C. 50-UNIT PLANNED UNIT DEVELOPMENT (PUD) ALTERNATIVE

Under the 50-Unit Planned Unit Development (PUD) Alternative (Alternative C), the project would consist of a PUD of townhouse and single-family style residences. The site plan would be similar to the proposed project, including a single road that would access the northerly (upslope) townhouses or single-family style residences (totaling 25 units). The same surface road would also access the southerly (downslope) units consisting of 25 townhouse or single-family style residences. However, there would be no subterranean garage. As with the proposed project, Alternative C would require 30,000 cubic yards (cy) of cut, 5,000 cy of fill, the export of 100,000 cy, and the import of 75,000 cy for landslide repair. The on-site portion of the Revello Landslide would be permanently stabilized and repaired as part of the development for Alternative C.

Visual Resources

Alternative C reduces the overall size of the proposed project. Therefore, aesthetics impacts associated with Alternative C would be less than the aesthetics impacts associated with the proposed project.

Air Quality

Short-term air quality impacts during grading and construction would be less under this alternative because while this alternative requires the same amount of grading on the project site, it would require less overall construction of residential uses. Long-term operational air quality impacts from stationary emissions would be slightly less under this alternative compared to the proposed project. This is because Alternative C involves fewer residential units, resulting in less natural gas and electricity consumption and associated air pollution than the proposed project. Also, this alternative would generate fewer vehicle trips per day than the proposed project, meaning that long-term automobile-related air pollutant emissions would be less than the proposed project.

Geology and Soils

The amount of grading, specifically associated with slope stabilization, required for Alternative C would be same when compared to the proposed project. Therefore, grading impacts under Alternative C would similar when compared to the proposed project. The project site would still be subject to seismic shaking impacts. While fewer people would be exposed to such seismic hazards under Alternative C, compliance with the UBC and recommendations included in the geotechnical reports would ensure that no significant seismicity impacts are created under this alternative. Geology and soils impacts associated with Alternative C would still be slightly less than those associated with the proposed project.

Hydrology and Water Quality

Alternative C contains fewer residential units than the proposed project and, therefore, may provide slightly less impermeable surfaces (e.g., roads and buildings) on the project site. The minor reduction in impermeable surfaces on the project site would cause a reduction in runoff rates and velocities compared to the proposed project. Therefore, surface hydrology impacts from Alternative C would be slightly less than those associated with the proposed project. Water quality impacts associated with Alternative C would be similar to those associated with the proposed project due to mandatory compliance with the Los Angeles County Standard Urban Storm Water Mitigation Plan.

Land Use

Similar to the proposed project land uses, the land uses associated with Alternative C are consistent with the zoning and General Plan land use designations for the project site. Alternative C would also be compatible with surrounding land uses, and would be consistent with all applicable land use policies. However, because this alternative involves 32 fewer units than the proposed project, land use impacts relative to compatibility, zoning and land use plan designation consistency would be less under this alternative compared to the proposed project.

Noise

Under Alternative C, short-term noise impacts during grading and construction would be slightly less compared to the proposed project because while this alternative requires the same amount of grading on the project site, it would require less overall construction of residential uses. In addition, Alternative C would generate fewer vehicle trips per day than the proposed project; thus, long-term automobile-related noise impacts would also be less than the proposed project.

Population and Housing

Alternative C would consist of fewer residential units compared to the proposed project. As such, this alternative would result in fewer on-site residents compared to the project. Overall, population and housing impacts would be less under Alternative C compared to the proposed project.

Police Protection

There would be less demand for police service under this alternative because of the overall reduced density of the project. The number of dwelling units would decrease, as would the number of residents, reducing the demand for police services compared to the proposed project. Therefore, Alternative C would have less of an impact on police services than the proposed project.

Fire Protection

Compared to the proposed project, Alternative C would result in a decrease in demand for fire protection and emergency services provided by the LAFD. This is because Alternative C involves fewer units (and associated residential population) than the proposed project. As a result, fire protection impacts from Alternative C would be less than those associated with the proposed project.

Schools

Compared to the proposed project, Alternative C would generate fewer students that would attend schools administered by the LAUSD. As a result, the impacts on schools would decrease under this alternative compared to the proposed project.

Recreation/Parks

Alternative C would create less of a demand for parks and recreational services because the number of residents would decrease compared to the proposed project. Therefore, impacts on parks and recreation associated with this alternative would be less than those of the proposed project.

