



DATE: November 28, 2017
TO: ZONING ADMINISTRATOR
FROM: Shannon Costa, Assistant Planner, (530) 879-6807
shannon.costa@chicoca.gov
RE: Use Permit 17-17 (CORE Butte Charter)
2801 Notre Dame Boulevard, APN 040-030-100 and -098

File: UP 17-17

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project is consistent with the previously adopted Mitigated Negative Declaration (MND) for Neighborhood Church and approve Use Permit 17-17 (CORE Butte Charter), based on the findings and subject to the recommended conditions of approval.

BACKGROUND AND ANALYSIS

This is a request to modify an existing use permit (see **Attachment A**, UP 05-91 (Penne)) to allow for the expansion of an existing school to include grades 9-12 located at 2801 Notre Dame Boulevard (see **Attachment B**, Location Map). The 23-acre site, comprised of two parcels, is located in the PQ (Public/Quasi Public Facilities) zoning district and is designated Public Facilities and Services (PFS) on the General Plan Land Use Diagram. Pursuant to Chico Municipal Code (CMC) Section 19.44, Table 4-6, a use permit is needed to authorize a school in the PQ zoning district.

The project involves the construction of a new 20,000 square foot high school facility, expansion of an existing field house by approximately 14,000 square feet to allow for additional classrooms, and modification of an existing 3,700 square foot storage barn into an instructional agricultural classroom (see **Attachment C**, Site Plan). Modification of the use permit would allow CORE Butte Charter to centralize all classrooms (K-12) and administrative services onto one site. This use permit does not authorize modification of the boundary lines as shown on the site plan. The applicant is pursuing a boundary line modification under a separate application to arrange the property lines as depicted on the site plan.

Previous use permits on the site have authorized the expansion of an existing church and school to allow grades K-8, the installation of temporary modular office buildings and portable classrooms, a children’s education center and daycare facility, church for Spanish congregation members, and a gymnasium with locker rooms. Use permit 17-17 (CORE Butte Charter) would supersede any existing use permits for the site.

DISCUSSION

A project description prepared by the applicant provides details regarding the CORE Butte Charter program model (see **Attachment D**, Description of Operation). Students enrolled in the program select a class schedule similar to a college campus in that most students attend

classes on campus Tuesday and Thursday at various times, while the remainder of their courses are completed at home. It is anticipated that 250 high school students would be enrolled in grades 9-12 and would attend classes at the site, with average class sizes ranging from 6 to 18 students. Until recently, Chico Christian School, a traditional school model, occupied the campus with grades K-8, all attending classes full time.

Parking would be accommodated in the existing lot that provides over 550 parking stalls. Parking provided on site exceeds the number of parking spaces required by Chico Municipal Code (CMC) 19.70 (*Parking and Loading Standards*), which under a traditional high school model would require one space for every four students plus one space for each employee. An analysis provided by City of Chico engineering staff concluded that the “part-time” nature of the school would utilize on-site facilities approximately 40-percent of the time, and that trip generation would fall within the allowed level of service standards outlined in the 2030 General Plan (see **Attachment E**, Public Works Recommendation). A condition of approval is recommended to limit enrollment and use of the site to the part-time program model offered by CORE Butte Charter. Any expansion of the school from a part-time model to full-time model would require further evaluation of potential impacts and modification to this use permit.

Development standards, such a minimum lot size, lot coverage, building height and setbacks in the PQ zoning district are determined through use permit approval. The applicant has submitted an application for a boundary line modification to arrange the property lines as depicted on the site plan, creating a parcel one-acre in size for the proposed high school. A preliminary site plan provided by the applicant depicts the proposed school situated so that the front of the building is oriented towards the easterly interior of the site, with the buildings rear facade situated along Notre Dame Boulevard. The building setback from the public right-of-way is five feet at the closet point, up to 15 feet (see **Attachment F**, Preliminary School Site Plan). A condition of approval is recommended outlining development standards as follows:

- a. Building setback from Notre Dame Boulevard right-of-way: 5 feet minimum
- b. All other building setbacks: none
- c. Lot coverage: 95%
- d. Height limit: 57 feet
- e. Minimum lot size: 10,000 square feet

Detailed site improvements for the new school facilities, including the building design, landscaping, and other improvements will be subject to site design and architectural review pursuant to CMC 19.18 (*Site Design and Architectural Review*), as well as review and approval by other City departments. It is not anticipated by staff that the addition of grades 9-12 would have a significant impact on the site because of the part-time program model.

