

project complies with the Environmental Quality Criteria. The project will cluster development and reduce overall land disturbance, removal of vegetation, and total area covered by paving and by reducing required minimum setbacks as allowed by a County-proposed RM Zoning Text Amendment. The RM Regulations prohibit the removal of living trees with a trunk circumference of more than 55 inches (17.5 inches in diameter), except as may be required for approved development. The applicant proposes to remove seven (7) trees that meet or exceed this size threshold, as the trees are located within the proposed building footprints. The proposed tree removals are included in this RM Permit application. Additionally, with the implementation of Mitigation Measures BIO-1 through BIO-11 (incorporated as conditions of approval), significant adverse environmental impact upon primary wildlife resources would be reduced to a level that is less than significant.

Section 6324.2 (Site Design Criteria) and Section 6324.6 (Hazards to Public Safety Criteria). These criteria prohibit development from contributing to the instability of a parcel or adjoining lands, as well as the placement of structures in areas that are severely hazardous to life and property. As discussed in Section 4.3 (Geology and Soils) of the Re-Circulated DEIR, the project, as mitigated, will be designed to adequately compensate for adverse soil engineering characteristics and other subsurface conditions. Potential fire hazards associated with the project are discussed in Section 4.4.2.4 (Hazards and Hazardous Materials Impacts) of the Re-Circulated DEIR. As proposed and mitigated, the project complies with applicable Hazards to Public Safety Criteria.

2. Construction of Proposed Residences

Section 6319A (Maximum Height of Structures) limits residential and commercial structures to a maximum height of three stories or 36 feet, except as allowed through the issuance of a use permit. All proposed residences are two (2) stories in height and comply with the height limit, as shown in the table below:

<i>Lot Number</i>	<i>Maximum Height</i>
RM Regulations	36'
Lot 1	32'
Lot 2	32'
Lot 3	32'
Lot 4	32'
Lot 5	28'
Lot 6	28'
Lot 7	28'
Lot 8	28'
Lot 9*	29'
Lot 10*	26'6"
Lot 11	26'

*Lots 9 and 10 are in the R-1/S-81 zoning district and