CHAPTER 5
ALTERNATIVES ANALYSIS

5.1 INTRODUCTION

This chapter discusses a range of alternatives to the proposed project, including alternative locations, alternative designs, and the No Project Alternative. The State CEQA Guidelines provide the following guidance for the discussion of alternatives to the proposed project:

- "An EIR shall describe a range of reasonable alternatives to the project, or to the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." (§15126.6(a))

- "The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison" (§15126.6(d))

- "The specific alternative of 'no project' shall also be evaluated along with its impact. The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project." (§15126.6(e))

- "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." (§15126.6(e)(2))

- "The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project." (§15126.6(f))

- "Alternative Locations. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." (§15126.6(f)(2)(A))

Given the CEQA mandates listed above, this section: (1) describes a range of reasonable alternatives to the project, including the No Project Alternative; (2) examines and evaluates resource issue areas where significant adverse environmental effects have been identified and compares the impacts of the alternatives to those of the proposed project; and (3) identifies the Environmentally Superior Alternative.

5.2 PROJECT OBJECTIVES AND SIGNIFICANT IMPACTS

In accordance with the CEQA Guidelines, appropriate alternatives for EIR analysis are those that meet most of the basic project objectives and avoid or substantially lessen any of the significant environmental effects of the proposed project. Consequently, this section reviews the objectives that were identified for the proposed project and any significant unavoidable environmental effects.

5.2.1 Project Objectives

As described in Chapter 2, Project Description, the objectives identified for the project include those put forth by the Applicant as well as the County. The Applicant's stated project objectives, and the County's objectives in reviewing the project, are provided below.

The project objectives of the Applicant are as follows:

1. Remove the existing residence and construct a new single-family residence on the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area.

2. Construct a new, high-quality residence that is exemplary of the architectural design skill of recognized Mexican architect Ricardo Legorreta.

3. Restore areas of the project site outside of the construction area to their natural condition and allow for local native animal, insect, and plant life to flourish once again.

4. The overall improvement of the property for the betterment of the Pebble Beach community.

The objectives of the County, as CEQA lead agency, are as follows:

5. To comply with CEQA by: (1) informing governmental decision makers and the public about the potential, significant environmental impacts of the project; (2) identifying the ways that environmental damage can be avoided or significantly reduced; (3) preventing significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) disclosing to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved (State CEQA Guidelines §15002).

6. Ensure a planned and balanced approach to development that protects the natural, cultural, historic, and visual resources of the Del Monte Forest.

7. Ensure that the project meets the goals of the County's General Plan and LCP, and is consistent with applicable policies of the Del Monte Forest Area LUP, effective June 22, 2012.

A lead agency must not give a project's purpose an artificially narrow definition; however, a lead agency may structure an EIR analysis around a reasonable definition of a project's underlying purpose (see *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings*, 43 Cal.4th 1143 [2008]). For purposes of this Alternatives Analysis, and consistent with guidance established in *In re Bay-Delta*, the County has identified the basic "underlying purpose" of the project to be development of a single-family residence in the Del Monte Forest area.

This basic underlying objective of the project was considered during the formulation of potential alternatives for consideration in this EIR.

5.2.2 Potentially Significant Environmental Impacts

Alternatives to be considered under CEQA are those that would avoid or substantially lessen one or more of the significant environmental effects identified during evaluation of the proposed project. Many of the adverse environmental impacts described in Chapter 4, Environmental Impact Analysis, were judged to be less than significant. Two impacts were found to be significant and unavoidable even with the implementation of mitigation measures:

- HR Impact 1: The project would demolish the Connell House, a significant historical resource, resulting in a significant impact.

- HR Impact 2: Impacts to historical resources caused by destruction of the Connell House would be cumulatively considerable when considered in conjunction with other recent losses of Neutra commissions throughout the United States, resulting in a significant cumulative impact.

Other adverse impacts were determined to be potentially significant but could be reduced to a less-than-significant level through the implementation of mitigation measures, listed below:

- AES Impact 1: The proposed residential structure would be seen extending above the primary ridgeline from locations on 17-Mile Drive and Fanshell Beach, which would be inconsistent with County of Monterey visual resources policy and result in a potentially significant impact to the scenic vista.

- AES Impact 2: Because of the overall increase in project noticeability caused by the new structures extending above the primary ridgeline combined with its distinctively large size, the project would result in a substantial alteration of visual character as seen from 17-Mile Drive and Fanshell Beach, resulting in a potentially significant impact to the site and surroundings.

- AES Impact 3: Visibility of light sources and glow from the proposed residence, and glare from window glass, would potentially create a new source of light and glare, degrade nighttime dark skies, and adversely affect visual quality resulting in a significant impact to the surroundings.

- BIO Impact 1: Implementation of the proposed project would require the removal of two Monterey cypress trees and grading in the vicinity of nine additional Monterey cypress trees, resulting in a potentially significant impact.

- BIO Impact 2: The proposed project has potential to impact California legless lizards and coast horned lizards that are considered to be California Species of Special Concern. The proposed project has potential to impact nesting birds that are protected under the Migratory Bird Treaty Act and California Fish and Game Code. These impacts are potentially significant.

- BIO Impact 3: The proposed project would result in the permanent loss of 0.39 acre and the temporary disturbance of 1.67 acres of Environmentally Sensitive Habitat Area, resulting in a potentially significant impact.

- BIO Impact 4: Implementation of the proposed project has the potential to impact a 0.13-acre coastal wetland, resulting in a potentially significant impact.

- AR Impact 1: Ground disturbance (e.g., grading, excavation, vegetation removal, dune rehabilitation activities) associated with the project could result in the disturbance and destruction of unknown archeological resources, resulting in a significant impact.

- AR Impact 2: Ground disturbance (e.g., grading, excavation) associated with the project could result in the disturbance of unknown human remains, resulting in a significant impact.

- AR Impact 3: Impacts to archaeological resources caused by inadvertent damage or destruction of unknown resources would be cumulatively considerable when considered in conjunction with other potential disturbances in the project area, resulting in a significant cumulative impact.

- GEO Impact 1: Implementation of the proposed project could expose people or structures to substantial adverse effects involving seismic hazards, resulting in a potentially significant impact.

- GEO Impact 2: Construction activities and the increase in impervious surfaces as a result of the project would result in increased erosion, loss of topsoil, and the transportation of sediment and/or construction debris off-site during rain events, resulting in a potentially significant impact.

- GEO Impact 3: Implementation of the proposed project would result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to development being sited on potentially unstable soils.

- GEO Impact 4: The project would be located in an area with low to moderately expansive soils that could cause damage to structures and safety hazards as a result of soil instability, resulting in a potentially significant impact.

- HYD Impact 1: During construction, the proposed project would require grading on slopes in excess of 30%, which may result in increased runoff, erosion, and sedimentation associated with soil disturbance, potentially violating water quality standards during construction, resulting in a potentially significant impact.

- HYD Impact 2: After construction, the proposed project would increase impervious surfaces at the project site, potentially increasing the stormwater runoff volume and rate compared to existing conditions, which could cause erosion, increased peak flows, and other impacts to the existing drainage pattern, resulting in a potentially significant impact.

- HYD Impact 3: The project would alter the existing drainage pattern both during and following construction, which could contribute to increased erosion and sedimentation on- and off-site, resulting in a potentially significant impact.

- HYD Impact 4: The project would increase impervious surfaces at the site, which would increase stormwater runoff volume and rate compared to existing conditions potentially causing erosion, increased peak flows, and other impacts to the existing drainage pattern, resulting in a potentially significant impact.

- AQ/GHG Impact 1: Implementation of the proposed project could result in the generation of emissions as a result of construction activities in an area in non-attainment for ozone (8-hour standard) and PM_{10}, resulting in a potentially significant impact.

- HAZ Impact 1: Implementation of the proposed project has the potential to result in the inadvertent upset or release of hazardous materials used to fuel and maintain construction equipment and vehicles during construction of the proposed project, resulting in a potentially significant impact.

- NOI Impact 1: Implementation of the proposed project would require use of construction equipment and vehicles that could exceed noise thresholds for sensitive receptors during the construction phase of the proposed project, resulting in a significant effect.

- NOI Impact 2: Implementation of the proposed project would generate a substantial temporary increase in ambient noise levels during construction of the project, resulting in a significant effect.

These potentially significant impacts were considered during the formulation of potential alternatives for consideration in this EIR.

5.3 ALTERNATIVES DEVELOPMENT AND ANALYSIS PROCESS

In defining the feasibility of alternatives, the State CEQA Guidelines state: "Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site." If an alternative was found to be infeasible, as defined above, then it was dropped from further consideration in this analysis.

In addition, State CEQA Guidelines Section 15126.6 states that alternatives should "…attain most of the basic objectives of the project...". As further explained by the California Supreme Court:

> *"[A]n EIR should not exclude an alternative from detailed consideration merely because it 'would impede to some degree the attainment of the project objectives.' But an EIR need not study in detail an alternative that is infeasible or that the lead agency has reasonably determined cannot achieve the project's underlying fundamental purpose…*
>
> *Although a lead agency may not give a project's purpose an artificially narrow definition, a lead agency may structure its EIR alternative analysis around a reasonable definition of underlying purpose and need not study alternatives that cannot achieve that basic goal." (In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings, 43 Cal.4th 1143, 1165-1166 [2008]).*

The alternatives selected for further analysis have been evaluated against the proposed project to provide a comparison of environmental effects and to identify the environmentally superior alternative. Note that the significance of impacts associated with the proposed project, and the determination of impacts presented in this section for comparative purposes, are based on the respective identified changes in conditions relative to the environmental baseline (as described in Chapter 4, Environmental Impact Analysis). Impact determinations do not take into account the current, more severely degraded condition of the existing residence. The County has the discretion to select whatever alternative or combination of alternatives it deems most appropriate, provided that the environmental impacts of the proposed project can be mitigated,

or to the extent that they cannot, provided that the County adopts a Statement of Overriding Considerations, per Section 15093 of the State CEQA Guidelines.

The alternatives analysis includes a preliminary alternatives screening process and alternative project evaluation process, as described below.

5.3.1 Preliminary Alternatives Screening Process

The alternatives analysis begins with a screening and evaluation of a list of preliminary alternatives to determine which options will be selected for further analysis in the EIR. In order to maximize the range of alternatives considered and provide flexibility during project approval, the EIR evaluated a total of nine variations of the proposed project aimed at reducing the significant and unavoidable impact to historical resources associated with the demolition of the Connell House. The various alternatives considered include different levels and methods of preservation and rehabilitation/reuse/integration of the existing structure as well as a range of alternative options for siting and construction of the proposed single-family residence. The list of preliminary alternatives includes various alternatives recommended by SHPO in its response to the NOP circulated for the project, and although no significant unavoidable impacts were identified due to project inconsistencies with LCP requirements (particularly those related to ridgeline development and the protection of ESHA), this section also analyzes an alternative that would be entirely consistent with the standards set forth in the County's LCP, based on recommendations of the California Coastal Commission in response to the NOP circulated for the project (refer to Appendix A).