ENVIRONMENTAL REVIEW

The project falls within the scope of the Mitigated Negative Declaration (MND) for Neighborhood Church, which was adopted by the Zoning Administrator on November 14, 2006. The MND included several mitigation measures that apply to the proposed

development, which are referenced in the recommended conditions of approval. Mitigation measures regarding biological resources have been omitted from the conditions of approval as they pertain only to the construction of the gymnasium that was completed in 2012, therefore, the mitigation measures have been implemented and do not apply to future development. Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the MND, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the MND, and no new information has become available which was not known and could not have been known at the time the MND was completed.

FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all of the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code Section 19.44.020 allows public and private schools in the PQ zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24. The MND previously adopted for the site included several mitigation measures that apply to the proposed development, which are referenced in the recommended conditions of approval. Mitigation measures regarding biological resources have been omitted from the conditions of approval as they pertain only to the construction of the gymnasium that was completed in 2012, therefore, the mitigation measures have been implemented and do not apply to future development

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

No impacts to the health, safety, or welfare of the neighborhood have been identified. Sufficient on-site parking spaces are provided. The project has been conditioned to receive additional review and approval by the Architectural Review and Historic Preservation Board to ensure that the final design meets all applicable Design Guidelines and City development standards to ensure the project is aesthetically compatible with the surrounding uses.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The proposed school will not generate any significant new impacts to traffic, public improvements, or property area. The site will provide sufficient vehicle parking spaces. No aspects of the project have been deemed to be detrimental to the general welfare of the City.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

The proposed use is consistent with the site's General Plan land use designation and several actions, policies and goals found in the General Plan. The use is consistent with the City's desire to support infill rehabilitation projects (LU-4.2), and private educational institutions to improve facilities and services in the City (Goal PPFS-3).

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposal is consistent with the most recent use of the site and with existing surrounding land uses that include offices, congregation, services and some light industrial uses. The school would not have typical operating hours of a traditional school model, and is closed during the sites peak usage (Sunday morning service) limiting impacts to surrounding land uses. The site provides sufficient parking on-site, thereby minimizing impacts of street parking.

CONDITIONS OF PROJECT APPROVAL

1. Use Permit 17-17 authorizes the expansion of an existing school site to allow grades K-12, including the construction of a new 20,000 square foot high school facility, expansion of an existing field house by approximately 14,000 square feet to allow for additional classrooms, and modification of an existing 3,700 square foot storage barn into an instructional agricultural classroom on the Neighborhood Church campus, in substantial accord with the "Site Plan to Accompany Use Permit 17-17 (CORE Butte Charter School)" and in compliance with all other conditions of approval.
2. The applicant shall provide a note on the front of all building plans that the project shall be constructed in compliance with UP 17-17.
3. Development standards for the proposed high school building are as follows:
 - a. Building setback from Notre Dame Boulevard right-of-way: 5 feet minimum
 - b. All other building setbacks: none
 - c. Lot coverage: 95%
 - d. Height limit: 57 feet
 - e. Minimum lot size: 10,000 square feet
4. Any expansion of the school use, in particular changing attendance from a part-time to full-time model, shall be authorized by modification to UP 17-17 (CORE Butte Charter).

5. Use Permit 17-17 (CORE Butte Charter) supersedes all previous use permits for the site (e.g. UP 05-91(Penne)).
6. The applicant shall comply with all other State and Local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The applicant is responsible for contacting these offices to verify the need for permits.
7. The applicant is responsible for implementing the following mitigation measures from the adopted Mitigated Negative Declaration for the Neighborhood Church during construction:

MITIGATION MEASURE B.1 (Air Quality):

The applicant or their successor in interest shall implement the following measures to reduce dust-related impacts during construction and grading on the site:

- a. During clearing, grading, ground disturbance or excavation operations, fugitive dust emissions shall be controlled by regular watering, paving of construction roads, or other dust preventative measures.
- b. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
- c. All clearing, grading, earth moving or excavation activities shall cease when winds exceed 15 mph averaged over 1 hour.
- d. The area disturbed by demolition, clearing, grading, earth moving, or excavation operations shall be minimized at all times.
- e. Portions of the construction site to remain inactive longer than a period of 3 months shall be seeded and watered until grass cover is grown.
- f. All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized.
- g. Mud carried onto street surfaces by construction equipment shall be removed on a daily basis.
- h. Haul trucks shall be covered with tarpaulins or other effective covers at all times.
- i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to

ensure compliance with BCAQMD Rule 201 & 207 (Nuisance and Fugitive Dust Emissions).

The applicant shall include these measures within a dust suppression plan required to be submitted as specification on subdivision improvement plans.

MITIGATION MEASURE B.2. (Air Quality):

To further reduce air quality impacts, the following supplemental mitigation measures shall be incorporated into the design of all future development projects on the subject parcels:

- Utilize energy-efficient lighting and process systems.
- Utilize energy-efficient and automated controls for air conditioning.
- Utilize EPA Phase II certified wood burning devices.
- Orient buildings and include landscaping (e.g. shade trees) to maximize natural
- cooling.
- Utilize centralized space and water heating and/or use of solar water heating.

MITIGATION D.1. (Cultural Resources): A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. This person will assess the significance of the find and prepare appropriate mitigation measures for review by the Planning Director. All mitigation measures determined by the Planning Director to be appropriate for this project shall be implemented pursuant to the terms of the archaeologist's report.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date and notices were mailed out to all property owners and tenants within 500 feet of the project site

DISTRIBUTION:

Internal (2)

Brendan Vieg, Zoning Administrator
Shannon Costa, Assistant Planner

External (2)

CORE Butte Charter School, attn: Mary Cox, Executive Director, 260 Cohasset Rd, suite 120, Chico, CA 95926
Nick Trover, nicktrover@yahoo.com

ATTACHMENTS:

- A. Location Map
- B. Use Permit 05-91 (Penne)

- C. Site Plan
- D. Description of Operation
- E. Public Works Recommendation
- F. Preliminary School Site Plan



**COMMUNITY DEVELOPMENT
DEPARTMENT**

Planning Division
411 Main Street (530) 895-4851
P.O. Box 3420
Chico, CA 95927

PERMIT NO. UP 05-91 (Neighborhood Church)

CONDITIONAL USE PERMIT

Permit Description:

In accordance with Chico Municipal Code Section: **19.42.020, Table 4-2**, Use Permit Application No. UP 05-91 (Neighborhood Church), authorizes the following:

The expansion of an existing church campus that includes a private pre-school and K-8 elementary school.

At: **2801 Notre Dame Boulevard**

Assessor's Parcel No.: **040-030-064 and 065**

Final Action: Approved by the Zoning Administrator on November 14, 2006.

Effective Date of the Permit: November 27, 2006.

Issuance of Permit:

In accordance with Chico Municipal Code Section 19.30.020, no permit, certificate, or other entitlement may be issued until the effective date. The Permittee shall sign the approved certificate or other entitlement within 30 days of approval indicating full understanding and concurrence with the approval and all conditions imposed by the review authority, or the entitlement will be deemed void.

This permit is hereby issued through the signatures of the Planning Director and the Permittee.

Conditions of Approval:

1. Use Permit 05-91 (Neighborhood Church) authorizes the expansion of an existing church campus that includes a private pre-school and K-8 elementary school in substantial accord with the "Plat to Accompany Use Permit 05-91 (Neighborhood Church)", except as modified by any other condition of approval. The proposed expansion includes the following components:
 - Phase 1: 18,000 square foot Children's Education Center
 - Phase 2: 6,000 square foot Church for Spanish Congregation Members
 - Phase 3: 12,000 square foot Gymnasium and Locker Rooms
 - Phase 4: 6,000 square foot Counseling Center
2. The permittee shall comply with all other State and local code provisions, including those of the Building Division, Planning Division, Fire Department and the Engineering Division of the Community Services Department. The permittee is responsible for contacting these offices to verify the need for permits.
3. The applicant shall provide a note on the front of all building plans stating that the project shall be constructed in compliance with UP 05-91.
4. Use Permit 05-91 supercedes UP 1428, UP 2468, UP 03-30, and UP 05-03.

