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January 25, 2022

Agenda No. 6  
08/31/21

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**Re: Title 22 – Three Points – Liebre Mountain Community  
Standards District Update**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to establish the Three Points – Liebre Mountain Community Standards District ("CSD"), which defines and establishes design and development standards for the unincorporated area of Three Points – Liebre Mountain. The design and development standards are intended to enhance the quality of life of the community by preserving and protecting the rural character of the scenic, natural setting. At the conclusion of the public hearing, your Board indicated an intent to approve the Three Points – Liebre Mountain CSD. Enclosed are the CSD final analysis and ordinance for your consideration.

Very truly yours,

RODRIGO A. CASTRO-SILVA  
County Counsel

By *Lisa Jacobs*  
LISA C. JACOBS  
Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

  
THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

LCJ:bh  
Enclosures

c: Fesia Davenport, Chief Executive Officer  
Celia Zavala, Executive Officer, Board of Supervisors  
Amy J. Bodek, Director, Department of Regional Planning

## ANALYSIS

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Three Points – Liebre Mountain Community Standards District, which defines and establishes design and development standards for the unincorporated area of Three Points – Liebre Mountain. The design and development standards are intended to enhance the quality of life of the community by preserving and protecting the rural character of the scenic, natural setting.

Very truly yours,

RODRIGO A. CASTRO-SILVA  
County Counsel

By *Lisa Jacobs*  
LISA C. JACOBS  
Deputy County Counsel  
Property Division

LJ:bh

Requested: 04-14-2021

Revised: 10-04-2021

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code, to establish the Three Points – Liebre Mountain Community Standards District, which defines and establishes design and development standards for the unincorporated area of Three Points – Liebre Mountain. The design and development standards are intended to enhance the quality of life of the community by preserving and protecting the rural character of the scenic, natural setting.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.102.040 is hereby amended to read as follows:

**22.102.040 Exemptions.**

The following developments are exempt from the regulations of this Chapter. Development that does not qualify for any of the exemptions listed below is subject to the regulations of this Chapter.

A. Except as otherwise specified in a Community Standards District ("CSD"),

Wwithin the boundaries of the Antelope Valley Area Plan:

...

**SECTION 2.** Section 22.300.030 is hereby amended to read as follows:

**22.300.030 Community Standards Districts Established.**

Community Standards Districts (CSDs) are hereby established for the following unincorporated areas of Los Angeles County, the boundaries of which shall be identified on the Official County Zoning Map:

<b>TABLE 22.300.030-A: COMMUNITY STANDARDS DISTRICTS</b>	
Community Standards District	Chapter
Acton	22.302
Agua Dulce	22.304
Altadena	22.306
Avocado Heights	22.308
Baldwin Hills	22.310
Castaic Area	22.312
Cerritos Island	22.314
East Los Angeles	22.316
East Pasadena—East San Gabriel	22.318
East Rancho Dominguez	22.320
Elizabeth Lake and Lake Hughes	22.322
Florence-Firestone	22.324
<u>Green Valley</u>	<u>22.354</u>
Juniper Hills	22.326
La Crescenta-Montrose	22.328
Leona Valley	22.330
Rowland Heights	22.332
San Francisquito Canyon	22.334
Santa Monica Mountains North Area	22.336
South San Gabriel	22.338
Southeast Antelope Valley	22.340
Stonyvale	22.342
<u>Three Points – Liebre Mountain</u>	<u>22.358</u>

Twin Lakes	22.344
Walnut Park	22.346
West Athens-Westmont	22.348
West Rancho Dominguez-Victoria	22.350
Willowbrook	22.352

**SECTION 3.** Chapter 22.358 is hereby added to read as follows:

**Chapter 22.358 Three Points – Liebre Mountain Community Standards**

**District**

**22.358.010 Purpose.**

**22.358.020 Definitions.**

**22.358.030 District Map.**

**22.358.040 Applicability.**

**22.358.050 Application and Review Procedures.**

**22.358.060 Communitywide Development Standards.**

**22.358.070 Zone-Specific Development Standards.**

**22.358.080 Area-Specific Development Standards.**

**22.358.090 Modification of Development Standards.**

**22.358.010 Purpose.**

The Three Points – Liebre Mountain Community Standards District ("CSD") is established to implement the goals and policies of the Antelope Valley Area Plan. The CSD has design and development standards to enhance the quality of life of the

community by preserving and protecting the rural character of the scenic, natural setting, including the Hillside Management Areas and Significant Ecological Areas ("SEAs").