Each of the identified alternatives was preliminarily assessed to determine which of the alternatives met the requirements of a viable alternative under CEQA by considering whether the alternative: (1) would be feasible; (2) would avoid or substantially lessen any of the significant effects of the project; and (3) would meet the basic underlying objective of the project. Those alternatives that met these three criteria were carried forward for more detailed review in the EIR.

5.3.2 Alternative Project Evaluation Process

The environmental impacts of the alternatives carried forward for review in the EIR, including the No Project Alternative, were then compared against the impacts of the proposed project for each environmental issue area discussed in Chapter 4 of the EIR. A significance determination was made about each alternative for each issue area, and a basis for that determination has been provided. The determination of comparative impacts utilizes the following criteria:

- **No Impact:** The significance criteria do not apply or no impact would result.
- **Similar:** Impacts would be identical or would be of the same general extent and severity as the impacts associated with the proposed project; therefore, the significance determination would be the same.
- **Increased:** New potentially significant impacts or a substantial increase in the severity of the impacts associated with the proposed project would occur; therefore, the significance determination would be greater.
- **Decreased:** Potentially significant impacts would be avoided or a substantial reduction in the severity of the impacts associated with the proposed project would occur; therefore, the significance determination would be reduced.

As a result of this evaluation and comparison of potentially significant environmental impacts, an Environmentally Superior Alternative has been identified.

5.4 PRELIMINARY ALTERNATIVES

Criteria used to develop preliminary project alternatives included: (1) whether the alternative would avoid or substantially lessen significant impacts to historical resources; (2) whether the alternative would generally meet the project objectives and underlying fundamental purpose; and (3) whether implementation of the alternative would be feasible. It should also be noted that economic feasibility was not identified as a constraint to development of any of the identified alternatives, primarily based on a comparison of likely costs associated with construction and maintenance of the proposed 11,933-square-foot residence. Economic impacts and cost justifications are not considered environmental effects under CEQA, except as economic effects may be relevant to the physical changes caused by economic effects of a project. (CEQA Guidelines section 15131.) Specific consideration was given to potential alternatives that would avoid or minimize impacts and be consistent with the County LCP and Del Monte Forest Area LUP.

As part of the Secretary of the Interior's Standards, the National Park Service delineates four treatment approaches for historic properties: preservation, rehabilitation, reconstruction, and restoration. These four treatment approaches are briefly defined below:

- Preservation: Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

- Rehabilitation: Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- Restoration: Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

- Reconstruction: Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Choosing the appropriate treatment approach depends on a number of factors, such as the level of and reasons for a property's historic significance, physical condition, and proposed use. While a single approach is generally selected for projects involving historic properties, some projects benefit from the inclusion of two or more approaches, depending on the situation and condition of the property. For example, a property that retains most of its original features and materials, but is missing some character-defining materials and features, might require a rehabilitation treatment approach, with limited, focused reconstruction.

The term "preservation" in the sections below is intended to refer generally to the retention and repair/reconstruction of the property such that it ultimately retains its historic integrity. Where significant reconstruction would be required to achieve preservation, the general term is understood to include some reconstruction. The appropriate treatment approach or approaches would need to be determined in conjunction with a qualified preservation professional and through the commissioning of a Historic Structures Report.

5.4.1 Alternative 1: Preservation

This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure for single-family occupancy in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and dune restoration over the remainder of the parcel.

5.4.2 Alternative 2: Preservation/Adaptive Reuse

This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure for an adaptive reuse allowed under the Monterey County Zoning Code in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Adaptive reuse refers to the process of reusing a structure for a purpose other than that for which it was built or designed (i.e., for historic documentation and public educational uses [a museum]). The remainder of the parcel would be restored to native dune habitat.

5.4.3 Alternative 3: Preservation and Separate Onsite Development

This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under this alternative, a second single-family residence would be developed at a different location on the project site. The remainder of the parcel would be restored to native dune habitat.

5.4.4 Alternative 4: Project Integration

This alternative would include integration of the Connell House into the proposed project. The structure (or portions of the structure) would be retained and integrated into the design of the new construction in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This alternative would necessitate the following:

- the documentation of primary and secondary character-defining elevations, spaces, and features in order to identify opportunities and constraints for additions and expanded living space, and

- the participation at conceptual, schematic, and design development phases of a qualified architectural historian and/or historic architect.

This alternative could include full or partial project integration. Full integration could include, for example, adding on to the existing structure, adding additional full or partial floors or levels, supplementing additional living space by enclosing the courtyard or outside patio areas, or developing a separate addition to the structure connected by a breezeway or stairs.

Partial integration could include, for example, preserving/reconstructing components in the western, most visible elevation, including the prominent bands of fenestration on the first and second stories, the ground-level terrace, second-level balcony, characteristic roofline, and juxtaposition of transparent and opaque surfaces while all or a portion of the remaining components would be demolished to facilitate construction of the new residence. Other character-defining features of the residence could be preserved, such as the north entry or the exterior façade, while interior portions of the structure would be renovated and remodeled.

The remainder of the parcel would be restored to native dune habitat.

5.4.5 Alternative 5: Relocation and Preservation

This alternative would include relocating the Connell House to a new location and preserving, repairing, and replacing portions of the structure in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Relocation could occur at an appropriate site in the Del Monte Forest area, on the Monterey Peninsula, or beyond the Monterey Peninsula. Under this alternative, the proposed single-family residence would be developed as currently designed on the project site but would not require demolition of the Connell House.

5.4.6 Alternative 6: Reduced Project

This alternative would include completely demolishing the Connell House, but would reduce the size of the proposed single-family residence to stay within the existing developed footprint and to avoid building heights that extend above the ridgeline. The remainder of the parcel would be restored to native dune habitat.

5.4.7 Alternative 7: Neutra-Inspired Redesign

This alternative would include completely demolishing the Connell House, but would redesign the proposed single-family residence to echo Richard Neutra's design for the new development. The remainder of the parcel would be restored to native dune habitat.

5.4.8 Alternative 8: Salvaged Reuse Integration

This alternative would include completely demolishing the Connell House, but would reuse salvaged elements from the Connell House as fragments integrated into the design of the new single-family residence. The remainder of the parcel would be restored to native dune habitat.

5.4.9 Alternative 9: Reduced Height

This alternative would include completely demolishing the Connell House, and would reduce the maximum height of the proposed single-family residence structure by 5 feet, from 30 feet above average natural grade (130 feet above msl) to 25 feet above natural grade (125 feet above msl). The remainder of the parcel would be restored to native dune habitat.

The Reduced Height Alternative was proposed by the project applicant as an alternative project design to minimize visual impacts associated with the proposed project extending above the ridgeline. The Reduced Height Alternative project plans are included in Figures 5-1 through 5-7, below, and this alternative is discussed in detail in Section 5.6.3.

5.4.10 No Project Alternative

This alternative would maintain existing conditions at the project site. No demolition, preservation/reconstruction, or dune restoration activities would occur.

5.5 Preliminary Alternatives Screening Analysis

This section screens the preliminary alternatives and identifies those alternatives determined appropriate for further evaluation based on the determination that they: (1) would be feasible; (2) would avoid or substantially lessen any of the significant effects of the project; and (3) would meet the basic underlying objective of the project. The preliminary alternatives screening analysis is summarized in Table 5-1, below.