5. Use Permit 05-91 authorizes a request to extend the approval of UP 03-03, until the new Children's Education Center building is constructed, at which time the portable classroom building previously authorized by UP 03-03 would no longer be necessary and will be removed prior to the issuance of a certificate of occupancy for the Children's Education Center.
 6. The student drop-off/pick-up area located in front of the Children's Education Center (noted as Vehicle Unloading zone on the Plat to Accompany Use Permit 05-91) shall be clearly designated on-site with appropriate signage as reviewed on-site by Planning staff prior to the issuance of a certificate of occupancy.
 7. Prior to the issuance of a certificate of occupancy for the Children's Education Center, the Neighborhood Church shall provide the City of Chico an irrevocable offer of dedication of a 60-foot right-of-way along the site's east frontage of Notre Dame Boulevard in a form determined acceptable to the Director of Engineering. Use of the right-of-way area for parking can continue until the dedication is accepted by the City at the time the road is to be constructed.
 8. A copy of the project's storm drainage plans shall be submitted to Caltrans for review and comment.
 9. Prior to the issuance of a certificate of occupancy for the Children's Education Center, replacement shade trees shall be planted in all existing parking lot planters where shade trees currently do not exist or where existing trees are in declining health.
 10. MITIGATION MEASURE B.1 (Air Quality):
The permittee or their successor in interest shall implement the following measures to reduce dust-related impacts during construction and grading on the site:
 - a. During clearing, grading, ground disturbance or excavation operations, fugitive dust emissions shall be controlled by regular watering, paving of construction roads, or other dust preventative measures.
 - b. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
 - c. All clearing, grading, earth moving or excavation activities shall cease when winds exceed 15 mph averaged over 1 hour.
 - d. The area disturbed by demolition, clearing, grading, earth moving, or excavation operations shall be minimized at all times.
 - e. Portions of the construction site to remain inactive longer than a period of 3 months shall be seeded and watered until grass cover is grown.
 - f. All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized.
 - g. Mud carried onto street surfaces by construction equipment shall be removed on a daily basis.
 - h. Haul trucks shall be covered with tarpaulins or other effective covers at all times.
 - i. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the BCAQMD shall also be visible to ensure compliance with BCAQMD Rule 201 & 207 (Nuisance and Fugitive Dust Emissions).
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- j. The permittee shall include these measures within a dust suppression plan required to be submitted as specification on subdivision improvement plans.

11. MITIGATION MEASURE B.2. (Air Quality):

To further reduce air quality impacts, the following supplemental mitigation measures shall be incorporated into the design of all future development projects on the subject parcels:

- a. Utilize energy-efficient lighting and process systems.
- b. Utilize energy-efficient and automated controls for air conditioning.
- c. Utilize EPA Phase II certified wood burning devices.
- d. Orient buildings and include landscaping (e.g. shade trees) to maximize natural cooling.
- e. Utilize centralized space and water heating and/or use of solar water heating.