**22.358.020 Definitions.**

The following terms are defined solely for this CSD:

Department. References to the Department are to the Department of Regional Planning, unless otherwise specified.

Gated or walled subdivision. A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A fence along one side of the subdivision does not constitute a gated or walled subdivision.

Perimeter fencing. Fencing placed along a property line or following the general boundary of a property and within a required setback on a parcel intended for privacy or security.

Residential ranch entrance signs. A freestanding sign that marks the entrance to a single-family residential use.

Wildlife-Permeable fencing. Fencing that can be easily bypassed by all species of wildlife found within the community, including, but not limited to, deer, coyotes, bobcats, mountain lions, rodents, amphibians, reptiles, and birds.

**22.358.030 District Map.**

The boundaries of this CSD are shown on Figure 22.358-A: Three Points – Liebre Mountain CSD Boundary, at the end of this Chapter.

**22.358.040            Applicability.**

In conjunction with Section 22.300.020 (Application of Community Standards Districts to Property), this Chapter shall apply to any application for development, expansion, or change of use requiring Department approval that is filed after February 24, 2022. For expansion of an existing, legally-established use as of February 24, 2022, this Chapter shall only apply to the new expansion portion and not to existing development. All cargo shipping containers shall comply with the requirements in this CSD by two years from February 24, 2022.

**22.358.050            Application and Review Procedures.**

Notification. All permits requiring notification by mail shall be consistent with Section 22.222.160 (Notification Radius). In addition, if the notification radius does not include a minimum of 15 parcels of real property, the radius shall be expanded until the owners of at least 15 parcels are included.

**22.358.060            Communitywide Development Standards.**

- A.    Drive-Through Services. All new drive-through services shall be prohibited.
- B.    Fences and Walls.
  - 1.    Fences and walls shall not include spikes, glass, razor wire, electrified fencing, nets, or clear plastic material. Barbed or concertina wire fences shall be prohibited.
  - 2.    Retaining walls shall be constructed of materials, textures, veneers, and with colors that are compatible with the surrounding landscape.

3. All hollow fence sign posts or posts with top holes, such as metal pipes or posts with open bolt holes, shall be capped and the bolt holes filled to prevent the entrapment of birds.

4. For lots of one net acre in size or greater, the following standards shall apply:

a. Fences in front yards. A minimum of 75 percent of the surface area of a fence or wall within required front yard areas shall be open and non-view obscuring, with the open area evenly distributed horizontally along the entire length of the fence or wall. Retaining walls shall be exempt from this requirement.

b. Perimeter fences. All perimeter fences and walls shall be wildlife-permeable, of open design, not harmful to wildlife, and comply with the following standards:

i. Fences shall be made out of materials that are visible to wildlife, such as wood rail, steel pipe, vinyl rail, or recycled plastic;

ii. No horizontal member shall be placed less than 18 inches or more than 42 inches above finished grade; and

iii. For wire fences, the second highest horizontal wire shall be placed at least 12 inches below the topmost wire.

C. Highway and Local Streets.

1. Highway Standards.

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for



locations where existing infrastructure or commercial and pedestrian traffic patterns are such that the Department of Public Works ("Public Works") determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the federal Americans with Disabilities Act;

b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement. To the maximum extent feasible, the highway right-of-way shall be clear of all obstructions, including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted to connect the property and the vehicular right-of-way. An encroachment permit from Public Works will be required. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial,

industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary by Public Works, after consultation with the Department, for the safety of pedestrian and vehicular traffic; and

c. The encroachment and driveway provisions in Subsections 1.b and 1.c (Highway Standards), above, for highway rights-of-way, shall also apply to local streets.