Figure 5-1. Reduced Height Alternative Site Plan

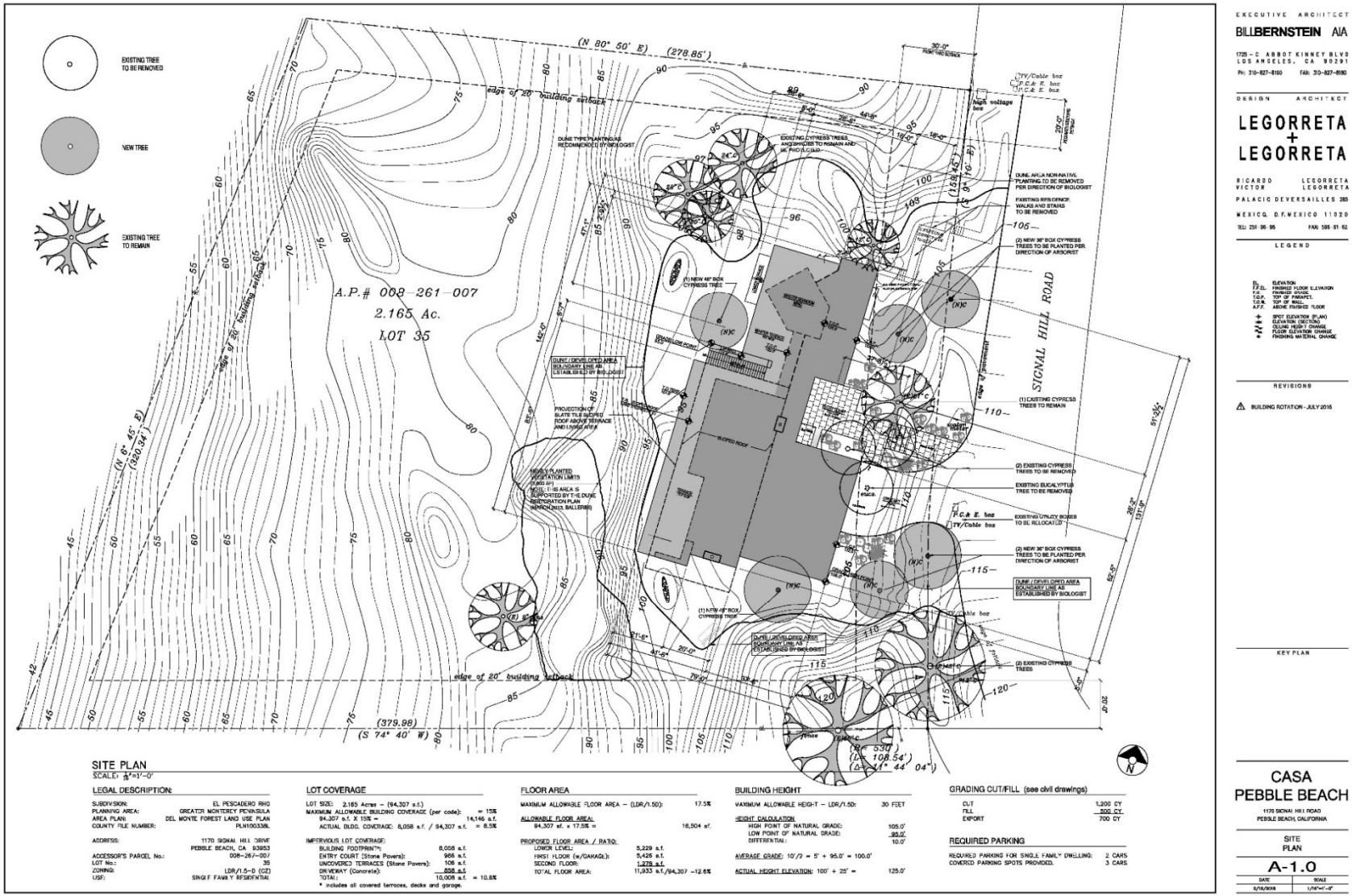

Figure 5-2. Reduced Height Alternative Ground Floor/Basement Plan

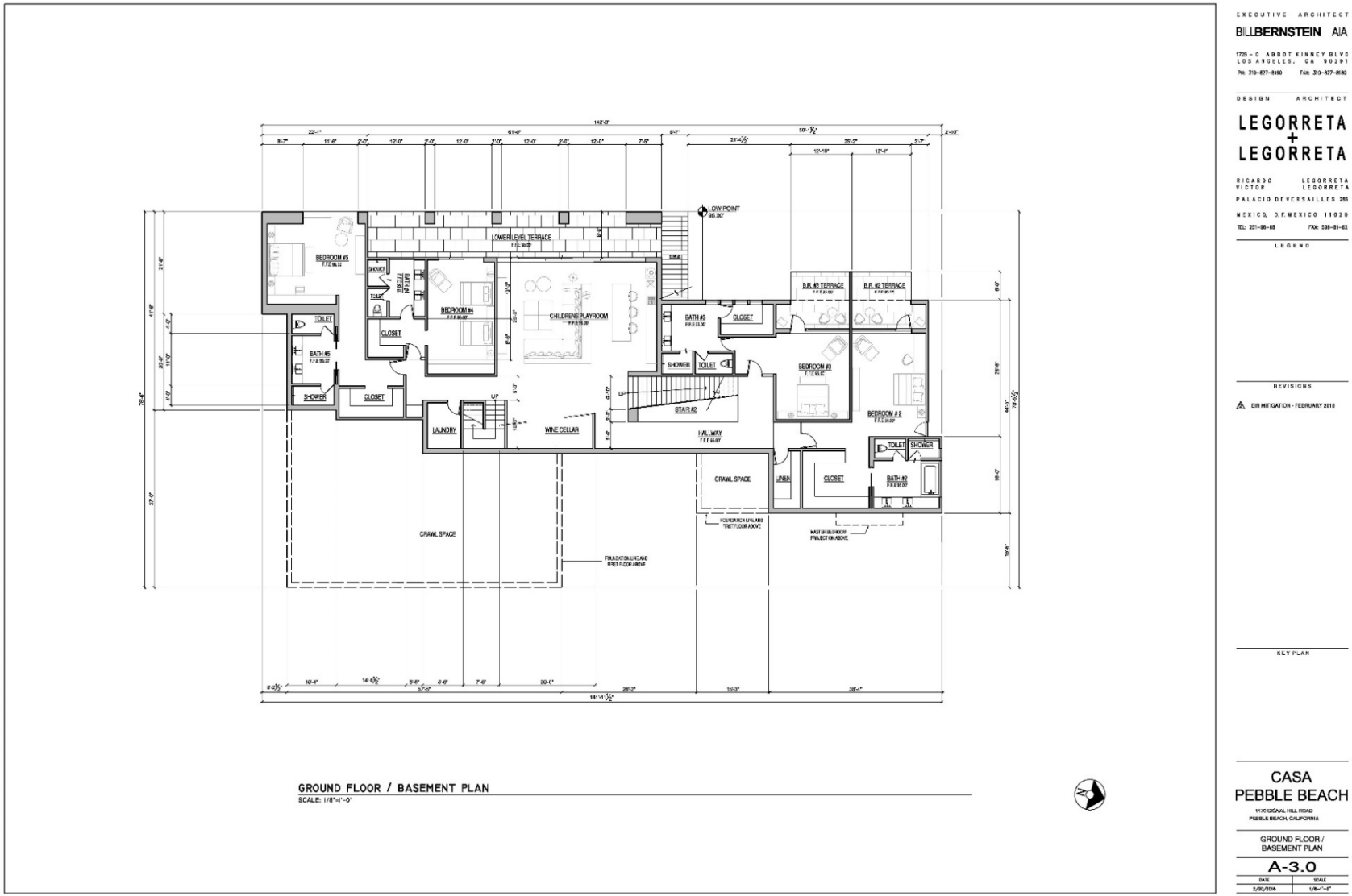

Figure 5-3. Reduced Height Alternative First Floor Plan

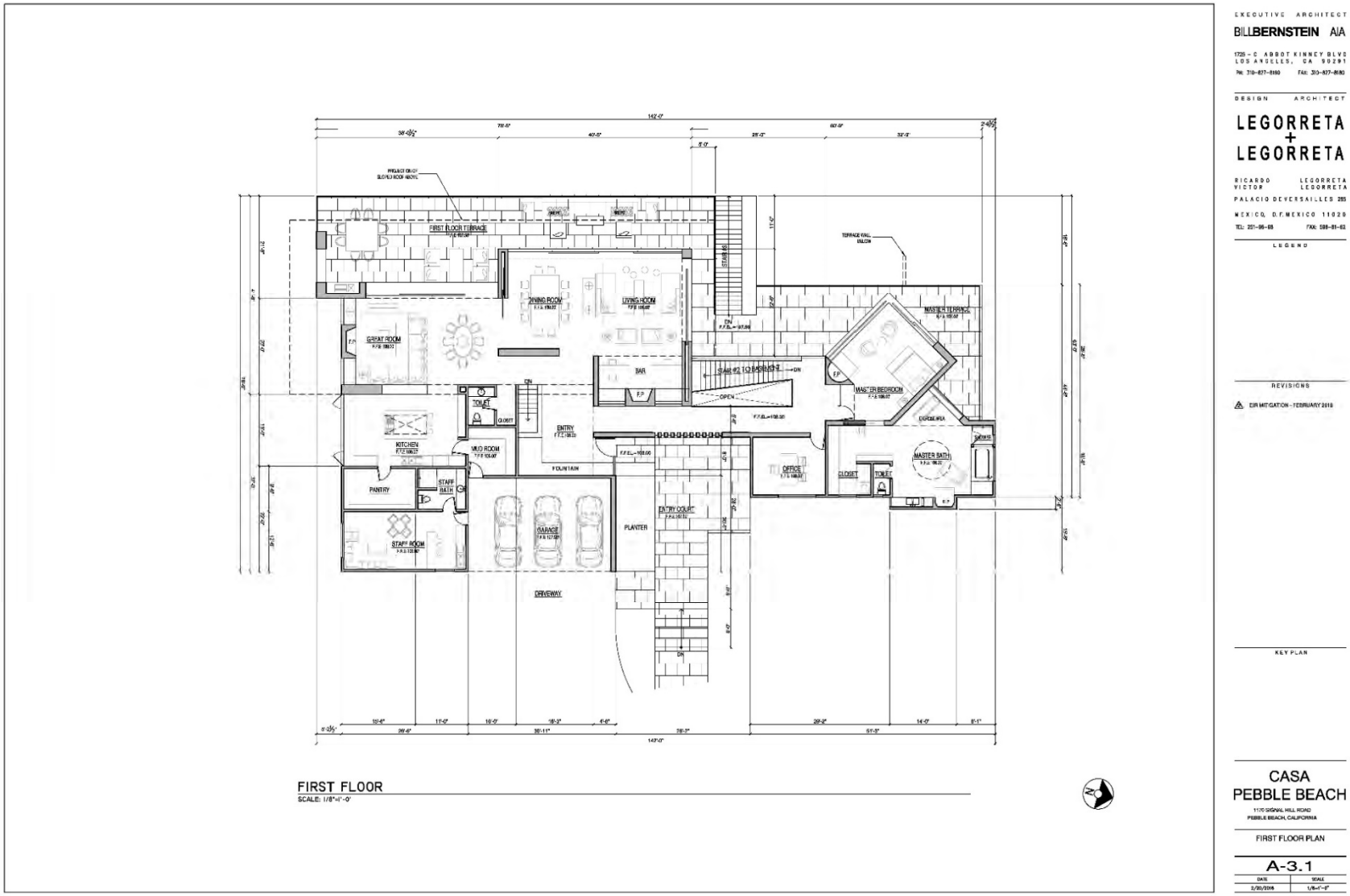

Figure 5-4. Reduced Height Alternative Roof Plan

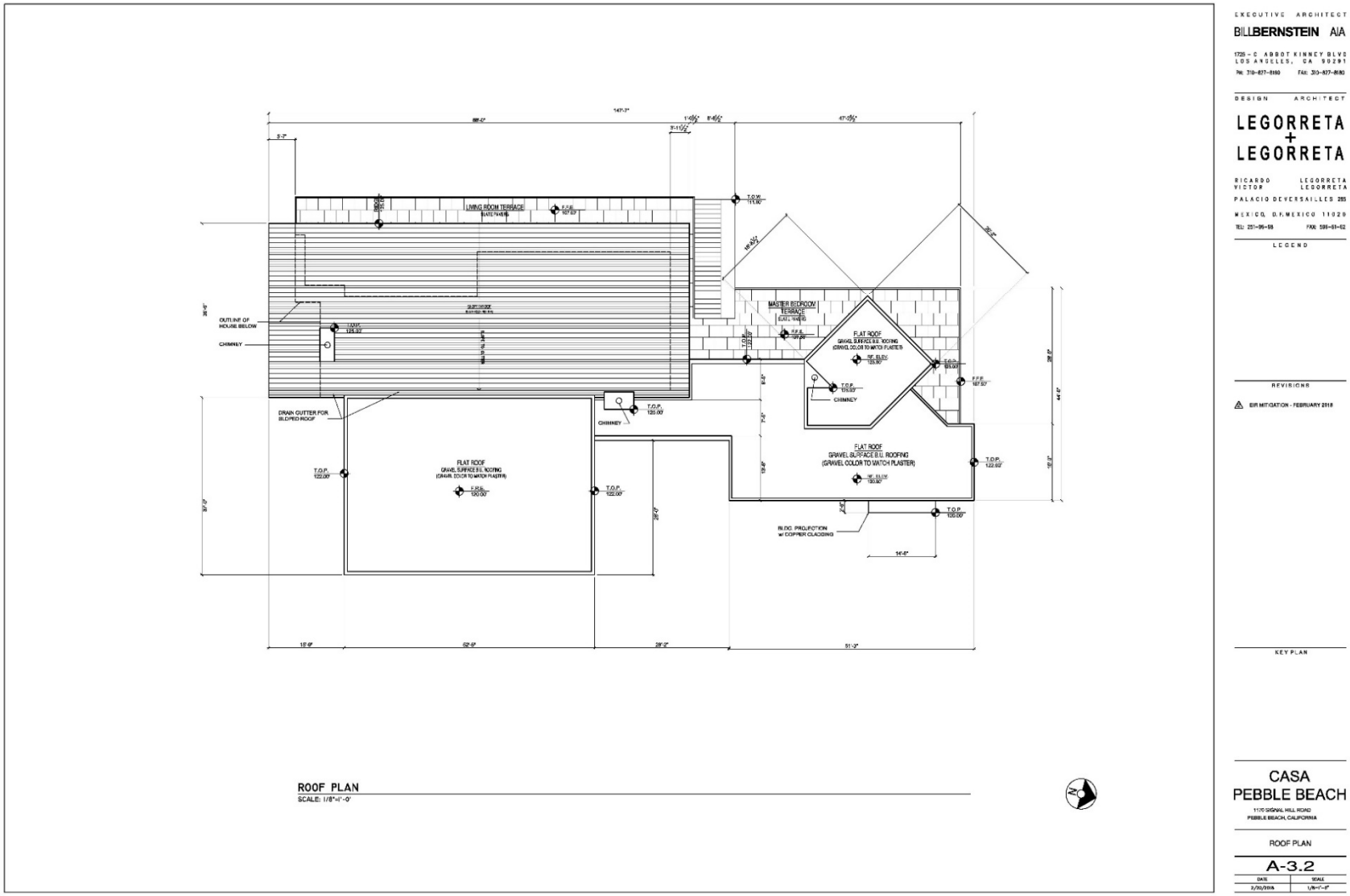

Figure 5-5. Reduced Height Alternative North and East Exterior Elevations

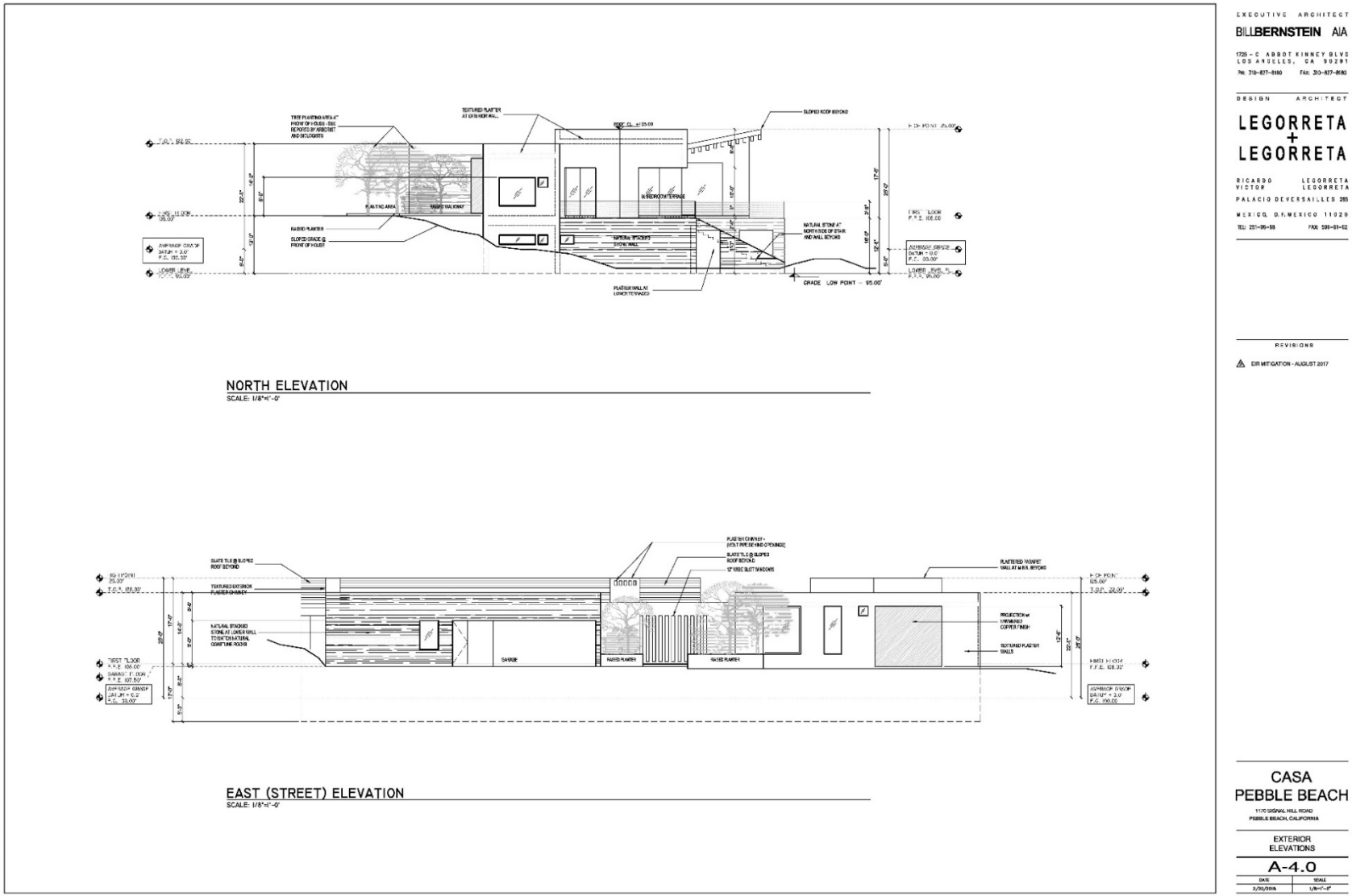

Figure 5-6. Reduced Height Alternative South and West Exterior Elevations

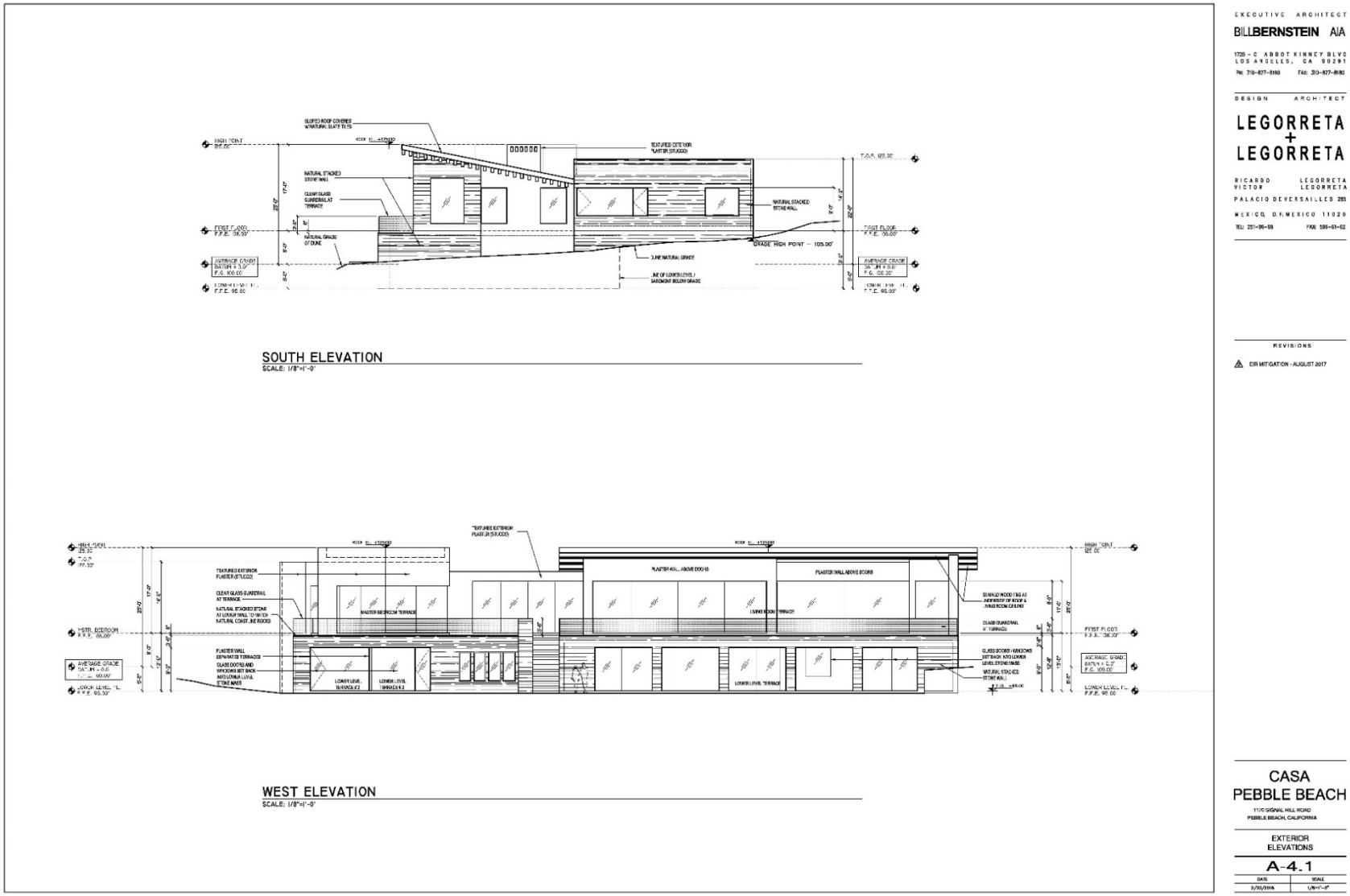

Figure 5-7. Reduced Height Alternative Landscape Plan

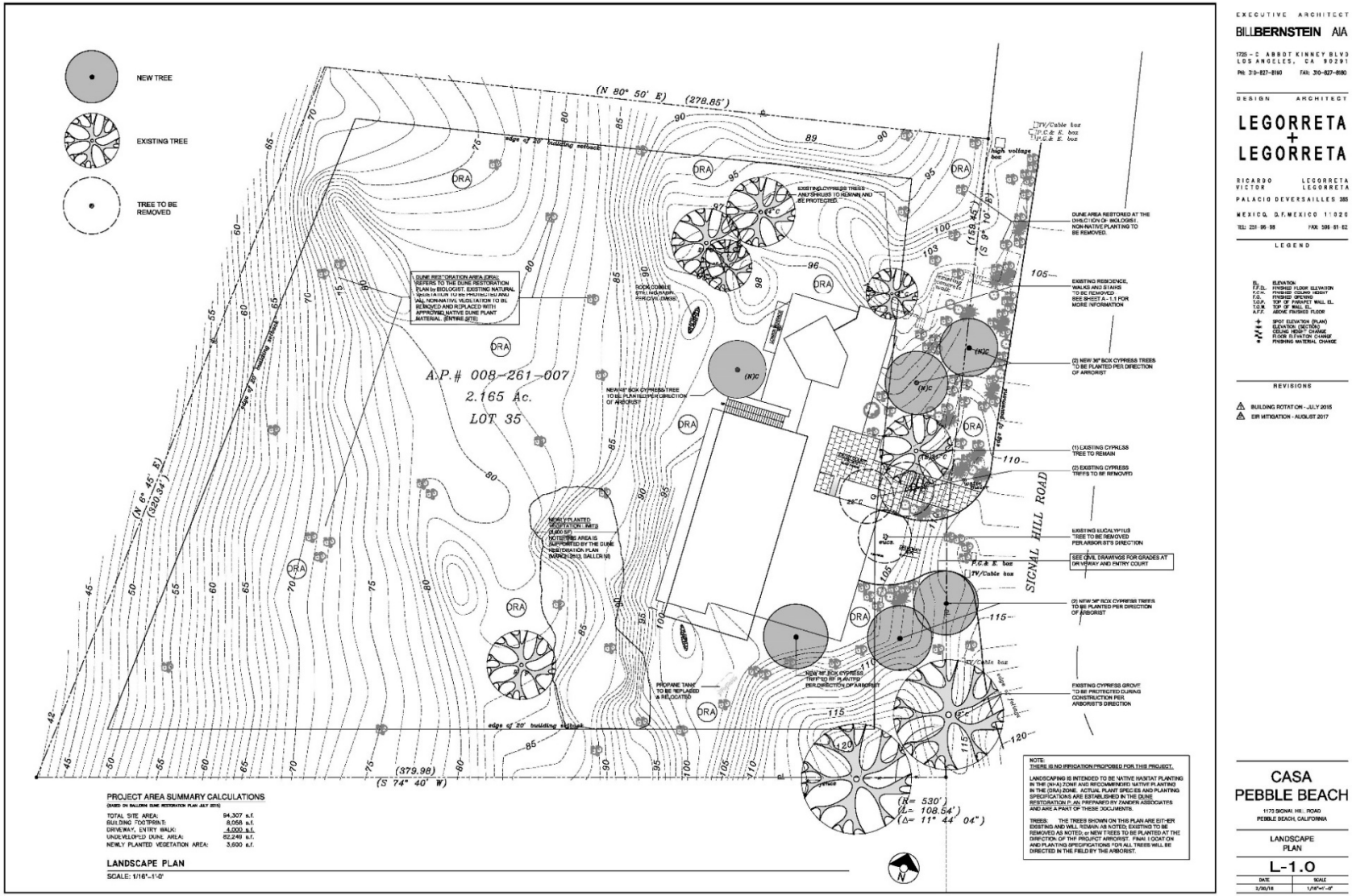

Table 5-1. Preliminary Alternatives Screening Analysis

	Alternative	Description	Preliminary Screening Analysis	Carried Forward for Review?
1	Preservation	This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure for single-family occupancy in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.	Per the structural evaluation completed for this project, this alternative is technically feasible. Preserving, repairing, and replacing portions of the structure per the Secretary of the Interior's standards would avoid or substantially lessen the significant impact on historical resources. This alternative would not include the large, new residential construction as proposed by the Applicant; however, because it would provide single-family residential use at the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area, restore areas outside of the construction area to their natural condition, and provide an overall improvement of the property for the betterment of the Pebble Beach community, it would meet most of the Applicant's identified project objectives.	Yes
2	Preservation and Adaptive Reuse	This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure for an adaptive reuse allowed under the Monterey County Zoning Code in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Adaptive reuse refers to the process of reusing a structure for a purpose other than that for which it was built or designed (i.e., for historic documentation and public educational uses [a museum]).	This alternative would be feasible and would avoid the significant impact on historical resources. However, reuse for any purpose other than single-family residential use would not meet the project's basic underlying objective and would be inconsistent with the Del Monte Forest Land Use Plan, 1982 Monterey County General Plan, and Title 20 of the Monterey County Code. Alternative uses would not be consistent with surrounding residential uses and would ~~may~~ be inconsistent with Monterey County zoning regulations.	No
3	Preservation and Separate Onsite Development	This alternative would include retaining the Connell House and preserving, repairing, and replacing portions of the structure in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under this alternative, a second single-family residence would be developed at a different location on the project site.	This alternative would preserve the Connell House and avoid or substantially lessen the significant impacts on historic resources. It would meet most of the Applicant's identified project objectives by providing single-family residential use at the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area, restoring areas outside of the construction area to their natural condition, and providing an overall improvement of the property for the betterment of the Pebble Beach community. However, a second residence would exceed maximum density	No

Table 5-1. Preliminary Alternatives Screening Analysis

	Alternative	Description	Preliminary Screening Analysis	Carried Forward for Review?