12. MITIGATION MEASURE C.1. (Biological Resources):

- a. All construction activity for the future gymnasium building within giant garter snake aquatic and upland habitat in and around the project site shall be conducted between May 1 and October 1, the active period for giant garter snakes.
 - b. Before any ground-disturbing activity for the future gymnasium building takes place, a qualified biologist hired by the permittee shall ensure that restrictive fencing (orange construction fencing) is installed between the construction work area and any suitable habitat that will be avoided to prevent giant garter snakes from moving into the construction work area. The qualified wildlife biologist shall determine the exact location of the fencing.
 - c. Plastic mono-filament netting (erosion control matting) or similar material should not be used for sediment control within the construction area for the future gymnasium building because giant garter snakes, as well as other reptiles, mammals, and birds may become entangled or trapped in it. Acceptable substitutes include coconut coir matting or tackified hydroseeding.
 - d. Any dewatered habitat must remain dry for at least 15 consecutive days after April 15 and prior to excavating or filling of dewatered habitat for the future gymnasium building.
 - e. A qualified biologist hired by the permittee shall conduct a preconstruction survey in suitable upland or aquatic giant garter snake habitat no more than 24 hours before construction for the future gymnasium building and shall be on site during all construction activity within 200 feet of suitable aquatic habitat. The project area shall be re-surveyed whenever there is a lapse in construction activity of 2 weeks or more.
 - f. Construction personnel for the future gymnasium building shall participate in a USFWS-approved worker environmental awareness program. A qualified biologist to be hired by the permittee shall inform all construction personnel about the life history of the giant garter snake and the terms and conditions of the biological opinion. Proof of this instruction shall be submitted to the USFWS Sacramento Field Office.
 - g. A qualified wildlife biologist shall be retained by the permittee to be present during the initial ground disturbance activities (vegetation removal and grading) associated with the future gymnasium building to ensure that no giant garter snakes are present in the construction work area.
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- h. If giant garter snakes are encountered on site, they shall be allowed to move out of the work area unassisted. Capture and relocation of trapped or injured snake(s) can only be attempted by USFWS-permitted personnel. The permittee or its contractors shall notify USFWS within 48 hours and submit a report, including dates, locations, habitat description, and any corrective measures taken to protect the snake(s) encountered. For each giant garter snake encountered, the biologist shall submit a completed CNDDDB field survey form (or equivalent) to the Department of Fish and Game no more than 90 days after completing the last field visit to the project site.
- i. A post-construction compliance report prepared by a qualified biologist shall be forwarded to the chief of the Endangered Species Division of the USFWS Sacramento Field Office within 60 days after completion of the future gymnasium building. This report shall include dates that construction occurred, pertinent information about the applicant's success in implementing project mitigation measures, an explanation of any failures to implement mitigation measures, any known project impacts on federally listed species, any occurrences of incidental take of federally listed species, and any other pertinent information.

13. MITIGATION MEASURE C.2.:

To mitigate for indirect impacts to the giant garter snake resulting from the construction of the future gymnasium building, prior to construction the permittee shall consult with the USFWS and either develop their own mitigation site approved by the USFWS or contribute to an in-lieu species fund for the giant garter snake at approved ratios set by the USFWS (currently ranging between 3:1 to 9:1).

14. MITIGATION MEASURE C.3:

Pre-construction surveys following California Burrowing Owl Consortium (CBOC) protocols to determine if burrowing owls are present within the grading footprint or within a buffer zone shall be conducted by a qualified wildlife biologist no more than 30 days prior to the initiation of any staging or construction-related activities. The width of the buffer zone to be surveyed shall be 150 meters (approximately 500 feet) unless a smaller buffer zone is determined acceptable through consultation with the California Department of Fish and Game (CDFG). Pre-construction surveys shall be documented in a letter report and shall be required regardless of time of year as burrowing owls may use the site both as breeding and wintering habitat.

If burrowing owls are observed on or near the project site during these surveys, all burrowing owl burrows shall be avoided. A clearly-delineated construction buffer shall be established around the burrows during the breeding season (February 1 through August 31) and during the non-breeding season (September 1 through January 31). The minimum radius of the buffer for each season shall be subject to the approval of the CDFG.

If destruction of an occupied burrow is unavoidable, passive relocation measures may be implemented during the non-breeding season to encourage the owl(s) to move away from the burrow prior to construction. All passive relocation must be approved by CDFG. If no suitable alternate burrows are present within 500 feet of the destroyed burrow, artificial burrows shall be installed at another appropriate location, as determined by a qualified wildlife biologist. Passive relocation methods and artificial burrow locations shall be subject to CDFG approval and shall follow guidelines outlined in the CDFG Staff Report on Burrowing Owl Mitigation (1995).

Passive relocation shall not be conducted during the breeding season (February 1-August 31).

In addition, suitable foraging habitat shall be protected for each occupied nest burrow that is destroyed to offset the loss of habitat. The required size and location of suitable foraging habitats shall be determined in consultation with CDFG. A conservation easement shall be placed on the off-site mitigation area establishing the area as habitat for burrowing owls in perpetuity.

