



PROPERTY REPORT

PROPERTY ADDRESS: 2458 Miller Valley Road, Pine Valley, CA 91962-4815

DESCRIPTION: Build your very own compound on this private, secluded 40 acres with endless potential! Built in 1945 and in need of a little TLC and updating, this quaint, sunlit, 1,100 esf bungalow consists of 1 spacious bedroom/living area with lots of windows, 2 attractive ceiling fans, large rock fireplace, AC window unit, separate office space (optional bedroom) 1 bathroom with newer vanity and toilet, laundry area and well-lit, sizeable kitchen!

Exceptional exterior features include: Gated entry, detached garage, 3 additional graded house pads (excellent home sites) with easy access via a well-maintained road, multiple RV sites with hook-ups, good water well, hand dug cistern for irrigation, two 40' shipping containers (one equipped with electricity) and much, much more!

PRICE: **\$449,000**

APN: 609-130-0600

MLS: 170051551

CONTACT: Donn Bree; Donn@Donn.com; 800-371-6669; www.Donn.com

Private Retreat on 40 Acres in Pine Valley!

40 Acres, Endless Views, 1,100 esf Home, Multiple RV Sites with Hook-Ups, Seasonal Pond, Water Well, 3 Graded House Pads & More!



2458 Miller Valley Road, Pine Valley, CA 91962-4815

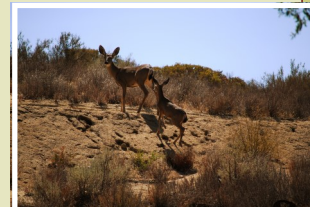


If you are looking for a private, secluded property to create your very own compound where wildlife is plentiful—this is the property for you!

Build your very own compound on this private and secluded 40 acres with endless potential! Built in 1945 and in need of a little TLC and updating, this quaint, sunlit, 1,100 esf bungalow consists of 1 spacious bedroom/living area with lots of windows, 2 attractive ceiling fans, large rock fireplace, AC window unit, separate office space (optional bedroom) 1 bathroom with newer vanity and toilet, laundry area and well-lit, sizeable kitchen!

The exterior property has exceptional, rare features, loaded with value and endless possibilities!

- Nestled against vast Indian Reservation land
 - Partially tiered and flat topography—sufficient, usable acreage
 - 3 additional graded house pads w/endless views accessible via a well maintained graded road
 - Multiple RV sites with hook-ups
 - Seasonal pond
- (CONTINUED ON PG. 2)



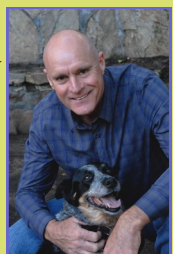
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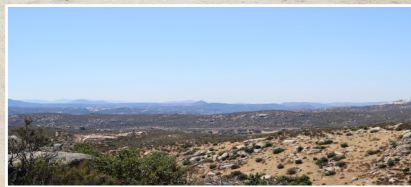
RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com
Www.DONN.com



APN 609-130-06-00



- Two 40' shipping containers in excellent condition (1 equipped with electricity)
- Raised cement garden/flower bed
- 800' deep water well with new pump (with 40' static level)
- Hand dug cistern for irrigation
- Beautiful, large oak trees, providing ample shading amongst a park-like setting.
- Beautiful indigenous plant life and natural setting: *Elderberry Bush, Hollyleaf Cherry trees, Manzanita, stately rock outcroppings, Pine Trees AND a landscape of indigenous golden poppies appear after a beautiful rainfall!*



3 additional homesites! This property features 3 additional graded house pads, via easy access by a well maintained dirt road. The very large house pad at the top of the property has water and electricity with outstanding views, (including Mexico just a stones throw away) and a prime location for a main home!