			limits in the LDR/1.5-Design Control District and would conflict with numerous applicable LCP and Del Monte Forest Area LUP policies, particularly those related to the protection of public views and ESHA. Therefore, this alternative is not feasible and would result in new and substantially increased significant impacts when compared to the proposed project.	
4	Project Integration	This alternative would include integration of the Connell House into the proposed project. The structure (or portions of the structure) would be retained and integrated into the design of the new construction in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This alternative would necessitate the following: ▪ the documentation of primary and secondary character-defining elevations, spaces, and features in order to identify opportunities and constraints for additions and expanded living space, and ▪ the participation at conceptual, schematic, and design development phases of a qualified architectural historian and/or historic architect. This alternative could include full or partial project integration. Full integration could include, for example, adding on to the existing structure, adding additional full or partial floors or levels, supplementing additional living space by enclosing the courtyard or outside patio areas, or developing a separate addition to the structure connected by a breezeway or stairs. Partial integration could include, for example, preserving/reconstructing components in the western, most visible elevation, including the	This alternative would preserve the Connell House and integrate it into the new design. This alternative would meet most of the Applicant's identified project objectives by providing single-family residential use at the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area, restoring areas outside of the construction area to their natural condition, and providing an overall improvement of the property for the betterment of the Pebble Beach community. This alternative would be feasible. If the project and design were to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as verified and documented by a qualified architectural historian and/or historic architect, this alternative would not result in significant adverse impacts to the historical resource.	Yes

Table 5-1. Preliminary Alternatives Screening Analysis

	Alternative	Description	Preliminary Screening Analysis	Carried Forward for Review?
		prominent bands of fenestration on the first and second stories, the ground-level terrace, second-level balcony, characteristic roofline, and juxtaposition of transparent and opaque surfaces while all or a portion of the remaining components would be demolished to facilitate construction of the new residence. Other character-defining features of the residence could be preserved, such as the north entry or the exterior façade, while interior portions of the structure would be renovated and remodeled.		
5	Relocation and Preservation	This alternative would include relocating the Connell House to a new location and preserving, repairing, and replacing portions of the structure in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Relocation could occur at an appropriate site in the Del Monte Forest area, on the Monterey Peninsula, or beyond the Monterey Peninsula. Under this alternative, the proposed single-family residence would be developed as currently designed on the project site but would not require demolition of the Connell House.	This alternative would meet the project objectives by allowing development of the single-family residence as proposed after relocation and preservation of the existing structure. This alternative would require selection of an appropriate receiver site that is compatible in general setting and feeling to the existing location. Although the project's integration into the natural setting is important in Neutra's design, it is possible that an appropriate receiver site would be available to relocate the structure. However, based on a structural evaluation completed for the project, relocation of the structure is not feasible. The structure is partially constructed into the side of a bluff and does not have first story walls along the first story east face. The structure lacks a competent horizontal diaphragm or vertical load carrying system at the upper level, and in its current form, lacks structural integrity to permit relocation.	No