15. MITIGATION D.1. (Cultural Resources):

A note shall be placed on all grading and construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. This person will assess the significance of the find and prepare appropriate mitigation measures for review by the Planning Director. All mitigation measures determined by the Planning Director to be appropriate for this project shall be implemented pursuant to the terms of the archaeologist's report.

I hereby agree to accept this Use Permit subject to the provisions of the Chico Municipal Code (CMC) and the conditions specified above. I am aware that this permit becomes null and void if not used within one year and may be subject to revocation pursuant to CMC Chapter 19.14.

Permittee's Signature: _____

Date: _____

This use permit is hereby issued subject to the provisions of the Chico Municipal Code and the conditions specified above.

Planning Director

Date of Permit Issuance: _____

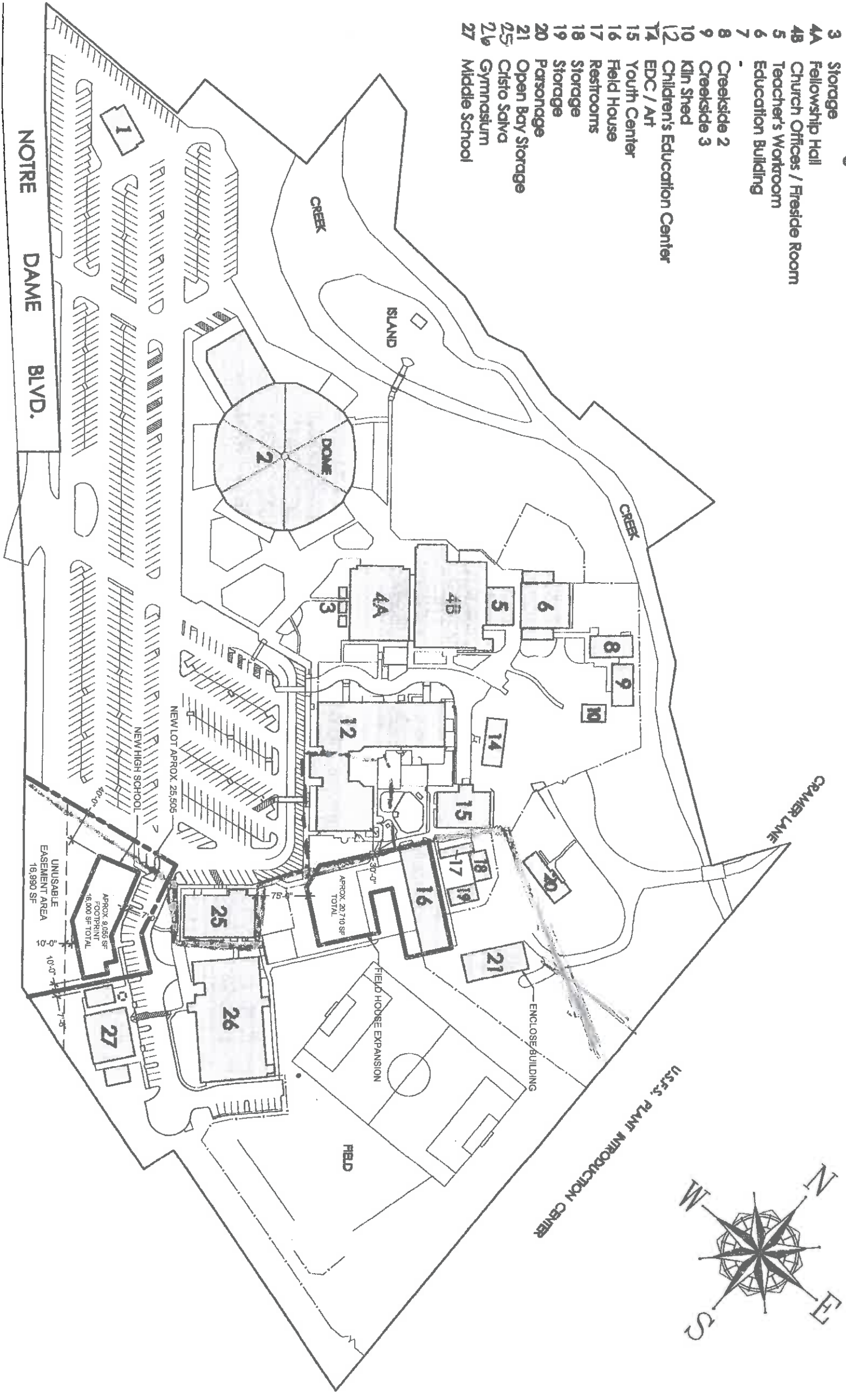
cc: Permittee, Owner, SPCE, Building File, GIS Analyst Pierce