D. Hillside Management.

1. Grading. An approved Conditional Use Permit (Chapter 22.158) shall be required for any grading on a lot, or in connection with any project, that exceeds 2,500 cubic yards of total cut plus total fill material within any 24-month period. For purposes of computing the 2,500-cubic yard threshold amount, grading required by the Los Angeles County Fire Department ("Fire Department") to establish a turnaround or for brush clearance shall be excluded, but not grading for any private street, right-of-way, or driveway leading to such turnaround.

2. In approving an application for a Conditional Use Permit, the Commission or Hearing Officer shall make the following findings in addition to those required by Section 22.158.050 (Findings and Decision):

a. The grading will be performed in a manner that minimizes disturbance to the natural landscape and terrain through design features, including, but

not limited to, locating the building pads in the area of the project site that have the least slope or near a street traveled by the public;

b. The grading will be accompanied by other design features that maximize preservation of visual quality and community character, including, but not limited to, reduced structural height, the use of shapes, materials, and colors that blend with the surrounding environment, and the use of native vegetation for concealment; and

c. The proposed development minimizes impacts to existing viewsheds through all reasonable design measures.

E. Significant Ecological Areas. Exemptions listed in Section 22.102.040.A, specific to the communities within the boundaries of the Antelope Valley Area Plan, shall not apply to this CSD. Instead, the exemptions listed in Section 22.102.040.B shall be applicable.

F. Signs.

1. All sign requirements of Chapter 22.114 (Signs), and all applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), shall also apply to signs within this CSD, except as otherwise provided for or modified by this Subsection.

2. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:

- a. Outdoor Advertising Signs (Billboards);
- b. Roof Signs;

- c. Pole Signs; and
- d. Internally illuminated signs.

3. Wall Business Signs. Each business establishment fronting on and/or oriented toward one or more public street, highway, or parkway shall be permitted a maximum of one square foot of wall sign area for each one linear foot of building frontage. No wall business sign attached to a building shall extend above the building wall.

4. Monument Signs. As provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to six feet measured from the natural grade at the base of the sign and shall not display more than two sign faces with a maximum area of 50 square feet for each sign face.

5. Residential Ranch Entrance Signs.

a. Residential ranch entrance signs shall only be permitted on lots of at least one acre in size and located in the Residential or Agricultural Zone;

b. A maximum of one residential ranch entrance sign is permitted;

c. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face, with a maximum of two sign faces permitted;

d. The maximum height for a residential ranch entrance sign shall be 20 feet measured from the natural grade at the base of the sign; and

e. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads.

6. Temporary Real Estate Signs. The following provisions shall supersede the requirements of Section 22.114.170.A (Area Permitted):

a. Only one temporary real estate sign shall be permitted on a property at a time.

b. Prior to posting such sign, the approval of the property owner must be obtained in writing and be available for review upon request by the Department.

c. Such sign shall contain the name and contact number of the person or company responsible for placing such sign, in addition to the address, or Assessor Parcel Number, of the property being sold.

d. Maximum Sign Area. In the Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be 12 square feet per sign face.

7. Special Purpose Signs are permitted as provided for in Section 22.114.200 (Special-Purpose Signs), except that Community Identification Signs shall not be permitted for new subdivisions or planned developments.

G. Small-Scale Solar Energy Systems. Ground-mounted small-scale solar energy systems shall be placed at least five feet from the nearest property line. If the lot

is five or more gross acres in size, the ground-mounted small-scale solar energy system shall not be placed in any required yard.

H. Subdivisions.

1. Gated or walled subdivisions are prohibited.

2. Required Area. New lots shall have a minimum area of 20 gross acres. For density-controlled developments (Section 22.140.170), lots shall be a minimum of 10 gross acres in size.

3. Utilities. All wires and cables that provide utility services, including telephone, television, electricity less than 10 kilovolts, and similar services shall be placed underground.

I. Trails. Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles General Plan, Antelope Valley Area Plan, and the Los Angeles County Trails Manual ("Trails Manual") maintained by the County Department Parks and Recreation ("Parks and Recreation"). All projects consisting of new development or subdivision and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication.

a. Required trail dedications and development standards shall be determined by Parks and Recreation, in accordance with the County's Board-adopted regional trail network and Trails Manual.

i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision, where feasible; and

ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification.

2. Trail Design and Location.

a. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network, and to provide connectivity to recreational uses, such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, or conservation areas, as determined by Parks and Recreation;

b. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and

c. Deviations from the standards, set forth in this Subsection, or any applicable provision in the Trails Manual, may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

J. Vegetation and Landscaping.

1. This Subsection is applicable to lots that are located entirely outside of an SEA and are at least two and one-half gross acres or greater in size.

2. Vegetation Conservation Buffer. Notwithstanding the provisions of Subsection 3, below, a vegetation conservation buffer with a depth of not less than 30 feet shall be established and maintained along the boundary of a lot bordering upon a public street or a private street or right-of-way. If more than one boundary of a lot borders a public street or private street or right-of-way, the vegetation conservation buffer shall be established and maintained along the boundary of the lot bordering upon the widest public street or private street or right-of-way.

a. In cases where a vegetation conservation buffer is established pursuant to Subsection 2, above, the 30-foot depth shall be measured from the property boundary unless such boundary is located within a public street or private street or right-of-way, in which case, it shall be measured from the edge of the street or right-of-way closest to the interior of the lot.

b. No vegetation of any kind within the vegetation conservation buffer shall be removed or destroyed, with the following exceptions:

i. Vegetation may be removed for the purpose of establishing wells, well pump houses, pumps, tanks, and other well-related fixtures;

ii. Vegetation may be removed for one driveway path for each 165 feet of lot width, provided that such driveway path is limited to a width of 28 feet; and

iii. Vegetation may be removed for compliance with County regulations relating to brush clearance safety, fuel modification, or other Fire Department requirements.



3. Removal or destruction of vegetation of any kind shall require an approved Conditional Use Permit (Chapter 22.158) where the area of removal or destruction is greater than 30 percent of the gross area of the lot or 30,000 square feet, whichever is more restrictive. The following removals are exempt from this requirement:

a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures, but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;

b. The removal or destruction of vegetation on public rights-of-way for roads, highways, flood control projects, or other similar or related uses;

c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;

d. Work performed under a permit issued to control erosion or flood hazards; and

e. Agricultural uses, including animal keeping, animal raising, or growing crops, permitted by this Title 22.

4. Conditional Use Permit Application Materials. In addition to the requirements listed in Chapter 22.158 (Conditional Use Permits), the following materials shall also be submitted to the Department for review of a request for vegetation removal with a Conditional Use Permit:

a. A detailed project description outlining the reason for the proposed vegetation removal and the use of the property, within the next 12 months.

b. A landscaping plan, identifying all vegetation on the property including, and separately specifying, native vegetation listed in the San Andreas SEA Plant List maintained by the Department. The landscaping plan shall indicate the vegetation proposed to be removed as part of the project and how those removals will be mitigated with replanting, to the satisfaction of the Department, in consultation with the County Biologist.

c. Fuel modification plans or grading plans shall also be submitted, upon request by the Department.

d. In addition to filing fees specified in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

5. Additional Findings for Conditional Use Permits. In addition to substantiating the findings listed in Section 22.158.050 (Findings and Decision), the applicant shall also substantiate the following:

a. Development plans emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces. Stands of native vegetation and mature trees are preserved or expanded to the greatest extent possible; and

b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.

**22.358.070 Zone-Specific Development Standards.**

**A. Residential and Agricultural Zones.**

1. Housing Standards. All single-family residences shall meet the following standards, in addition to those in Section 22.140.580 (Single-Family Residences):

a. Structures shall provide eaves of not less than 12 inches in depth on all sides, as measured from the finished exterior wall surface; and

b. At least 50 percent of the surface area of the street-facing building façades shall be covered by brick, stone, wood, or an alternative siding material designed to mimic the look of wood, brick, or stone.