6	Reduced Project	This alternative would include completely demolishing the Connell House, but would reduce the size of the proposed single-family residence to fit within the existing developed footprint and would reduce building heights to avoid any extension above the ridgeline.	This alternative would be feasible and would meet most of the project objectives by providing single-family residential use at the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area, restoring areas outside of the construction area to their natural condition, and providing an overall improvement of the property for the betterment of the Pebble Beach community. The reduced footprint would stay within the existing footprint, and therefore would avoid the project's permanent impacts on adjacent ESHA and impacts to visual	Yes

Table 5-1. Preliminary Alternatives Screening Analysis

	Alternative	Description	Preliminary Screening Analysis	Carried Forward for Review?
			resources associated with ridgeline development. However, mitigation identified in Chapter 4 requires redesign of the project to avoid significant impacts associated with ridgeline development. Therefore, the reduced project alternative would not avoid or substantially lessen potential impacts to visual resources when compared to the proposed project. This alternative would require demolition of the Connell House and would, therefore, not avoid or substantially lessen the significant unavoidable impact to the historic structure.	
7	Neutra-Inspired Redesign	This alternative would include completely demolishing the Connell House, but would redesign the proposed single-family residence to echo Richard Neutra's design for the new development.	This alternative is feasible and would meet most of the project objectives by providing single-family residential use at the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area, restoring areas outside of the construction area to their natural condition, and providing an overall improvement of the property for the betterment of the Pebble Beach community. This alternative would require demolition of the Connell House and would, therefore, not avoid or substantially lessen the significant unavoidable impact to the historic structure. Redesign of the new structure with a Neutra-inspired design would not reduce or eliminate significant impacts to the historic resource for the reasons discussed in Section 4.3 of the EIR related to the proposed utilization of Ricardo Legorreta's design in the proposed structure, including the absence of any defined historic context and uncertainty of significance and design expression due to death of the architect.	No
8	Salvaged Reuse Integration	This alternative would include completely demolishing the Connell House, but would reuse salvaged elements from the Connell House as fragments integrated into the design of the new single-family residence.	This alternative is feasible and would meet most of the Applicant's identified project objectives by providing single-family residential use at the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area, restoring areas outside of the construction area to their natural condition, and providing an overall improvement of the property for the betterment of the Pebble Beach community. This alternative would require demolition of the Connell House. Although salvaged elements of the historic structure would be reused, the historical context of the reused elements would be radically altered, resulting in a	No