Additional benefits of this property is its close proximity to: *I-8 freeway, Historic US Highway 80, Viejas Outlet Center, nearby casinos, nearby hiking and riding trails, including: Bear Valley Trailhead and Pine Creek Trailhead, Noble Canyon Mountain Bike Trail, and just under an hour to downtown San Diego, bursting with beautiful sights and glorious entertainment!*

THIS SPECIAL PROPERTY IS A RARE OPPORTUNITY AND GREAT PROPERTY FOR GENERATIONS TO COME!

“We Know The Back Country!”

6091300800

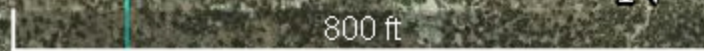
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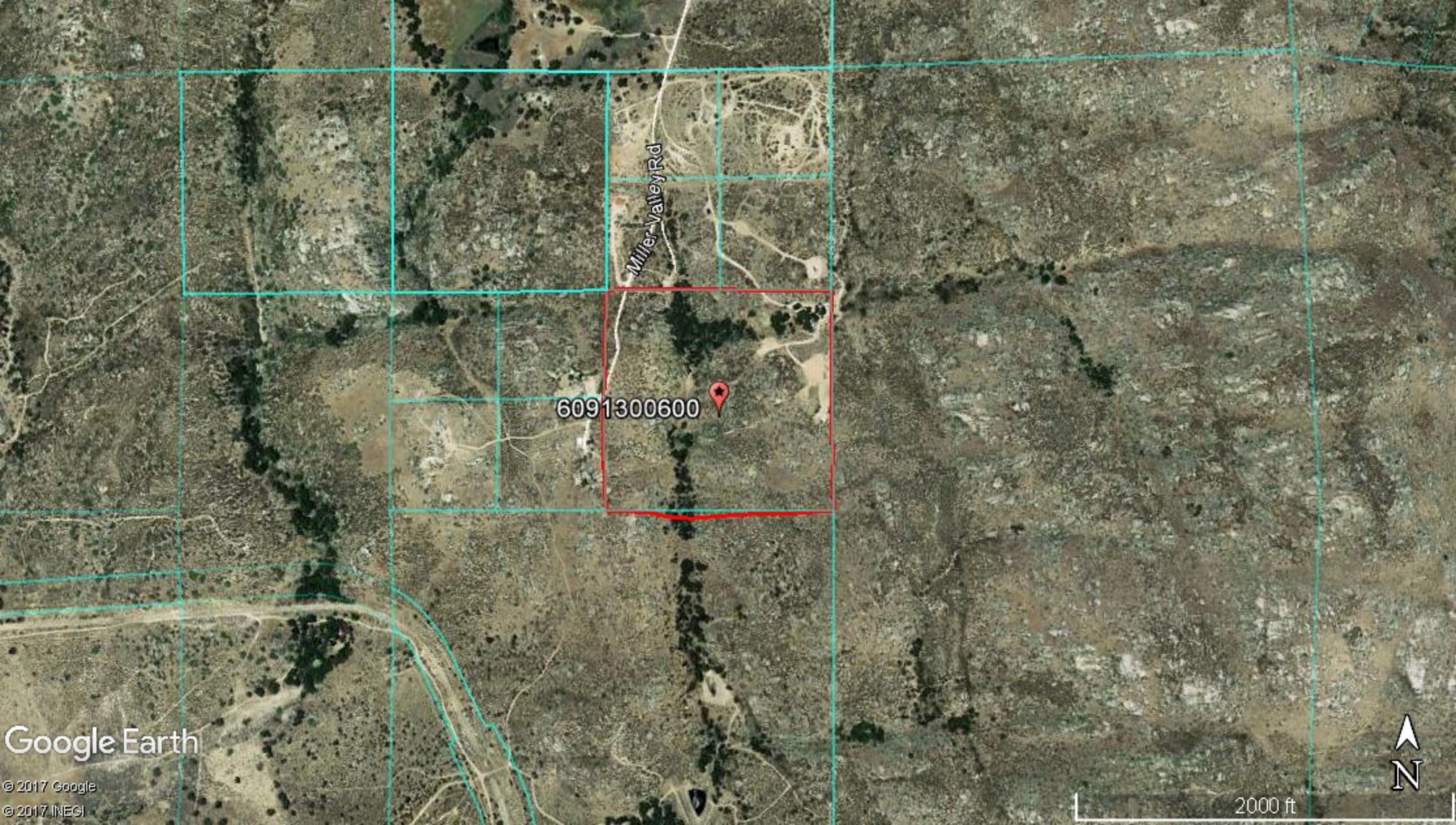
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Miller Valley Rd