2. Required Yards.

a. Front, side, and rear yards shall have a minimum depth of 30 feet each.

b. Required front, side, and rear yards shall be measured from the property boundary, unless such boundary is located within a private street providing access to one or more lots, in which case required yard areas shall be measured from the edge of the street or right-of-way closest to the interior of the lot.

3. Use-specific Standards. Cargo shipping containers are permitted as an accessory use in the A-1 and A-2 Zones with the approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.358.070-A, provided the following development standards are met:

<b>Table 22.358.070-A: Cargo Shipping Containers</b>	
Net Acreage of Lot	Maximum Number Permitted
1 to < 5	1
≥ 5	2

a. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length;

b. Location. Cargo shipping containers are prohibited in any required yard or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones);

c. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or cargo shipping container and shall not be stacked upon each other;

d. Design. Cargo shipping containers shall be painted one uniform earth-tone color such as a shade of taupe, beige, olive, or other neutral, muted colors that blend with the surrounding setting, and not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by any applicable federal, State, or local regulation; and

e. Screening. All cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot.

i. Where the cargo shipping container is not screened from view by fencing, walls, hedges, existing structures or earthworks, landscaping shall include trees, shrubs, and other plant materials that will screen the height of the cargo shipping container. All landscaping shall comply with all other applicable standards in this Title 22.

ii. Landscaping intended for screening shall include:

(1) Two rows of trees and other shrubs and plant materials on any side of the cargo shipping container located less than 1,000 feet from a property line.

(2) At least one row of trees with other shrubs and plant materials on any side of the cargo shipping container located at least 1,000 feet from a property line.

iii. Trees used for screening shall be placed the maximum distance apart based on the diameter of the crown of the proposed type of tree at 20 years of age, or not greater than 20 feet apart, whichever is less.

iv. Trees used for screening shall be of an evergreen variety or from the San Andreas SEA Plant List maintained by the Department.

f. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be properly maintained.

B. Commercial and Rural Zones.

1. Alcoholic Beverage Sales. No business engaged in the sale of alcoholic beverages for off-site consumption, with the exception of renewals for existing permits, shall be located within 1,000 feet of any property containing an existing legally-established public or private school, or child care center.

2. Height. Buildings or structures shall be limited to two stories.

3. Required Yards. In addition to Section 22.24.040 (Development Standards for Rural Zones), commercial lots shall have a minimum front yard of 10 feet.

4. Structure Design. Street-facing building façades shall have not more than 50 percent of their surface area covered in any one of the following materials: glass, stucco, or metal.

5. Hours of Operation. Hours of operation for commercial uses shall be limited to the hours of 7:00 a.m. to 10:00 p.m., Sundays through Thursdays, and 7:00 a.m. to 11:00 p.m. on Fridays and Saturdays.

**22.358.080 Area-Specific Development Standards.**

A. Scenic Drive Areas. New development proposed within 500 feet of the edge of a right-of-way on a Scenic Drive, as designated on Map 4.2: Antelope Valley Scenic Drives of the Antelope Valley Area Plan, shall be subject to the following:

1. The maximum allowable height shall be 18 feet above existing or finished grade, whichever is lower. Chimneys, rooftop solar equipment and non-visually-obstructing rooftop antennas may be permitted to extend above the

allowable height of the structure, but shall not extend more than six feet above the maximum allowable height.

2. Structures shall not occupy more than 50 percent of the linear frontage of the lot.

3. Small-scale wind energy facilities shall be prohibited.

4. New buildings or structures shall use earth-tones, such as shades of taupe, beige, olive, or other neutral, muted colors that blend with the surrounding setting.