Table 5-1. Preliminary Alternatives Screening Analysis

	Alternative	Description	Preliminary Screening Analysis	Carried Forward for Review?
			loss of integrity of location, materials, design, workmanship, setting, feeling, and association. The loss of integrity in the physical characteristics that convey the Connell House's historical significance and that justify its inclusion in the CRHR would be materially impaired. The structural report prepared for the project also concluded that many of the materials and elements of the existing structure were degraded to an extent that would prevent the ability to integrate them into a reconstructed structure. Therefore, this alternative would not avoid or substantially lessen the significant unavoidable impact to the historic structure.	
9	Reduced Height	This alternative was designed by the project applicant to minimize visual impacts and would reduce the maximum height of the proposed single-family residence from 30 to 25 feet above natural grade.	This alternative would be feasible and would meet most of the project objectives by providing single-family residential use at the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area, restoring areas outside of the construction area to their natural condition, and providing an overall improvement of the property for the betterment of the Pebble Beach community. This project would reduce impacts to visual resources associated with ridgeline development, by lowering the structure height by 5 feet (to 25 feet above natural grade). However, mitigation identified in Chapter 4 requires reducing the maximum height of the proposed project to not exceed 20 feet above the average natural grade to avoid impacts associated with ridgeline development. Although the Reduced Height Alternative would still extend above the ridgeline from limited segments of 17-Mile Drive, visual impacts resulting from the building height would be less than significant.	Yes
10	No Project Alternative	This alternative would maintain existing conditions at the project site. No demolition, construction, or dune restoration activities would occur.	Consideration of this alternative is required under CEQA.	Yes

5.6 ALTERNATIVES IMPACTS ANALYSIS

This section evaluates impacts of the alternatives (described in Section 5.5 above) that were carried forward from the preliminary screening process for a more detailed review. The following sections discuss the environmental impacts of each alternative and compare those impacts to the impacts identified in Chapter 4 of this EIR for the proposed project. Note that the significance of impacts associated with the proposed project, and the determination of impacts presented in this section for comparative purposes, are based on the respective identified changes in conditions relative to the established environmental baseline (as described in Chapter 4, Environmental Impact Analysis). Impact determinations do not take into account the current, more severely degraded condition of the existing residence.

Table 5-2 compares the impacts of each of the alternatives with those of the proposed project.

Table 5-2. Alternative Impact Analysis

Issue Area	Proposed Project Impacts	Alternative 1: Preservation	Alternative 45: Project Integration	Alternative 6: Reduced Project	Alternative 9: Reduced Height	No Project Alternative
Aesthetic Resources	Significant but mitigable	Less than significant (Decreased)	Significant but mitigable (Similar)	Less than significant (Decreased)	Less than significant (Decreased)	Significant but mitigable (Increased)
Biological Resources	Significant but mitigable	Less than significant (Decreased)	Significant but mitigable (Similar)	Significant but mitigable (Decreased)	Significant but mitigable (Similar)	No impact (Decreased)
Historical Resources	Significant and unavoidable	Less than significant (Decreased)	Significant but mitigable (Decreased)	Significant and unavoidable (Similar)	Significant and unavoidable (Similar)	Significant and unavoidable (Similar)
Archaeological Resources	Significant but mitigable	Significant but mitigable (Decreased)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	No impact (Decreased)
Geology and Soils	Significant but mitigable	Less than significant (Decreased)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	No impact (Decreased)
Hydrology and Water Quality	Significant but mitigable	Less than significant (Decreased)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	No impact (Decreased)
Air Quality/ Greenhouse Gas Emissions	Significant but mitigable	Less than significant (Decreased)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	No impact (Decreased)
Hazards/ Hazardous Materials	Significant but mitigable	Less than significant (Decreased)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	No impact (Similar)
Noise	Significant but mitigable	Less than significant (Decreased)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	Significant but mitigable (Similar)	No impact (Decreased)

5.6.1 Alternative 1: Preservation

5.6.1.1 Aesthetic Resources

This alternative would include restoring/retaining the Connell House and preserving the structure for single-family occupancy in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and dune restoration within the remainder of the site. It would restore the residence to its previous condition and restore views of the project site from surrounding areas to baseline conditions that existed prior to dilapidation, vandalism, and fencing off of the residence.

This alternative would not extend over the primary ridgeline from locations on 17-Mile Drive and Fanshell Beach and would not alter existing visual character. Project lighting and glare would be consistent with baseline conditions and this alternative would be consistent with County of Monterey visual resources policies.

Potentially significant impacts to aesthetic resources would be *decreased* under this alternative, resulting in less than significant impacts with no mitigation required.

5.6.1.2 Biological Resources

This alternative would restore/retain the existing residence in its current configuration and footprint and restore dune habitat across the remainder of the parcel. The project would not require removal of or grading in proximity to existing Monterey cypress trees, avoiding potential impacts to the trees and nesting birds. This alternative would not expand the building footprint and the permanent loss of 0.39 acre of ESHA would be avoided. This alternative would be consistent with LCP policies.

This alternative would provide beneficial impacts to biological resources associated with the proposed restoration of dunes and central dune scrub habitat across the remainder of the parcel, including removal of invasive species that directly contribute to the degradation of the dune system and replacement of native plants that may enhance the habitat value of the dune system.

Potentially significant impacts to biological resources would be *decreased* under this alternative, resulting in less than significant impacts with no mitigation required.

5.6.1.3 Historical Resources

This alternative would correct existing damage to the Connell House by preserving, repairing, and replacing portions of the existing residence for single-family occupancy per the Secretary of the Interior's standards for the Treatment of Historic Properties. Per the structural evaluation completed for the project, restoration of the structure, while technically feasible, would likely entail an effort comparable to the structure's original construction (Simpson Gumpertz & Heger 2016). It was determined that the following existing features of the original building could be incorporated into a reconstruction:

- Most portions of the foundation system
- The lower level floor slab
- Most of the exterior stucco walls at the lower level and some at the upper level
- Structural roof framing

- Remaining original window frames
- Masonry fireplace
- First floor framing in the north wing

Reconstruction would require either removal or shoring of the above elements in place. The following elements would need to be replaced with new materials, many of which could be similar to the original construction:

- Portions of the foundation where new embedded items are required, or where larger resistance is required to provide resistance to wind and/or seismic forces
- New structural sheathing, hold-downs and anchor bolts will be required on exterior walls to allow them to serve as shear walls. Sheathing can be placed on the interior face.
- The upper level floor system in the west wing, including the cantilevered deck and handrail, will need to be replaced in its entirety. Since stacked construction is used, with the upper story walls constructed atop the upper floor platform framing, reconstruction of this floor will require dismantling of the upper level walls in this area, and replacement or reconstruction.
- All partitions will require reconstruction
- New interior finishes including walls and ceilings
- New windows and frames, particularly at the lower level where the window system was integral with structural support for the upper level
- New plumbing, ductwork and electrical wiring
- New fixtures including sinks, toilets, and baths
- New cabinetry and millwork
- Reframing work may require reroofing the structure
- Grape stake fence at courtyard.

Demolition of the structure, as proposed, would entail the total loss of all aspects of integrity for the historical resource.

The Preservation Alternative would return the Connell House to its former structurally sound state and retain the historic resource's significance as a Neutra-designed single-family residence. By remaining on its original building site, the Connell House retains such aspects of integrity as location, setting, feeling, and association. Repair of deteriorated or vandalized features, along with the judicious replacement of features that are missing or not salvageable, has the potential to substantially mitigate the partial loss of integrity of design, materials, and workmanship. The Secretary of the Interior's Rehabilitation Standard 6 states:

> *"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible,*

> *materials. Replacement of missing features will be substantiated by documentary and physical evidence."*

Neutra's original building plans for the Connell House are extant and would provide the documentary evidence necessary for undertaking historically appropriate repairs and replacement of damaged or missing architectural elements, such as the upper-level floor system, cantilevered deck, and partition walls. Neutra's selection of building materials for the construction of the Connell House – wood, glass, and stucco, for example – are still common building materials readily available.

State CEQA Guidelines Section 15126.4 (b) states:

> *"Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus is not significant."*

Potentially significant impacts to historical resources would be *decreased* under this alternative, resulting in less than significant impacts with no mitigation required.

5.6.1.4 Other Issue Areas

Although reconstruction and/or rehabilitation of an existing structure can often ~~take longer and~~ be more difficult than constructing something from scratch, per the structural report prepared for the project, r~~R~~econstruction of the existing 4,125-square-foot residence would generally entail an effort comparable to original construction, and is therefore likely to require less construction ~~over a shorter period of time~~effort in comparison to construction of the proposed 11,933-square-foot residence. Construction of this alternative would require fewer~~less~~ material/haul trips and less construction noise due to the reduced size of the project. This alternative would maintain the existing building footprint and would require less grading and ground disturbing activities than the proposed project, thereby also reducing construction-related air emissions and noise. Therefore, impacts associated with alteration to the existing drainage pattern, loss of topsoil, and increased erosion, sedimentation, and runoff would be decreased. Reduced ground disturbance would decrease the potential for inadvertent disturbance of unknown buried archaeological resources (including unknown human remains). Construction-related impacts related to air quality emissions, accidental spills of hazardous materials, and increased noise levels would be decreased under this alternative.

Potentially significant impacts to other environmental resources would be *decreased* under this alternative, resulting in less than significant impacts with mitigation incorporated.

5.6.2 Alternative ~~5~~4: Project Integration

5.6.2.1 Aesthetic Resources

The Project Integration Alternative would involve redesign of the project to add additional square footage to the residence in a manner that is compatible with and integrates all or a portion of the existing structure (designing an addition to the existing residence). A large addition would have similar impacts as the proposed project: potential ridgeline development as seen from nearby

public areas, substantial alteration of visual character, and a potentially significant increase in lighting and glare. These impacts could be mitigated through implementation of measures similar to those identified in Chapter 4 for the proposed project.

Potentially significant impacts to aesthetic resources would be *similar* under this alternative, resulting in less than significant impacts with mitigation incorporated.

5.6.2.2 Biological Resources

A large addition that integrates all or a portion of the existing structure would require similar site disturbance, grading, tree removal, landscaping and restoration activities. Areas outside the development footprint would be disturbed by landscaping or restoration activities, similar to the proposed project. The extent of these activities would be similar to that of the proposed project and would similarly impact on-site resources. These impacts could be mitigated through implementation of measures similar to those identified in Chapter 4 for the proposed project.

Potentially significant impacts to biological resources would be *similar* under this alternative, resulting in less than significant impacts with mitigation incorporated.

