

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:

| Table 6 <i>Proposed Heights of Residences Under RM Zoning</i> | |
|---------------------------------------------------------------------------------------------|-----------------------|
| <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 are included for reference purposes. | |

Section 6319B (Minimum Yards) requires a minimum front yard of 50 feet and minimum side and rear yards of 20 feet. The section also requires a minimum distance of 30 feet between main and accessory buildings. As previously discussed, the project does not comply with the minimum front and side yard requirements. As discussed in Section II.D below, the applicant has included a request for a setback reduction that would be allowed under the County-proposed Zoning Text Amendment to the RM Regulations. If adopted, this amendment would allow 20-foot front and rear yard setbacks and 10-foot side