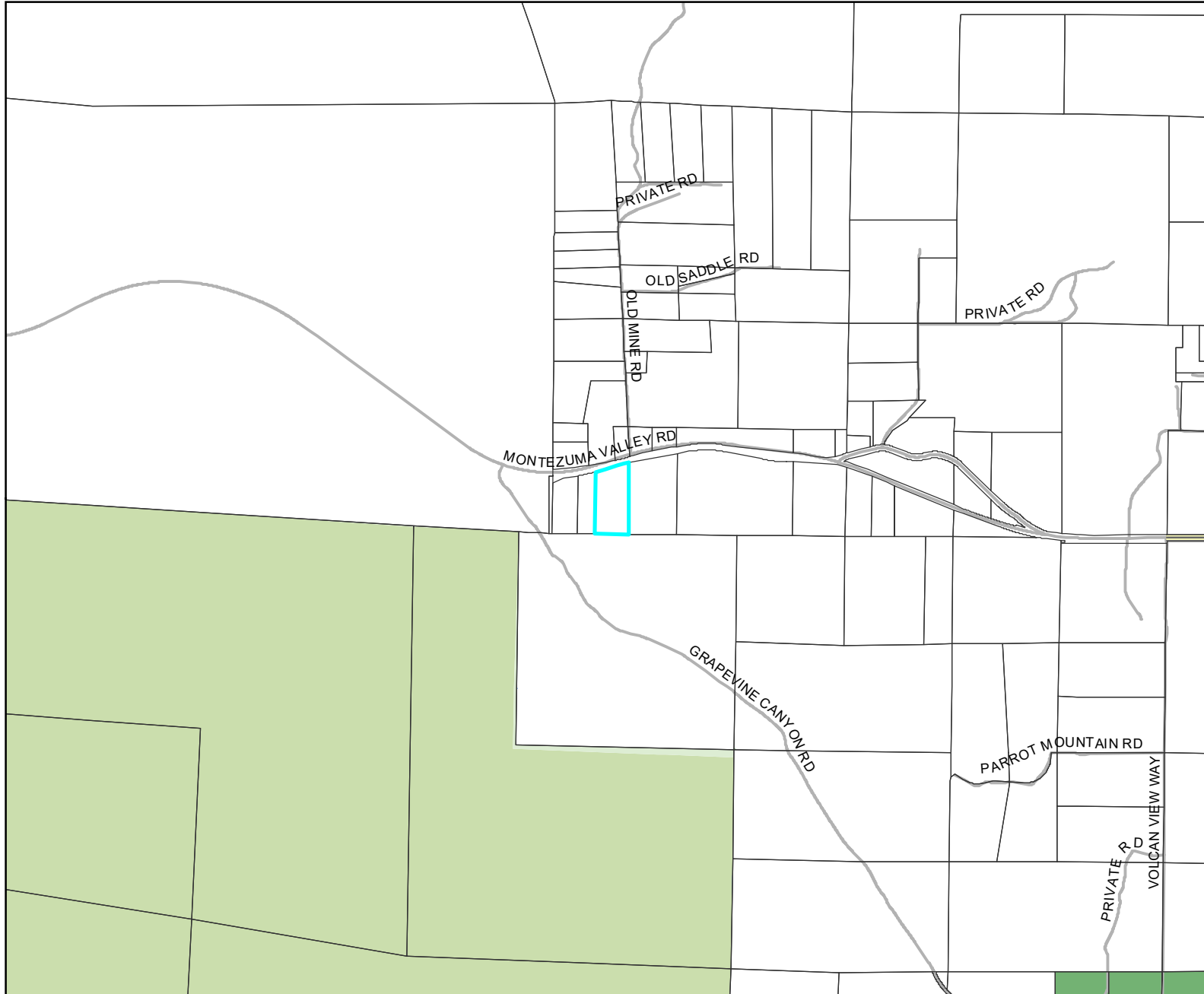
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Notes:

MSCP



Legend:

- PROJECT AREA
- NMSCP (DRAFT) DESCRIPTION**
- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take
- Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service
- EMSCP (DRAFT) DESCRIPTION**
- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition
- Zone within FCA
- Riparian/Wetland Habitat and Transition
- Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed with Ecological Protection
- RMS 3 - Land managed as Open Space
- RMS 4 - Other Public/Semi-Public Lands
- Developed Lands
- Tribal Lands

0 0.25 0.5 0.75 1 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
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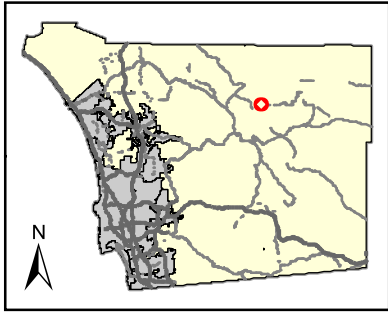
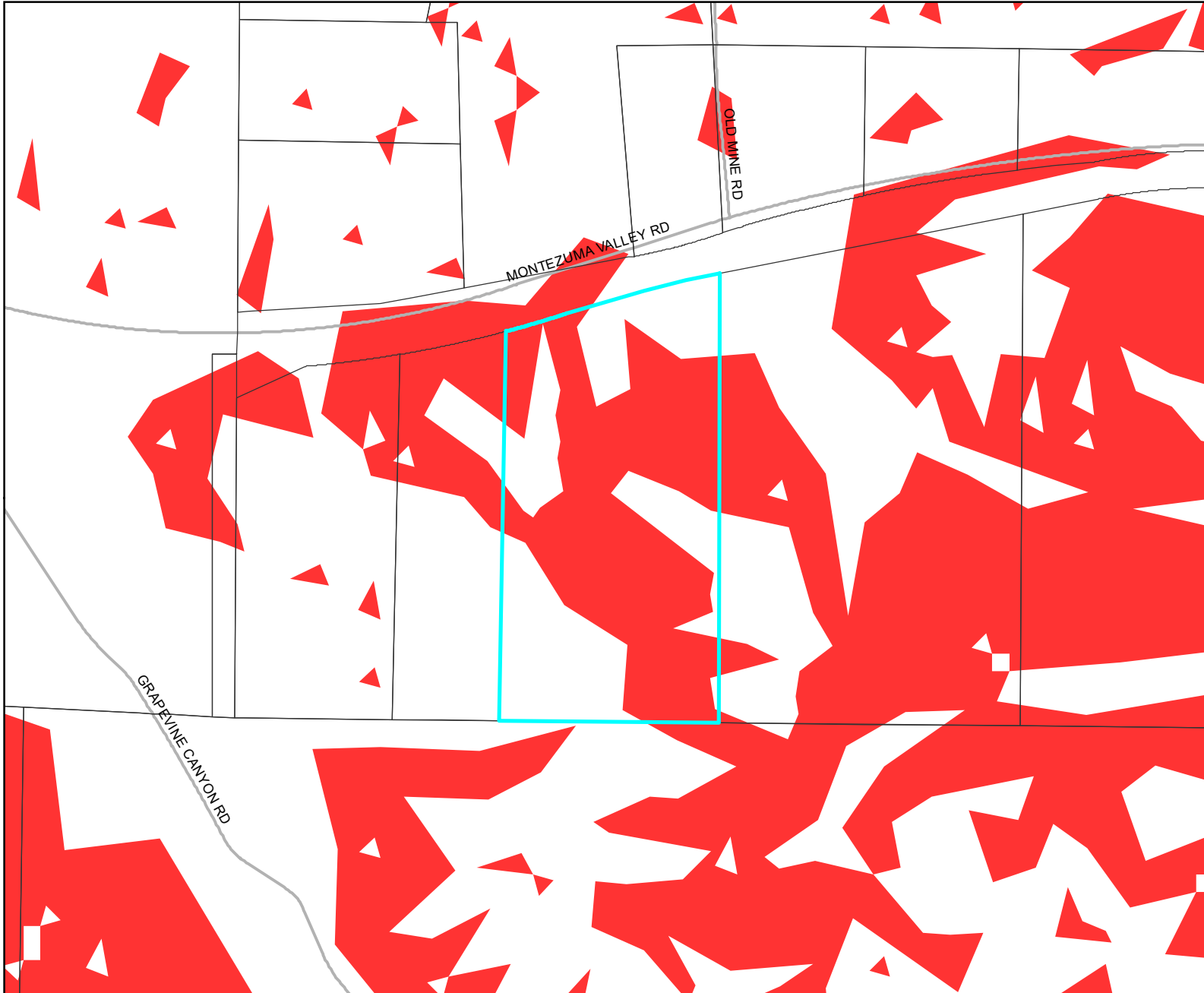


