



# Fresno County Superintendent of Schools

Dr. Michele Cantwell-Copher, Superintendent

**To:** Fresno County Board of Education

**From:** Fresno County Superintendent of Schools Charter School Petition Review Committee

**Subject:** Committee Report Regarding the Crescent View West Public Charter School Material Revision

**Date:** July 1, 2026

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The Fresno County Superintendent of School's (FCSS) Charter School Petition Review Committee (Charter Committee) has reviewed the Crescent View West Public Charter School (CVWPCS) application for a Material Revision to its 2021-2027 charter petition. CVWPCS seeks approval to move its Sunnyside satellite location (5659 Cesar Chavez Blvd) to 4971 E. Cesar Chavez Blvd (Cesar Chavez & Willow Ave).

This Committee Report provides a detailed discussion of the Charter Committee's review, concerns, and findings related to the Material Revision.

## **I. BACKGROUND**

Lead petitioner Gagandeep Gill, Area Superintendent, is petitioning the Fresno County Board of Education (FCBE) on behalf of CVWPCS for a Material Revision of its current charter petition. CVWPCS submitted the Material Revision on April 23, 2026. Each FCBE trustee has received a copy of the Material Revision, its appendices, and other supporting documents. The FCBE conducted a public hearing regarding the Material Revision on June 18, 2026. A site visit to the proposed location took place May 26, 2026.

CVWPCS provides a non-classroom based high-school educational program at four sites in Fresno County. Campus locations are:

- Manchester Center 1901 E. Shields Ave., Fresno, CA
- Clovis Learning Center-1292 Shaw Ave., Clovis, CA
- Mendota Learning Center- 115 Belmont Ave., Mendota, CA
- Sunnyside Learning Center- 5659 Cesar Chavez Blvd, Fresno, CA

CVWPCS serves approximately 1,800 students between the four campuses in a non-classroom-based format where each student is assigned to a supervising teacher that manages their instructional courseload, administration of assessments, and academic progress. The large majority of CVWPCS students meet with their teachers through weekly individual appointments.

## CHARTER SCHOOL ENROLLMENT (CDE DataQuest)

### CVW Site Census Day Enrollment

Site	Approximate % of Enrollment
Manchester	54%
Clovis	20%
Mendota	7%
Sunnyside	19%
<b>Total Enrollment</b>	<b>1624</b>

Source: CDE DataQuest, Charter Enrollment

## II. CHARTER MATERIAL REVISION CRITERIA:

The Charter Committee reviewed the CVWPCS Material Revision based on the requirements set forth in applicable laws, including Education Code (“EC”) §47605, §47607, and in the Memorandum of Understanding between FCBE and CVWPCS for the charter term of July 1, 2021, through June 30, 2027 (“MOU”).

EC §47607 provides in part:

(a)

...

- (3) *A charter school that, concurrently with its renewal, proposes to expand operations to one or more additional sites or grade levels shall request a material revision to its charter. A material revision of the provisions of a charter petition may be made only with the approval of the chartering authority. A material revision of a charter is governed by the standards and criteria described in Section 47605.*
  - (4) *The findings of paragraphs (7) and (8) of subdivision (c) of Section 47605 shall not be used to deny a renewal of an existing charter school, but may be used to deny a proposed expansion constituting a material revision. For a material revision, analysis under paragraphs (7) and (8) of subdivision (c) of Section 47605 shall be limited to consideration only of the impact of the proposed material revision.*
  - (5) *The chartering authority may inspect or observe any part of the charter school at any time.*
- (b) *Renewals and material revisions of charters are governed by the standards and criteria described in Section 47605, and shall include, but not be limited to, a reasonably comprehensive description of any new requirement of charter schools enacted into law after the charter was originally granted or last renewed.*



EC section 47605(a)(4) provides:

*(4) After receiving approval of its petition, a charter school that proposes to expand operations to one or more additional sites or grade levels shall request a material revision to its charter and shall notify the chartering authority of those additional locations or grade levels. The chartering authority shall consider whether to approve those additional locations or grade levels at an open, public meeting. If the additional locations or grade levels are approved pursuant to the standards and criteria described in subdivision (c), they shall be a material revision to the charter school's charter.*

The Memorandum of Understanding (MOU) between FCBE and CVWPCS provides:

*5.1.1 MATERIAL REVISION DEFINED. A "Material Revision" is any change to the Charter and/or MOU that is any of the following:*

...

*5.1.1.6 Addition of any new Charter School Site, or elimination of any Charter School Site listed on the Cover or in an amendment.*

...

