

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

In addition to the discussion and comparison of impacts of a proposed project and the alternatives, Section 15126.6 of the CEQA Guidelines requires that an “environmentally superior” alternative be selected and the reasons for such a selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least amount of adverse impacts. In this case, with the exception of slope stability impacts, the No Project Alternative would result in the least amount of environmental impacts. However, Section 15126.6 of the CEQA Guidelines requires that an environmentally superior alternative be selected other than the No Project Alternative. Based on the alternatives analysis provided above and the Alternatives Comparison Table (see Table VI-16), it has been determined that Alternative C (50-Unit Planned Unit Development Alternative) would result in the least amount of adverse impacts and thus has been chosen as the environmentally superior alternative.

**Table VI-16
Alternatives Comparison**

IMPACT AREA	ALTERNATIVE A (No Project Alternative)	ALTERNATIVE B (61-Unit Condominium and Townhouse Project Alternative)	ALTERNATIVE C (50-Unit PUD Alternative)	ALTERNATIVE D (102-Unit)
Visual Resources	LESS	LESS	LESS	GREATER
Air Quality				
Short-Term	LESS	LESS	LESS	GREATER
Long-Term	LESS	LESS	LESS	GREATER
Geology and Soils				
Seismicity	LESS	LESS	LESS	SIMILAR
Slope Stability	GREATER	SIMILAR	SIMILAR	SIMILAR
Hydrology	LESS	LESS	LESS	GREATER
Water Quality	LESS	SIMILAR	SIMILAR	SIMILAR
Land Use	SIMILAR	LESS	LESS	GREATER
Noise				
Short-Term	LESS	LESS	LESS	GREATER
Long-Term	LESS	LESS	LESS	GREATER
Population Housing	LESS	LESS	LESS	GREATER LESS
Police Protection	LESS	LESS	LESS	GREATER
Fire Protection	LESS	LESS	LESS	GREATER
Schools	LESS	LESS	LESS	GREATER
Recreation/Parks	LESS	LESS	LESS	GREATER
Road Maintenance	LESS	SIMILAR	SIMILAR	SIMILAR
Traffic	LESS	LESS	LESS	GREATER
Sewer	LESS	LESS	LESS	GREATER
Water	LESS	LESS	LESS	GREATER
Solid Waste	LESS	LESS	LESS	GREATER
Electricity	LESS	LESS	LESS	GREATER
Natural Gas	LESS	LESS	LESS	GREATER

LESS: Impacts of the alternative are less as compared to the proposed project.
SIMILAR: Impacts of the alternative are similar as compared to the proposed project.
GREATER: Impacts of the alternative are greater as compared to the proposed project.