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Notes:

MSCP = Multiple Species Conservation Program

STEEP SLOPES



Legend:

- PROJECT AREA
- STEEP SLOPE (> 25%)

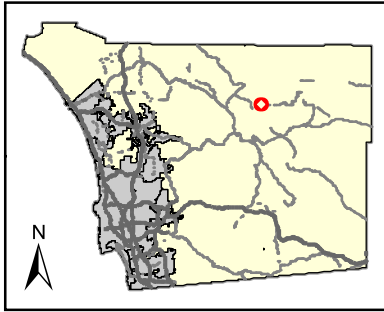
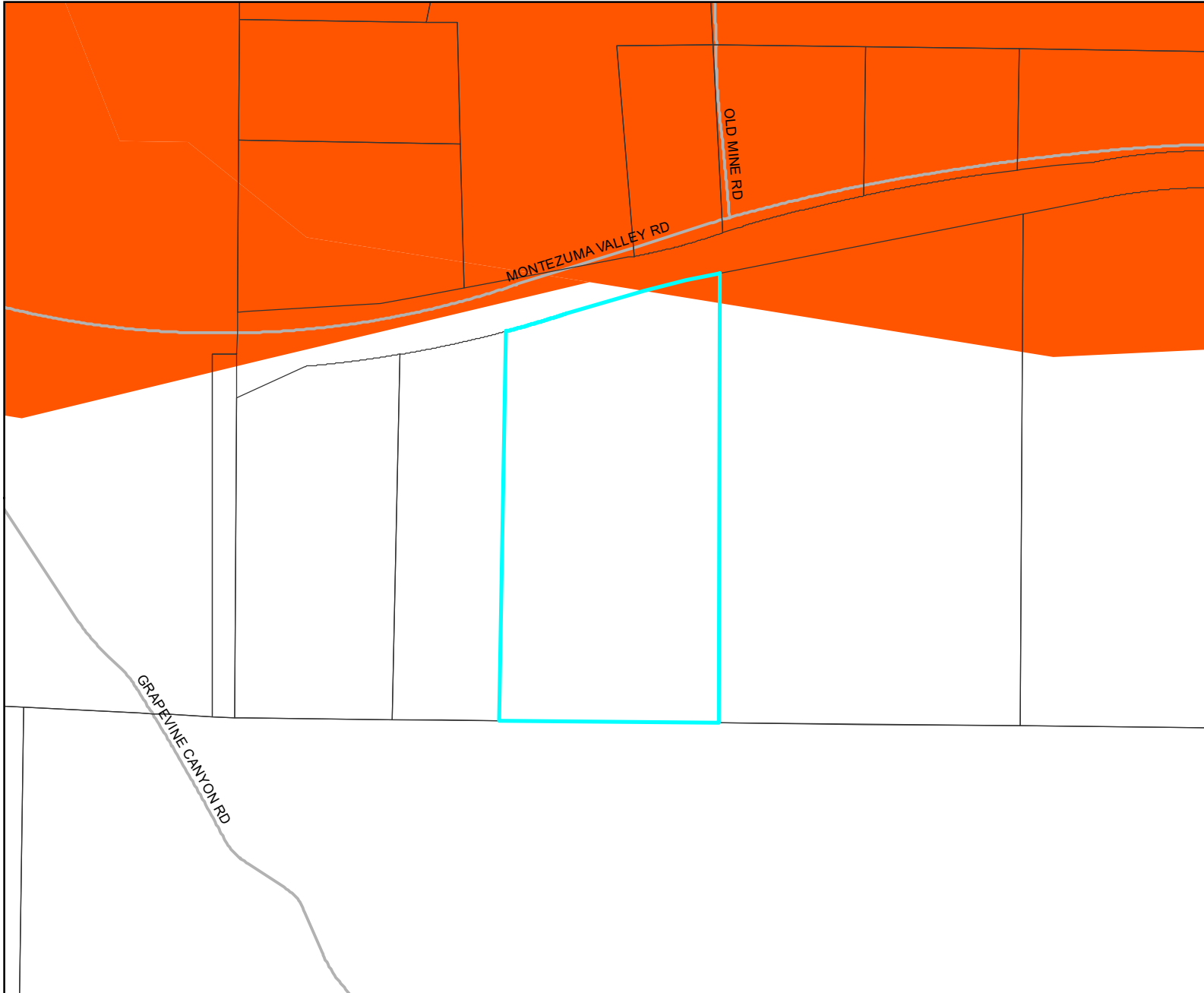
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Notes:

POTENTIAL LIQUEFACTION



Legend:

- PROJECT AREA
- POTENTIAL LIQUEFACTION AREA

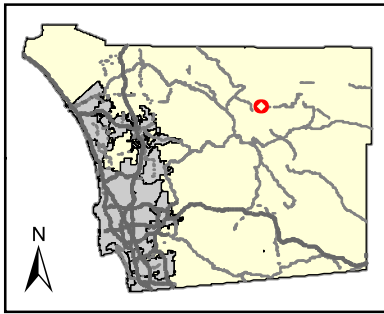
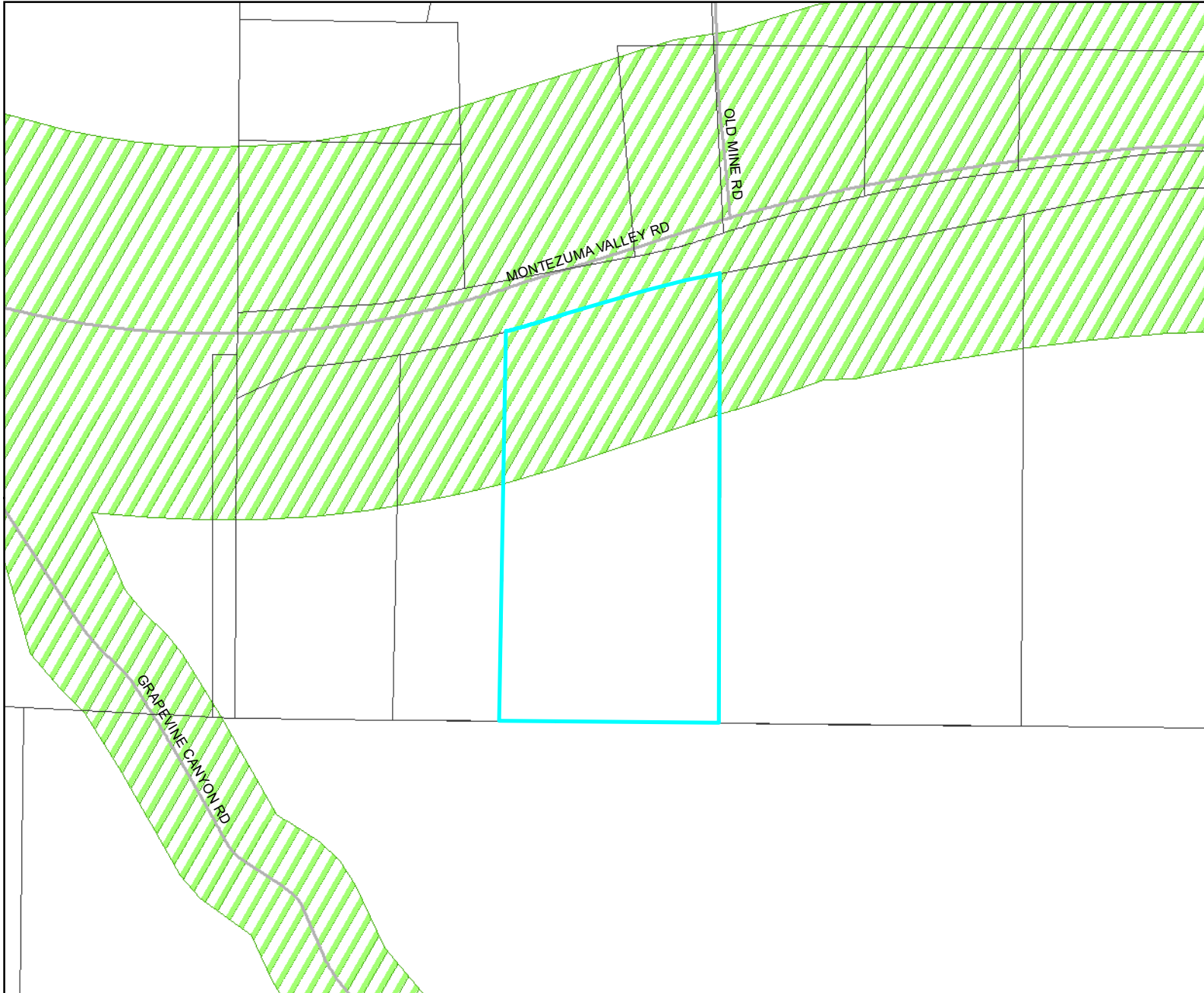
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Notes:

NOISE



Legend:

- PROJECT AREA
- TRAIN
- TROLLEY
- RAIL NOISE**
(Community Noise Equivalent Level)
- 60
- ROAD NOISE**
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80
- AIR NOISE**
(Community Noise Equivalent Level)
- 60
- 65
- 70
- 75
- 80

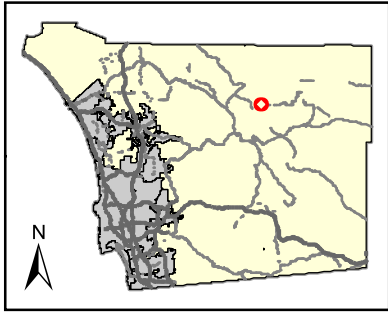
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Notes:

URBAN-WILDLAND INTERFACE



Legend:

- PROJECT AREA
- URBAN-WILDLAND INTERFACE ZONE

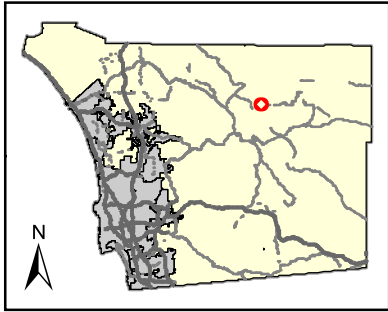
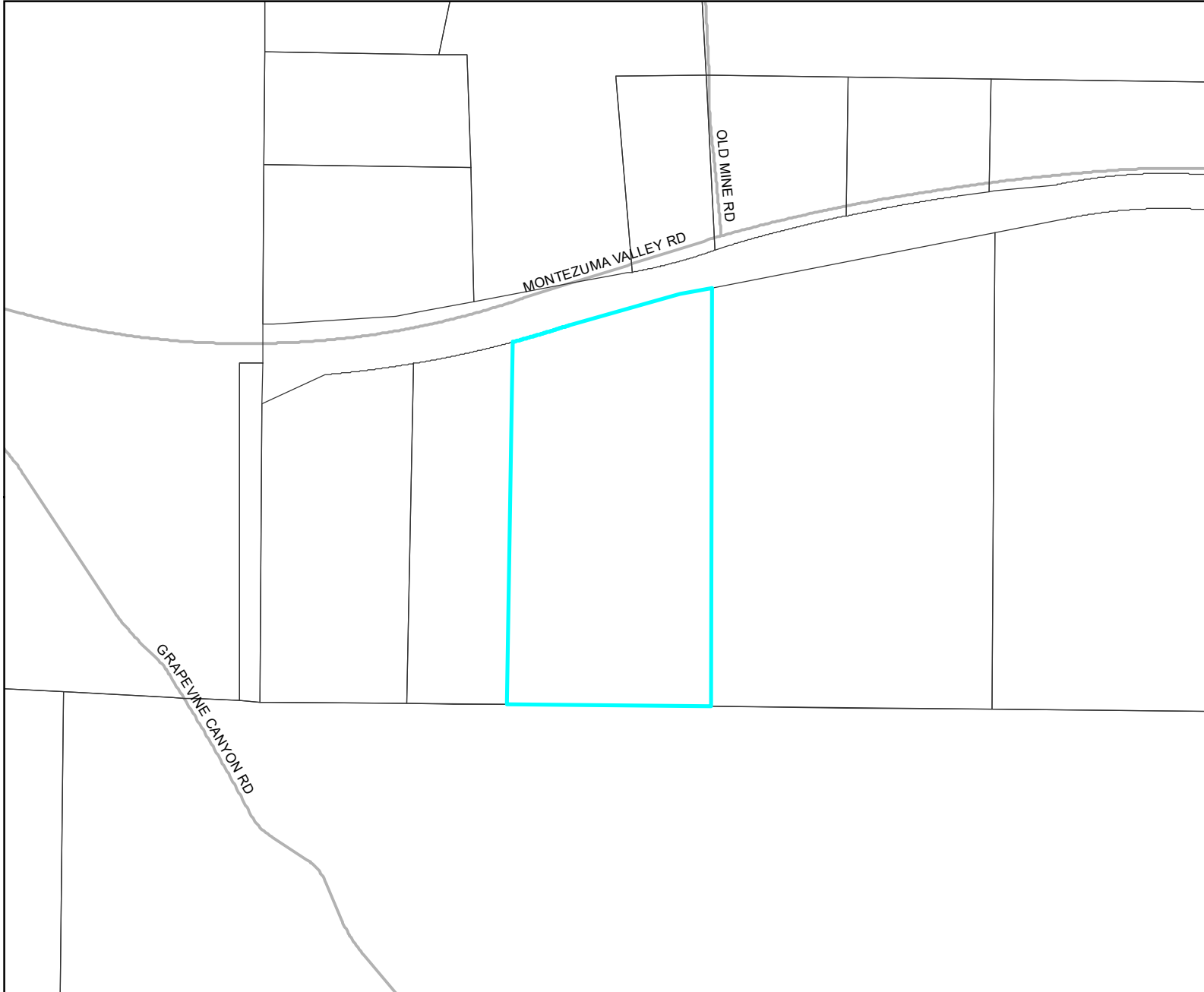
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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.04 0.08 0.12 0.16 Miles

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Notes:

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 STABLES																													
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X			
	MUP required									X		X	X	X									X	X					
	ZAP required				X	X	X																						
(b) Public Stable	Permitted															X									X				
	MUP required				X	X	X			X		X	X	X									X	X		X			
	ZAP required							X	X	X																			
ANIMAL SALES AND SERVICES: 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 ZAP				X	X	X			X		X	X	X	X	X							X	X					
	1 acre+ by MUP	X	X	X																									
(b) Small Animal Raising (includes Poultry)	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																									
	100 max by ZAP				X	X	X																			X			
	MUP required											X																	
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X					
	8 acres + permitted							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 ½ acres or less: 2 animals										X	X	X	X	X									X					
	1 ½ to 4 acres: 1 per ½ acre										X	X	X	X	X									X					
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres										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	U	V	W	X				
(See Note 2)	2 animals										X						X	X	X				X					X	
	4 acres plus by MUP											X			X														
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																								X	
	Grazing Only																				X	X							
	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X			
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	2 horses + 1 per ½ acre over 1 acre				X	X	X																						
	ZAP required				X	X	X																						
	½ acre plus by ZAP	X	X	X																									
	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	ZAP Required	X	X	X																									
	Permitted				X	X	X	X	X	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					X		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				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	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	X		
(i) Racing Pigeons	100 Maximum										X	X													X				
	100 Max 1/acre plus																X												
	Permitted												X	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	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 are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
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 MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)