Google Earth

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Miller-Valley Rd

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2000 ft



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:	10/1/2017 10:23:31 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	6091300600
Project Name:	

6091300600

General Information

USGS Quad Name/County Quad Number:	Cameron Corners/14
Section/Township/Range:	20/17S/06E
Tax Rate Area:	91058
Thomas Guide:	1299/A4
Site Address:	2458 Miller Valley Rd Pine Valley 91962-4815
Parcel Size (acres):	40.00
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	County Service Area No 135; Csa 135
School District:	Unified Mt Empire

General Plan Information

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

Zoning Information

Use Regulation:	S92
Animal Regulation:	W
Density:	-
Minimum Lot Size:	8Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	D
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic

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

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:	13
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Southern Mountains
Vegetation Map	12000 Urban/Developed; 37131 Granitic Northern Mixed Chaparral; 71162 Dense 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; 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)
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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

6091300600

Hydrology and Water Quality

Hydrologic Unit:	Tijuana
Sub-basin:	911.83/Clover Flat
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 (Tijuana Hu); Tijuana River Estuary; Tijuana River
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:	15 To 18 Inches

Noise

The site is within noise contours.	No
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Fire Services

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

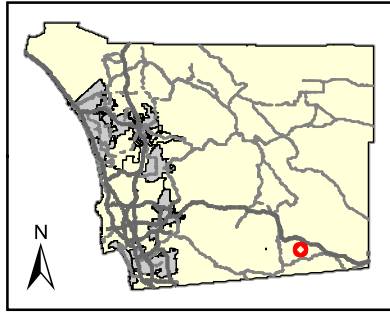
Additional Information

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.	No
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

2014 ORTHOPHOTO



Legend:

 PROJECT AREA

0 0.055 0.11 0.165 0.22 Miles

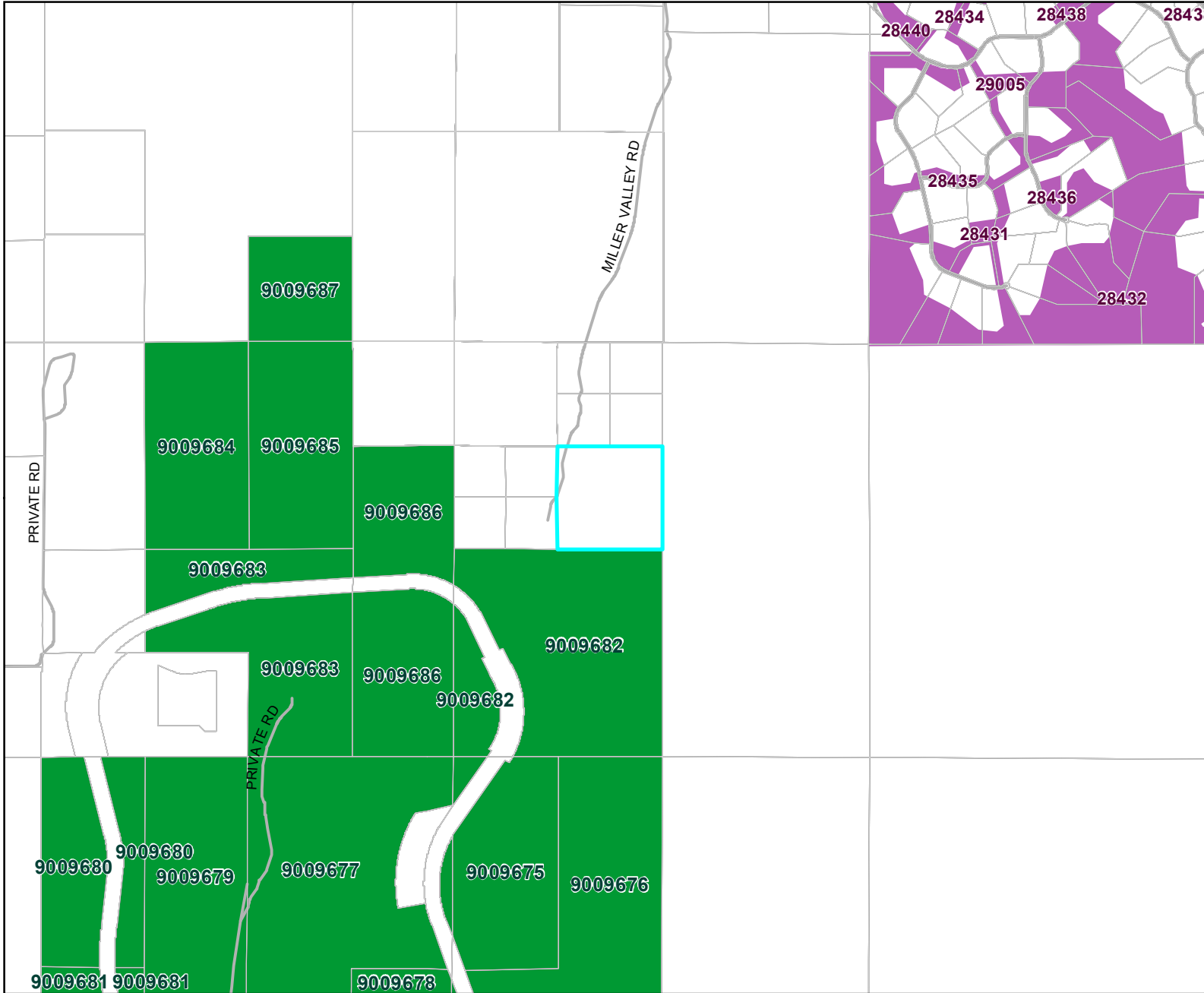
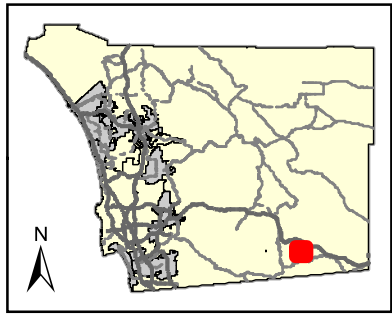
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

OPEN SPACE EASEMENTS



Legend:

- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

Notes:

S92 GENERAL RURAL USE REGULATIONS

2920 INTENT.

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are Intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

2922 PERMITTED USES.

The following use types are permitted by the S92 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (All Types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited

(Added by Ord. 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. 9101 (N.S.) adopted 12-8-99)

2923 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 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. Commercial Use Types.
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small or Large "2"
 - Recycling Processing Facility, Wood and Green Materials "3"

(Added 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. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2925 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities
Small Schools

(Added 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. 9101 (N.S.) adopted 12-8-99)

2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 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
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities

- Parking Services
- Postal Services
- Religious Assembly
- 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.
 - Animal Waste Processing (see Section 6902)
 - Packing and Processing: Winery
 - Packing and Processing: General
 - Packing and Processing: Support
- e. Extractive Use Types.
 - Mining and Processing (see Section 6550)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-64)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

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) Chinchillas (See Note 5)	Permitted											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	
(c) Large Animal Raising (Other than horsekeeping)	MUP required											X														
	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					
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X
	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																								
(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	X	X	X	
	ZAP Required	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	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		
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)