

7. Alternatives to the Proposed Project

Pacific Coast Highway, near Artesia Boulevard. Each site is approximately one acre and neither is ideal because of its small size and location on a busy roadway, which presents traffic, noise, and safety concerns.

Alternate 3d, Community Center. This property is at 710 Pier Avenue at Pacific Coast Highway. It is a designated historic property, and improvements to bring it into compliance with current building and historic building codes and to meet seismic requirements per the Division of the State Architect, would likely be costly.

The District does not own any of the locations considered. Additionally, since there is limited funding, purchase of a new property would require the District to sell the North School site to pay for its purchase. Because the large area of Open Space (OS) zone on the North School site restricts most development except for institutional uses, and because a citizen's initiative adopted in 1986 prohibits modification and elimination of Open Space-designated areas (see Section 5.9, *Land Use and Planning*), redevelopment of the North School site would be limited. Additionally, the sale of any surplus school grounds would be required to comply with the Naylor Act, which requires school districts to first offer the property to other government agencies for 25 percent of its fair market value. Therefore, with the restricted redevelopment potential and reduced value of the property, FPAC determined that if the property did sell, the District would not be able to obtain market value and therefore would not make enough money for purchase of another site.

Conclusion

The District considered the four sites listed under Alternate 3, *Alternative Locations*, as potential locations for the proposed new school and determined that they are infeasible for the following reasons:

- Alternates 3a, 3b, and 3c are less than the four-acre size requirement and smaller than the project site of 2.35 acres. The properties are too small to accommodate an adequate educational program, including physical education and flexible learning spaces and laboratories, for up to 510 students, as compared to the proposed project.
- Alternate 3d would have substantial development constraints due to its historical designation and requirement to meet seismic standards for public school development.
- The potential loss/displacement of the community center (Alternate 3d) would require the search for a replacement facility to accommodate such a community-valued resource.
- Alternates 3c and 3d are on Pacific Coast Highway, which is a major arterial and presents traffic, noise, and safety concerns for school operation.
- The sale of the North School site would not result in an equitable return for the District due to redevelopment limitations from the OS zone and Naylor Act, and the District would not have adequate funds to purchase new property.
- None of the sites represent a significant improvement over the North School site.

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- Development of a school at any of the locations could potentially result in greater environmental impacts than the proposed project. Additional technical analysis would be required to confirm.
- Alternates 3a, 3b, and 3c would not eliminate the proposed project's significant and unavoidable traffic impact.

Alternates 3a, 3b, 3c, and 3d also fail to meet the following 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.

7.3.2.4 ALTERNATE 4, HYBRID OPTION

Due to the OS zone constraint on the North School site, the FPAC also considered the possibility of selling just the Unclass-zoned portions of the property and to use the funds to acquire another property for school use, such as the Time-Warner property adjacent to Valley School. Alternate 4 assumed the District would maintain the remaining OS zoned portions of the North School site.

Conclusion

The District considered FPAC's hybrid option (Alternate 4) as a project alternative and determined that it is infeasible for the following reasons:

- The purchase of the one-acre Time-Warner property for expansion of Valley School would not eliminate overcrowding at Valley School and View School.
- Additional time and investigation would be required to consider other hybrid options, determine appropriate use of an acquired site, how the site would meet the goal to reduce overcrowding, and develop a program for redevelopment/intensification of existing District-owned properties.
- Partial/piecemeal sale of any portion(s) of the North School site would likely reduce its future value and development potential as a school.