

NOTICE OF INTENT TO ADOPT / NOTICE OF AVAILABILITY NEGATIVE DECLARATION

for the 5365 Cherry Avenue Opportunities for Learning Charter School

This serves as the City of Long Beach's (City) Notice of Intent to adopt an Initial Study/ Negative Declaration for the 5365 Cherry Avenue Opportunities for Learning Charter School project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: 5365 Cherry Avenue Opportunities for Learning Charter School

Project Location: The project site is located in the City of Long Beach at the southwest corner of Cherry Avenue and East Market Street at 5365 Cherry Avenue. The Assessor Parcel Number (APN) for the project site is 7129-003-029.

Lead Agency: City of Long Beach, 333 W. Ocean Boulevard, Long Beach, California 90802

Project

Description: The applicant is proposing the lease of a 23,580-square-foot site at 5365 Cherry Avenue to be used as an independent study learning center by the Opportunities for Learning (OFL) Charter School program. The site includes a one-story, 6,804 square-foot commercial building currently being used as a shoe store, and surface parking lots to the west and south of the existing building. The proposed project would retain the existing parking lots and the existing building frame, with modifications to the interior of the building.

The OFL program is a publicly funded charter school that serves grades 7-12 across Central and Southern California. The OFL program is unique in that students attend school for only two 1.5 hour appointments each to receive curriculum from their teachers. Students are required to study and complete coursework independently for 4-6 hours each day and are able to participate in small group instruction classes, take tests, meet with college advisors, and, if needed, receive additional instruction from a tutor at independent study learning centers. Under this educational model, OFL does not provide food service, gyms, playgrounds, or transportation for its students.

The proposed center would serve a maximum of 40-45 students with six teachers and two support staff members. Each teacher serves a maximum of 7-8 students at a time. The OFL center would be open Monday through Friday from 8:00 a.m. to 5:00 p.m., except for lunch hour, which goes from 12:00 p.m. to 1:00 p.m. The OFL centers are also open four Saturdays per year for SAT and CASHEE prep testing from 9:00 a.m. to 12:00 p.m.

Modification of the existing commercial space into an OFL center would require interior demolition and construction. Construction work is expected to include the building of new partition walls, flooring, doors, windows, electrical outlets, light fixtures, T-bar ceiling grids, and plumbing fixtures. The project would also be required by the City to provide minor landscape improvements, such as adding new plants and trees, a few minor architectural improvements, and an irrigation system with improved water efficiency.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Negative Declaration for the above-cited project. The Negative Declaration is based on the finding that the proposed project would not result in significant environmental impacts. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, the proposed Negative Declaration and supporting materials are available for public review at the following locations:

- City of Long Beach, Development Services Department, 333 W. Ocean Boulevard, 5th Floor, Long Beach, California 90802;
- Long Beach Main Library, 101 Pacific Avenue, Long Beach, California 90802; and
- City of Long Beach website at:

