

7. Alternatives to the Proposed Project

- The sale of any portion(s) of the North School site would require compliance with the Naylor Act, which would require the District to first offer the property to other government agencies for 25 percent of its fair market value.
- Development of a school under Alternate 4 could potentially result in greater environmental impacts than the proposed project. Additional technical analysis would be required to confirm.
- Alternate 4 would not eliminate the proposed project's significant and unavoidable traffic impact.

Alternate 4 fails to meet the below project objectives:

- Relieve existing overcrowding at Hermosa Valley School and Hermosa View School.
- Eliminate temporary, portable classroom buildings at Hermosa Valley School and Hermosa View School.
- Maximize the use of limited District funds.
- Maximize the use of District-owned property.
- Construct 21st-century educational facilities with flexible outdoor and indoor learning spaces.
- Construct new educational facilities and/or a new school that is safe and secure for students.
- Construct new educational facilities and/or a new school that uses energy efficiently and cost-effectively.

7.3.3 2014 Long Range Facilities Master Plan

Based on FPAC's recommendation and feedback from additional community outreach, the District completed a Long Range Facilities Master Plan (FMP) in June 2014 that identified four redevelopment scenarios of the North School site. All four options proposed demolition of the existing facilities and construction of a new school. They also proposed the main school entrance in the northern portion of the site and parking and pedestrian loading in the area southeast of the Morningside Drive/Gould Avenue intersection, which is owned by the City. The four options differed in where school buildings were placed.

7.3.3.1 ALTERNATE 5, NEW SCHOOL EXPANDED ONTO VALLEY PARK

Alternate 5, which is also Option D of the FMP, was presented as the preferred site plan during the District's 2014 Measure Q Bond campaign. As shown in Figure 7-3, *Alternate 5: New School Expanded into Valley Park*, Alternate 5 proposed two new sets of classroom buildings: one along 25th Street and the other on the eastern slope. The blacktop and turf field play areas would be on the existing developed footprint of the North School site, but not contiguous and separated by residential properties on the south side of 26th Street. Unlike Alternate 2b, the District's field east of the slope would not be used under this alternative, and this area would be available for community access during school hours.

Measure Q failed by 32 votes. A subsequent tracking poll determined that the Hermosa Beach community objected to the preferred site plan mainly because it wanted to preserve the City's limited open space and did not want the proposed school to encroach onto parkland; this is consistent with the electorate's approval of the 1986 initiative, which prohibits modification of open space unless approved by the electorate.