5.6.2.3 Historical Resources

The Project Integration Alternative would correct existing damage to the Connell House by preserving, repairing, and replacing all, or portions of, the Neutra-designed residence per the Secretary of the Interior's standards for the Treatment of Historic Properties in preparation for integration of the historical resource with a newly constructed addition that would allow continued single-family occupancy.

Full integration would return the entire historical resource to its former structurally sound state as a recognizably distinct Neutra-designed architectural entity. The addition – designed to expand the combined living space – could take the form, for example, of a separate wing or suite of rooms, including full or partial floors or levels, that would be visually separate from, but physically linked to, the original Connell House. Full integration might also provide additional living space by enclosing the courtyard or outside patio areas.

Partial integration would return some portion of the historical resource to its former structurally sound state, but a portion of the original fabric would be demolished, and other portions would not be replaced, in order to facilitate construction of the new addition. As a result, the historical resource would be less recognizably distinct as a Neutra-designed architectural entity. This loss of integrity could be ameliorated by, for example, preserving/reconstructing components in the western, most visible elevation, including the prominent bands of fenestration on the first and second stories, the ground-level terrace, the second-level balcony, the characteristic roofline, and the juxtaposition of transparent and opaque surfaces. Other character-defining features of the residence could be preserved, such as the north entry or the exterior façade, while interior portions of the structure would be renovated and remodeled.

This alternative would necessitate the following:

- the documentation of primary and secondary character-defining elevations, spaces, and features in order to identify opportunities and constraints for additions and expanded living space, and

- the participation at conceptual, schematic, and design development phases of a qualified architectural historian and/or historic architect.

By remaining on its original building site, the Connell House would retain such aspects of integrity as location, setting, feeling, and association. Repair of deteriorated or vandalized features, along with the judicious replacement of features that are missing or not salvageable, would have the potential to substantially mitigate the partial loss of integrity of design, materials, and workmanship. The Secretary of the Interior's Rehabilitation Standard 6 states:

> *"Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."*

Neutra's original building plans for the Connell House are extant and would provide the documentary evidence necessary for undertaking historically appropriate repairs and replacement of damaged or missing architectural elements.

Potentially significant impacts to historical resources would be *decreased* under this alternative, resulting in less than significant impacts with mitigation incorporated.

5.6.2.4 Other Issue Areas

The level and extent of site disturbance, grading, tree removal, landscaping and vegetation activities under this alternative would be similar to the proposed project. Areas outside the development footprint would be disturbed by landscaping or restoration activities. Therefore, impacts related to the potential for disturbance of unknown archaeological resources (including human remains) and to the increased risk of erosion, loss of topsoil, sedimentation, runoff, and drainage would be similar to the proposed project. Short-term construction-related impacts associated with air emissions, inadvertent upset or release of hazardous materials, and noise would be similar to that of the proposed project.

Potentially significant impacts to other environmental resources would be *similar* under this alternative, resulting in less than significant impacts with mitigation incorporated.

5.6.3 Alternative 6: Reduced Project

5.6.3.1 Aesthetic Resources

The Reduced Project Alternative would reduce the overall development footprint to stay within the existing developed building footprint and the height of the proposed single-family residence structure to avoid ridgelining. Under this alternative, project visibility and impacts associated with ridgeline development would be avoided by reducing building heights to avoid any potential extension above the ridgeline (i.e., by eliminating an upper level). Additionally, the reduced project would be constrained to the existing building footprint, which would be compatible in size with nearby residences and more consistent with the existing visual character and quality of the site and its surroundings.

Potentially significant impacts to aesthetic resources would be *decreased* under this alternative, resulting in less-than-significant impacts with mitigation incorporated.

5.6.3.2 Biological Resources

The Reduced Project Alternative requires less site disturbance, grading, tree removal, landscaping, and restoration activities than that of the proposed project. Areas outside the development footprint would have similar levels of disturbance as the proposed project as a result of proposed landscaping or restoration activities. The Reduced Project Alternative footprint would be limited to that of the existing developed footprint, lessening impacts to ESHA that would otherwise be disturbed. Impacts could be further mitigated through implementation of measures identified in Chapter 4 for the proposed project.

Potentially significant impacts to biological resources would be *decreased* under this alternative, resulting in less-than-significant impacts with mitigation incorporated.

5.6.3.3 Historical Resources

Similar to the proposed project, the Reduced Project Alternative would completely demolish the Connell House. As a result, the alternative would not avoid or substantially lessen the significant unavoidable impact to the historic structure.

Potentially significant impacts to historical resources would be *similar* under this alternative, resulting in significant and unavoidable impacts.

5.6.3.4 Other Issue Areas

The level and extent of site disturbance, grading, tree removal, landscaping and vegetation activities under this alternative would be slightly less than the proposed project. Areas outside the development footprint would be temporarily disturbed by landscaping or restoration activities. Therefore, impacts related to the potential for disturbance of unknown archaeological resources (including human remains) and to the increased risk of erosion, loss of topsoil, sedimentation, runoff, and drainage would be similar to the proposed project. Short-term construction-related impacts associated with air emissions, inadvertent upset or release of hazardous materials, and noise would be similar to that of the proposed project.

Potentially significant impacts to other environmental resources would be *similar* under this alternative, resulting in less-than-significant impacts with mitigation incorporated.

5.6.4 Alternative 9: Reduced Height

5.6.4.1 Aesthetic Resources

This alternative would reduce the maximum height of the proposed single-family residence structure by 5 feet. Because the project applicant designed the alternative to minimize visual impacts but did not reduce the proposed height of the structure to the extent recommended in mitigation identified in Section 4.1 of the EIR to reduce impacts to less than significant, this section provides a detailed aesthetic resources alternative impact analysis. The visual impacts of the Reduced Height Alternative were compared to the impacts of the proposed project discussed in Chapter 4. Figure 5-8 shows the location of five key viewing areas, and Figures 5-9 through 5-23 show existing views, photo-simulations of the proposed project, and photo-simulations of the Reduced Height Alternative from the key viewing areas. A significance determination was made for each of the aesthetics issue areas as identified in the CEQA Guidelines.

Effect on Scenic Vistas

The Reduced Height Alternative would silhouette approximately 5 feet above the ridgeline as seen from an approximately 300-foot section of 17-Mile Drive (refer to Figure 5-17, Photo-simulation of Reduced Height Alternative – Key Viewing Area 3). The Reduced Height Alternative would only reduce the overall height of the proposed residence by 5-feet, which does not meet the 10-foot height reduction required to comply with mitigation measure AES/mm-1.1. The proposed project would be 130 feet above natural grade; mitigation measure AES/mm-1.1 requires that the maximum height be no higher than 120 feet above natural grade in order to avoid silhouetting above the ridgeline, and the Reduced Height Alternative would be 125-feet above natural grade, exceeding the mitigation measure height by 5 feet.

Similar to the proposed project, the Reduced Height Alternative would retain several of the existing trees on site, and would plant and maintain six new trees and other landscaping in the immediate vicinity of the new structure. Most of the new trees would be located along the eastern side of the building with the intent of creating a vegetated backdrop for the Reduced Height Alternative; however, based on field review and confirmation in the photo-simulations, the trees are expected to provide little to no benefit in terms of a vegetated backdrop or disguising the geometric form of the structure against the skyline. Due to the upward viewing angle from 17-Mile Drive, trees located east of the Reduced Height Alternative would need to grow to approximately 30 to 35 feet tall before they would even be seen behind the building. Given the growth rate of Monterey cypress and the wind-pruning conditions of the site, the proposed trees may provide no visual value in terms of reducing the Reduced Height Alternative's silhouette for about 20 years after planting. In addition, the biological dynamics of vegetation and potential mortality reduces its reliance as a guaranteed solution for mitigating the potential visual effects of a project. Property rights issues and the desires of current and subsequent property owners can also effect the health and visual effectiveness of plantings.

Although less visibly intrusive than the proposed project, the Reduced Height Alternative would be seen extending above the primary ridgeline from limited areas of 17-Mile Drive, which would have an adverse effect on the scenic vista as seen from 17-Mile Drive and Fanshell Beach, within the area shown on the Del Monte Forest Visual Resources Map. As a result, the alternative would be potentially inconsistent with County policies for the protection of scenic and visual resources. Although the Reduced Height Alternative would extend slightly above the ridgeline in limited areas along 17-Mile Drive, potential impacts associated with ridgelining would be less than significant, due to the minimal extent of development above the ridgeline, the very limited segment along 17-Mile Drive within which the ridgelining would be visible, and the presence of several proximate residences that extend above the ridgeline. Therefore, potential impacts would be less than significant and no additional mitigation is necessary.

Effect on Existing Visual Character and Quality of the Site and its Surroundings

From its most visible locations on 17-Mile Drive and Fanshell Beach, the exposed face of the Reduced Height Alternative would appear approximately 3.5 times larger than that of the current structure (refer to Figures 5-18, 5-19, and 5-20). In contrast, the proposed project would appear approximately four times larger (refer to Figures 4.1-15 and 4.1-16). The angular, geometric form of the alternative structure would silhouette approximately five feet above the horizon and would contrast with the natural form of the forested ridgeline. This visual contrast would draw attention to the large size of the structure and would increase noticeability. The Reduced Height Alternative would not appreciably reduce the visual mass of the structure compared to the proposed project.

Similar to the proposed project, the Reduced Height Alternative would detract from the visual quality of the site and surroundings by visually breaking the ridgeline, which would also increase its visual dominance and draw attention to its distinctively large visual mass. Although less noticeable than the proposed residence, the Reduced Height Alternative would be substantially more noticeable than the existing residence, and visibility of these built characteristics would be amplified by the site's location on a prominent hillside as seen directly ahead of viewers on northbound 17-Mile Drive. The Reduced Height Alternative would extend minimally above the primary ridgeline and would also increase the mass and sizing of the structures onsite. The Reduced Height Alternative would result in a minimal alteration of visual character as seen from 17-Mile Drive and Fanshell Beach; however, potential impacts would be less than significant considering the minimal extent of the ridgelining and the limited extent of 17-Mile Drive within which ridgelining would occur. Mitigation measures ~~AES~~BIO/mm-1.1, ~~AES~~BIO/mma-1.1.1, BIO/mm-3.1, BIO/mma3.1.1., BIO/mm-3.2, BIO/mma-3.2.1, BIO/mm-3.3, and BIO/mma 3.3.1. would be implemented for the Reduced Height Alternative. Implementation of identified mitigation would reduce long-term noticeability of the proposed project. Therefore, with implementation of these measures, impacts from the Reduced Height Alternative would be less than significant with mitigation incorporated.

Light or Glare Affecting Day or Nighttime Views in the Area

Because of its elevated location, the potential exists for night lighting associated with the Reduced Height Alternative to be easily seen from sections of 17-Mile Drive, Fanshell Beach, and other public outlooks and viewpoints. The Reduced Height Alternative would be larger and taller than the existing building and would potentially emit substantially more light. The majority of the exposed western façade would include large amounts of glass allowing for increased visibility of interior illumination. At night, these increased sources of light would be evidence of new, larger development on the hillside. Under certain seasonal daytime conditions, reflection of the sun on the southwest facing window glass would be a noticeable new source of glare. The potential combination of bright interior and exterior lights, windows, unshielded light sources or bright-lights reflected on exterior walls may result in impacts as seen from public roadways, beaches, and viewing areas.

Similar to the proposed project, visibility of light sources and glow from the Reduced Height Alternative and glare from window glass would potentially create a new source of light and glare, degrade nighttime dark skies, and adversely affect visual quality resulting in a significant impact to the surroundings. Mitigation measure AES/mm-3.1 requires implementation of an exterior lighting plan. With implementation of this measure, impacts for the Reduced Height Alternative would be less than significant.

Figure 5-8. Key Viewing Area Location Map

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Figure 5-9. Existing Visual Conditions – Key Viewing Area 1

Figure 5-10. Photo-simulation of Proposed Project – Key Viewing Area 1

Figure 5-11. Photo-simulation of Reduced Height Alternative – Key Viewing Area 1

*Note smaller surface area between upper floor windows and roofline.

Figure 5-12. Existing Visual Conditions – Key Viewing Area 2

Figure 5-13. Photo-simulation of Proposed Project – Key Viewing Area 2

Figure 5-14. Photo-simulation of Reduced Height Alternative – Key Viewing Area 2

*Note smaller surface area between upper floor windows and roofline.

Figure 5-15. Existing Visual Conditions – Key Viewing Area 3

Figure 5-16. Photo-simulation of Proposed Project – Key Viewing Area 3

Figure 5-17. Photo-simulation of Reduced Height Alternative – Key Viewing Area 3

*Note smaller surface area between upper floor windows and roofline.

Figure 5-18. Existing Visual Conditions – Key Viewing Area 4

Figure 5-19. Photo-simulation of Proposed Project – Key Viewing Area 4

Figure 5-20. Photo-simulation of Reduced Height Alternative – Key Viewing Area 4

*Note smaller surface area between upper floor windows and roofline.

Figure 5-21. Existing Visual Conditions – Key Viewing Area 5

Figure 5-22. Photo-simulation of Proposed Project – Key Viewing Area 5

Figure 5-23. Photo-simulation of Reduced Height Alternative – Key Viewing Area 5

*Note smaller surface area between upper floor windows and roofline.

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5.6.4.2 Biological Resources

The Reduced Height Alternative requires similar site disturbance, grading, tree removal, landscaping, and restoration activities as the proposed project. Areas outside the development footprint would be disturbed by landscaping or restoration activities. The footprint of the Reduced Height Alternative is the same as the proposed project and the extent of these activities would similarly impact on-site resources. These impacts could be mitigated through implementation of measures identified in Chapter 4 for the proposed project.

Potentially significant impacts to biological resources would be *similar* under this alternative, resulting in less than significant impacts with mitigation incorporated.

5.6.4.3 Historical Resources

Similar to the proposed project, the Reduced Height Alternative would completely demolish the Connell House. As a result, the alternative would not avoid or substantially lessen the significant unavoidable impact to the historic structure.

Potentially significant impacts to historical resources would be *similar* under this alternative, resulting in significant and unavoidable impacts.

5.6.4.4 Other Issue Areas

The level and extent of site disturbance, grading, tree removal, landscaping and vegetation activities under this alternative would be similar to the proposed project. Areas outside the development footprint would be disturbed by landscaping or restoration activities. Therefore, impacts related to the potential for disturbance of unknown archaeological resources (including human remains) and to the increased risk of erosion, loss of topsoil, sedimentation, runoff, and drainage would be similar to the proposed project. Short-term construction-related impacts associated with air emissions, inadvertent upset or release of hazardous materials, and noise would be similar to that of the proposed project.

Potentially significant impacts to other environmental resources would be *similar* under this alternative, resulting in less than significant impacts with mitigation incorporated.

5.6.5 No Project Alternative

5.6.5.1 Aesthetic Resources

The No Project Alternative assumes no improvements would be made to the existing structure or at the project site. The baseline aesthetic condition of the existing residence is substantially degraded and surrounded by a 6-foot-tall chain link fencing covered with opaque dark green shade cloth. At baseline conditions, the residential structure itself was in a visible state of disrepair and many of the windows were covered with plywood sheathing. Metal poles, flagging, and ropes left over from previous story-pole studies were strewn on and around the structure, adding to the visual clutter of the site. Under this alternative, the structure would not be improved and would continue to degrade due to lack of upkeep and exposure.

The No Project Alternative would not result in ridgeline development or a substantial change in visual character, and no new or increased lighting or glare would occur. However, baseline visual quality of the site is currently very low, and visual character and quality would continue to worsen over time if the structure is not maintained, restored, or demolished, resulting in potentially significant impacts.

Potentially significant impacts to aesthetic resources would be *increased* under this alternative in comparison with the proposed project, which, with incorporation of identified mitigation, would improve the site with a new residence visually compatible with the surrounding areas that avoids extending above the ridgeline. Impacts associated with the No Project Alternative would be significant but mitigable.

5.6.5.2 Biological Resources

The No Project Alternative would not require any construction, demolition, or restoration activities and would avoid short-term construction-related impacts. However, this alternative would not include any dune restoration activities and would not provide the beneficial impacts associated with the proposed restoration of 1.67 acres of dunes and central dune scrub habitat, including removal of invasive species that directly contribute to the degradation of the dune system and replacement of native plants that may enhance the habitat value of the dune system.

Because no change to existing biological conditions at the site would occur, potential impacts would be less than significant and no additional mitigation is required.

5.6.5.3 Historical Resources

The No Project Alternative would maintain the existing structure in its baseline condition. The baseline condition of the structure provides little value as a historical resource, due to the substantial degradation and damage that has occurred, but nevertheless retains its potential for preservation, repair, and restoration of damaged portions, with a concomitant restoration of value as a historical resource. Demolition of the historic residence would be avoided under this alternative; however, no preservation, repair, or restoration work would occur, eventually resulting in the total loss of the historic structure.

The proposed project, as mitigated, would require the Applicant to restore the residence and record it pursuant to the most recent guidelines of the HABS. Where baseline conditions are no longer in existence and have not been repaired, original features and materials shall be restored, with the use of documentary evidence, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The documentation package shall include measured drawings; an architectural design presentation board comprising salvaged samples of original building materials; written and oral histories, a written historic context and statement of significance; written architectural description; bibliographic materials; large-format, black-and-white photographs; LIDAR documentation, and relevant related information. The original documentation will be submitted to the HABS office in Washington, D.C., for deposit in the Library of Congress and copies of the documentation package will be made available locally.

The Applicant will also be required to make the information available in electronic information in a web-based format for use in creating a web page documenting the Connell House. The web page will document the house, its history, construction materials, and features, at baseline conditions, including a video tour of the Connell House to be completed prior to any demolition; architectural drawings; current and historic photographs; and background material such as oral histories with individuals with knowledge of the Connell House.

Although residual impacts of the proposed project, as mitigated, would still be considered significant and unavoidable due to the demolition of a historical resource, the No Project Alternative would not provide the documentary and educational benefits through recordation of

the structure, as described above. The degraded structure would offer little historical benefit to the community under the No Project Alternative.

Potentially significant impacts to historical resources would be *similar* under this alternative, resulting in significant and unavoidable impacts.

5.6.5.4 Other Issue Areas

The No Project Alternative would not require any site disturbance, grading, or vegetation removal activities; therefore, impacts associated with the unanticipated disturbance of archaeological resources, geologic stability, or changes in onsite drainage, erosion, sedimentation, and runoff would be avoided. The No Project Alternative would not require any construction-related activities and would avoid any short-term impacts related to air emissions, unexpected upset or spill of hazardous materials, and noise. Potentially significant impacts to other environmental resources would be *decreased* under this alternative.

Based on the structural evaluation completed for the project, the existing structure, though presently stable in the absence of severe winter storms or earthquakes, is unsafe for occupancy. Further, the structure's condition will continue to deteriorate under the influence of the wind and rain. Abatement of the structure was recommended, either through demolition, repair, or more thorough and permanent stabilization, as a public nuisance (Simpson Gumpertz & Heger 2016). Therefore, the No Project Alternative would constitute a public nuisance and hazard if not properly abated. Impacts associated with hazards would be *increased* under this alternative, resulting in significant but mitigable impacts.

5.7 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the alternatives section of an EIR to describe a reasonable range of alternatives to the project that avoid or substantially lessen any of the significant effects identified in the EIR analysis while still attaining most of the basic project objectives. The alternative that most effectively reduces impacts while meeting project objectives should be considered the "environmentally superior alternative." In the event that the No Project Alternative is considered the environmentally superior alternative, the EIR should identify an environmentally superior alternative among the other alternatives.

Based on the alternatives analysis and comparison of impacts in Table 5-2, Alternative 1, Preservation, is the Environmentally Superior Alternative. The Preservation Alternative would avoid significant and unavoidable impacts on historical resources and would reduce construction-related impacts and potentially significant impacts on visual resources and biological resources. The Preservation Alternative would meet most of the Applicant's identified project objectives, including providing a single-family residence on the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area; restoration of areas to their natural condition; and overall improvement of the property for the betterment of the Pebble Beach community.

The Project Integration Alternative provides some variation in size and project design in response to the Applicant's desire to increase the size of the residence. The Project Integration Alternative would also reduce impacts on historical resources by integrating the existing residence into the new design pursuant to the Secretary of the Interior's standards. However, this alternative would not reduce or avoid construction-related impacts or potentially significant impacts on visual resources and biological resources.

Based strictly on an analysis of the relative environmental impacts, the Preservation Alternative is considered the Environmentally Superior Alternative. The decision-making body will consider the whole of the record when considering the proposed project including, but not limited to, public comment and testimony related to the size and design of the residence. The decision-making body may select the project as proposed, an Alternative, or a specified combination of particular elements identified in the Alternatives, as the approved project. In all scenarios, the Mitigation Monitoring and Reporting Program (MMRP) would be applied to the approved project.

5.8 REFERENCES

Simpson Gumpertz & Heger. September 19, 2016. *Structural Evaluation of the Arthur and Kathleen Connell House, 1170 Signal Hill Road, Pebble Beach, CA*. September 19, 2016.