UP 17-17 (CORE Butte Charter)
2801 Notre Dame Boulevard
APNs 040-030-(098,100)-000 (portions)

DIRECTORY

- 1 Trailer
- 2 Dome Building
- 3 Storage
- 4A Fellowship Hall
- 4B Church Offices / Fireside Room
- 5 Teacher's Workroom
- 6 Education Building
- 7
- 8 Creekside 2
- 9 Creekside 3
- 10 Kiln Shed
- 12 Children's Education Center
- 14 EDC / Art
- 15 Youth Center
- 16 Field House
- 17 Restrooms
- 18 Storage
- 19 Storage
- 20 Personage
- 21 Open Bay Storage
- 25 Cristo Salva
- 26 Gymnasium
- 27 Middle School



Neighbourhood Church of Chico

UP 17.17



**Description of Operation for Use Permit Modification
City of Chico, California**

Conditional Use Permit Modification

TO: City of Chico Community Development Department

FROM: Mary Cox, Executive Director
CORE Butte – A Personalized Learning K-12 Charter School

DATE: July 20, 2017

RE: Modification to Conditional Use Permit No. 05-91

- Description of Operation

SUBJECT SITE: Neighborhood Church
2801 Notre Dame Boulevard, Chico, California
A.P. N. Nos. 040-030-064 and 040-030-065

- A.P.N. No. 040-030-064 (14.15 Acres)
- A.P.N. No. 040-030-065 (14.79 Acres)

DESCRIPTION OF THE SCHOOL'S PROGRAM:
(Difference between C.O.R.E. and a regular school setting)

CORE Butte Charter School serves independent study students in Butte County and the surrounding counties. We are not considered a "traditional" school because we offer a program that is recognized by the State of California as an Independent Study model.

The majority of our students are typical home-school students whose parents provide the day-to-day instruction. Some of our students attend classes on site, but we do not offer daily classes, nor do we offer any of our students the typical 8:00-3:00 Monday-Friday school schedule.

CORE currently operates a home-school site in Paradise at a small church site, a larger site in Chico on Cohasset Rd. near Chico Sports Club, and a third site on Humboldt Road near the Chico Police Station. We have been at the Paradise site for over 12 years, and at the current Chico site for over 7 years. We are in our third year of offering a site on Humboldt Road. We previously utilized space in Philadelphia Square for our resource center, before moving to the larger facility on Cohasset Road in 2007. We have an excellent relationship with our landlords, and have worked cooperatively with each of them in these non-traditional settings. Our desire is to unite the two Chico programs on one site in order to consolidate administrative services, and to develop a unified culture. We plan on sustaining our Paradise site.

Currently at the Cohasset site, CORE offers high school classes in a similar manner as a college campus. Students may select classes from an array of choices, but there are zero students who attend on a Monday-Friday schedule. Most students choose between three and five classes on Tuesday and Thursday, and these classes are not necessarily consecutive, nor are all students in class at the same time. Only a few classes are available on Mondays and Wednesdays. We do not hold classes on Fridays at all. Classes range in size from 6 to 18, by design, in order to maintain good student-teacher relationships and ratio.

We do not have the typical 30 students per classroom common in traditional schools. Because of this college model and our varied schedule, we do not offer transportation via bus or any other school provided vehicles. Students come to class and are expected to leave campus when class is over. We also do not have the typical parking and traffic problems associated with a traditional school opening time in the morning and closing time in the afternoon. Everyone is on a different schedule, so both traffic and parking flow differently throughout the day. The Neighborhood Church site provides adequate parking and as the church only operates on the weekends, there will be no competition for parking. Currently, there is a drop off for the existing K-8 building. An additional drop off area will be designed for the new high school.

