Note 1: The SP Combining District requires Design Review for all interim or future development on parcels in this zoning. A 100-foot buffer from all property lines, with the exception of the northern property line, shall be incorporated into all improvement plans restricting the placement of any above-ground construction, outdoor storage, parking or use area within the buffer and requiring that the native vegetation shall be retained within this buffer for screening purposes, but allowing for clearing for road construction, when the retention of this vegetation does not conflict with fuel modification measures of the County’s Fire Safe Regulations.

LUDC Chapter XVII and Public Resources Code (PRC) 4295.