Road Maintenance

Compared to the proposed project, Alternative C would have the similar impacts on road maintenance. This is because the project would require the same amount of grading, which includes construction vehicles and haul trucks. Therefore, impacts on road maintenance associated with this alternative would be similar to those of the proposed project.

Traffic

Alternative C would generate fewer average daily vehicle trips because it involves fewer units than the proposed project. As such, traffic impacts to local roadway segments and intersections would be less under this alternative compared to the proposed project.

Sewer

Alternative C would generate approximately 10,750 gallons of sewage per day (Table VI-6). Conversely, the proposed project would generate approximately 17,150 gallons of sewage per day. Daily sewage generation associated with Alternative C would therefore be 6,400 gallons per day less than the proposed project because there would be fewer residential units. As a result, sewer impacts created by Alternative C would be less than those associated with the proposed project.

Table VI-6
Alternative C Sewage Generation

Land Use	Size (du)	Generation Rate (gallons/day/du)	Total (gallons/day)
Multi-Family Residential (Townhomes)	25 du	230/du	5,750
Multi-Family Residential (Flats)	25 du	200/du	5,000
		Total Sewage Generation	***10,750***

[e] *Source: City of Los Angeles Department of Public Works, March 2002.*

Water

As shown in Table VI-7, Alternative C would consume approximately 12,900 gallons of water per day. The proposed project would result in the consumption of approximately 20,580 gallons of water per day. Thus, Alternative C would result in 7,680 gallons less daily water consumption than the proposed project. This is because Alternative C involves fewer residential units (and associated residential population) than the proposed project. Therefore, water impacts from Alternative C would be less than those of the proposed project.

Table VI-7
Alternative C Water Consumption

Land Use	Size (du)	Generation Rate (gallons/day/du)	Total (gallons/day)
Multi-Family Residential (Townhomes)	25 du	276/du	6,900
Multi-Family Residential (Flats)	25 du	240/du	6,000
		Total Water Consumption	***12,900***

[f] *Source: City of Los Angeles Department of Public Works, March 2002.*

Solid Waste

Alternative C would result in the daily generation of approximately 1,750 pounds of solid waste per day (Table VI-8). The proposed project would result in the daily generation of approximately 2,870 pounds of solid waste per day. As such, daily solid waste generation associated with Alternative C would be 1,120 pounds per week less than those associated with the proposed project due to fewer dwelling units. Therefore, solid waste impacts from Alternative C would be less than the proposed project.

Table VI-8
Alternative C Solid Waste Generation

Land Use	Size (du)	Generation Rate (pounds/week/du)[a]*	Total (pounds/week)
Multi-Family Residential (townhomes and flats)	50 du	35	1,750
		Total Solid Waste Generation	***1,750***

[g] [a] *Source: Santa Monica Environmental and Public Works Management, 1995.*
[h] ** These rates are recognized by the City of Los Angeles.*

Electricity

Alternative C would result in the daily consumption of approximately 771 kilowatt hours (Table VI-9), whereas the proposed project would consume approximately 1,264 kilowatt hours per day. Alternative C would require 493 kilowatt hours less electricity each day compared to the proposed project. This is because Alternative C involves fewer residential units than the proposed project. Therefore, the electricity impacts associated with Alternative C would be less than those related to the proposed project.

Table VI-9
Alternative C Electricity Consumption

Land Use	Size (du)	Generation Rate (kilowatt hours/unit/year)[a]	Total (kilowatt hours/day)
Multi-Family Residential (Townhomes and Flats)	50 du	5,626.50	771
		Total Estimated Electricity Consumption per day	***771***

[a] *Source: SCAQMD CEQA Handbook, 1993.*

Natural Gas

As shown in Table VI-10, Alternative C would consume approximately 6,686 cubic feet of natural gas per day. The proposed project would consume approximately 10,965 cubic feet of natural gas per day. As such, Alternative C would require 4,279 cubic feet less natural gas each day compared to the proposed project. This is because Alternative C involves fewer homes than the proposed project. Therefore, the natural gas impacts associated with Alternative C would be less than those related to the proposed project.

Table VI-10
Alternative C Natural Gas Consumption

Land Use	Size (du)	Consumption Rate (cubic feet/unit/month)[a]	Total (cubic feet/day)
Multi-Family Residential (Townhomes and flats)	50 du	4,011.5	6,686
Total Estimated Natural Gas Consumption per day			***6,686***

[a] *Source: SCAQMD CEQA Handbook, 1993.*