The property at 1600 Humboldt is the current site for our elementary home-school population. It was formerly a doctor's office, so the rooms are small. Approximately 24 teachers serve home school students at the Humboldt site. They share the office spaces in order to meet with students individually on a monthly basis. In addition, 5 of the spaces at the Humboldt site serve as small enrichment classrooms. Examples of the classes offered at Humboldt are arts and crafts, reading remediation, group tutoring, speech services, elementary Spanish, junior high algebra, etc. These classes have a maximum of 6 to 12 children at a time.

Our school model is not expected to change at the Neighborhood Church site. Class size would continue to range between 6 and 20 students. The current high school population living in Chico, who would be most likely to attend occasional classes at the site, is around 250. Again, these students do not all take classes at the same time, or on the same days.

The current elementary population living in Chico is about 200. These elementary students take far fewer classes than the high school students. Typically, elementary students register for only 2-4 hours per week of classroom time. As with the high school, not all students attend at the same time or on the same day. Many of our students do not attend any classes, and only meet with their teacher in the provided office space about once per month.

This model is very familiar to our parents, students and families and is specifically outlined in our charter. We feel the information we are sharing is very reliable and based on our current program and experience. Please feel free to ask for more information or clarification.

Sincerely,

A handwritten signature in blue ink that reads "Mary Cox". The signature is written in a cursive, flowing style.

Mary Cox, Executive Director
CORE Butte Charter School



CITY OF CHICO MEMORANDUM

TO: AP - COSTA

DATE: August 14, 2017

FROM: SDE - JOHNSON *MJ*

FILE: Memo

RE: UP 05-91 MODIFICATION (05-91) (PENNE)

Public Works staff has reviewed the Use Permit Modification materials and provides the following:

Recommendation

In terms of the Use Permit modification, it is suggested that the conditions of approval reflect the part time nature of the school as a "Independent Study model." The proposed part time enrollment of 250 high school students and 200 elementary school students equates to approximately 100 full time high school students and 80 full time elementary school students. Given a 25% factor for growth, it seems reasonable to limit full time student population to 125 high school students and 100 elementary school students which has been proposed and safely analyzed with the modification.

Conditional Use Permit UP 05-19 (Neighborhood Church)

Background:

From an Engineering standpoint, the Conditional Use Permit authorized "The expansion of an existing church campus that includes a private pre-school and K-8 elementary school." The planned expansion was planned in four phases as follows:

- Phase 1: 18,000 square foot Children's Education Center
- Phase 2: 6,000 square foot Church for Spanish Congregation Members
- Phase 3: 12,000 square foot Gymnasium and Looker Rooms
- Phase 4: 6,000 square foot Counseling Center

Analysis:

Traffic impacts could not be readily determined because the Use Permit authorized either the construction of new buildings or the expansion of existing buildings. No numbers of students and/or users were provided to accurately determine traffic impacts to the general area. A Caltrans review concluded that payment of traffic impact mitigation fees should be paid under the City of Chico's Nexus Study/Development Impact Fee program to mitigate any impacts.

Conclusion:

Based upon a cursory review, Engineering concurs with the Initial Study conclusions that the project will have a "Less Than Significant Impact" on Transportation/Circulation.

Conditional Use Permit Modification UP 05-19 (Penne)

Given:

The Use Permit Modification materials suggest a high school population of 250 students on a part time basis (Tuesdays and Thursdays) and an elementary school population of 200 students also on a part time basis. The proposed site modifications include building a new 16,000 SF High School and an approximate 20,710 SF Field House Expansion.

Analysis:

The project description states the part time nature of the school is recognized by the State of California as an "Independent Study model" with students utilizing the onsite facilities approximately two days in a five-day week or 40%. Applying a factor of 40 % equates to a "Full Time" enrollment of 100 high school students and 80 elementary students resulting in 75 A.M. Peak Hour Trips (47 entering and 28 exiting).

Conclusion:

A quick analysis of an additional 75 A.M. Peak Hour Trips (47 entering and 28 exiting) will not reduce existing Levels of Service standards as described in the 2030 General Plan.