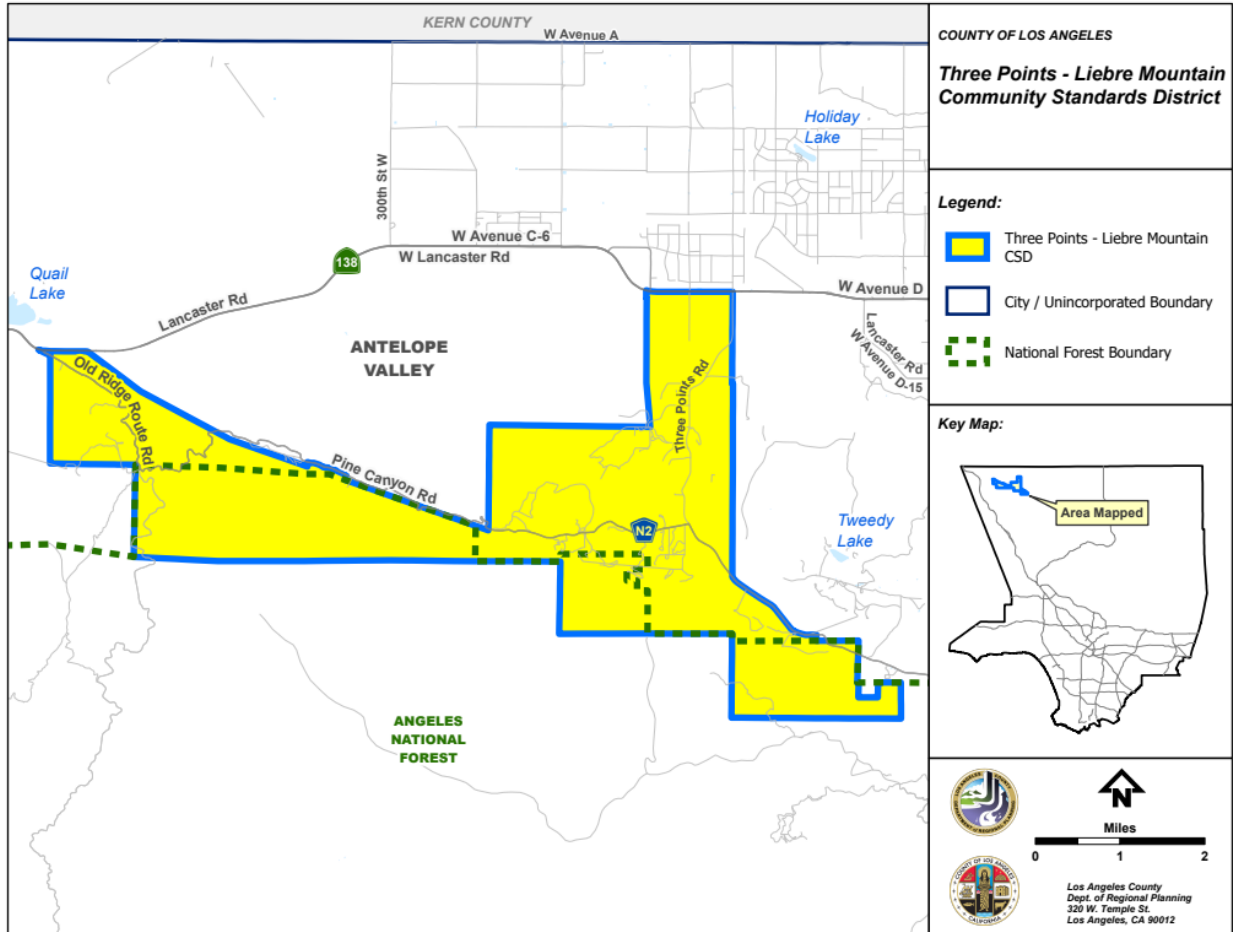
**22.358.090 Modification of Development Standards.**

A. Modifications to any standards in this Chapter are subject to a Minor Conditional Use Permit (Chapter 22.160) application, and shall be subject to additional findings:

1. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or

2. There are exceptional circumstances or conditions that are uniquely applicable to the subject property, or to the intended development of the subject property, that do not apply to other properties within the area governed by this CSD.

**Figure 22.358-A: THREE POINTS – LIEBRE MOUNTAIN CSD BOUNDARY**



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