*5.1.2 REQUEST FOR MATERIAL REVISION.*

*5.1.2.1 GENERALLY. Charter School may submit to Authorizer, and Authorizer will consider, any proposed Material Revision to the Charter and/or MOU in accordance with Authorizer's policies and procedures, if any, that are in effect at the time that Charter School submits the proposed Material Revision. Unless stated otherwise in Authorizer's policies and procedures, Charter School shall submit any proposed Material Revision at least 90 days before the date on which Charter School intends the Material Revision to take effect. The proposed Material Revision shall be in writing and state, at a minimum, the following: (A) a description of the proposed Material Revision; (B) the date on which Charter School anticipates the proposed Material Revision to take effect; and (C) the name and contact information of the person at Charter School with whom Authorizer is to communicate regarding the proposed Material Revision.*

*5.1.2.2 ADDITION OF CHARTER SCHOOL SITE. In addition to the requirements in Section 5.1.2.1 above, in any request for a Material Revision to add a new Charter School Site, Charter School shall allow Authorizer to inspect the new facility as part of Authorizer's consideration of such request.*

*5.1.3 AMENDMENT REFLECTING MATERIAL REVISION.*

*5.1.3.1 GENERALLY. Except as provided otherwise in this Article 5 in which case such provision shall apply, any Material Revision shall be set forth in an amendment, which must be approved and executed by the Parties. Any amendment to the Charter that requires County Superintendent to perform any*



*services or assume any obligations must be signed by County Superintendent to be binding on County Superintendent.*

*5.1.3.2 ADDITION OF CHARTER SCHOOL SITE. In addition to the requirements in Section 5.1.3.1 above, the following shall apply to any amendment for a Material Revision to add a new Charter School Site:*

*5.1.3.2(A) The amendment shall state the full street address of the new Charter School Site.*

*5.1.3.2(B) At least 30 days before Charter School's first day of occupancy of the new Charter School Site, Charter School shall submit to Authorizer a certificate of occupancy or other documentation issued by the appropriate governmental agency(ies) authorizing Charter School to use the new Charter School Site for the purposes intended by Charter School.*

*5.1.3.2(C) Charter School shall submit evidence to Authorizer that the new Charter School Site complies with the provisions of Sections 7.2.1 and 7.2.2.*

*7.2.1 GENERAL REQUIREMENTS. Each Charter School Site that Charter School operates shall comply with the following requirements:*

*7.2.1.1 Health, safety, and fire code requirements applicable to California charter schools.*

*7.2.1.2 Federal and California laws applicable to charter school facilities.*

*7.2.1.3 Requirements under the ADA.*

*7.2.1.4 California and local regulations governing the operation of charter school facilities.*

*7.2.1.5 One of the following unless a Charter School Site is exclusively owned or controlled by an entity (e.g., federal government) that is not subject to the California Building Standards Code: (A) the California Building Standards Code (Part 2, commencing with Section 101 of Title 24 of the CCR) as adopted and enforced by the local building enforcement agency with jurisdiction over the area in which Charter School is located; or (B) the Field Act, EC 17280 et seq. and 17365 et seq.*

*7.2.1.6 Location in an area properly zoned for operation of a school and has been cleared for pupil occupancy by local authorities with jurisdiction of the Charter School Site.*

*7.2.1.7 Local approvals, including but not limited to, applicable fire marshal clearance, certificate of occupancy or other documentation authorizing Charter School to use the facility for the purposes intended by Charter School, signed building permit inspections, and any approved zoning variances.*

*7.2.2 NUMBER OF CHARTER SCHOOL SITES. Charter School shall only operate at the Charter School Sites set forth on the Cover."*



### III. CHARTER PETITION REVIEW COMMITTEE ANALYSIS

The Material Revision went to public hearing at the regularly scheduled FCBE meeting on Thursday, June 18, 2026. Area Superintendent Gagandeep Gill presented information regarding the proposed relocation of the Sunnyside Learning Center. Her presentation corresponded with a written letter submitted to the Charter Schools Department. Gill explained that the primary reason for the relocation is to address ongoing safety concerns associated with the current site. She described the increasing presence of homelessness in the immediate area surrounding the campus, including individuals congregating in front of the school and within the parking lot, as well as concerns related to drug use and other illegal activity occurring nearby. Gill stated that students, families, and staff regularly encounter these conditions when accessing the campus and noted instances in which individuals have approached students and staff, creating additional safety concerns. She further explained that the school has experienced multiple break-ins, requiring the use of overnight security personnel and resulting in increased operational costs. According to Gill, efforts to address these concerns have been limited by the current property management's inability to implement effective solutions.

Gill also highlighted several benefits of the proposed relocation. She explained that the new site would provide approximately 1,947 additional square feet of space, allowing the school to expand instructional programming and student supports. Planned renovations include additional classrooms for Small Group Instruction, dedicated spaces for Career Technical Education (CTE), STEM, robotics, intervention services, counseling workshops, and offices for student support personnel, including a school psychologist. She noted that the new facility will include enhanced security measures, including 24-hour security, surveillance systems, and metal detectors. Gill further stated that the location would improve access to services through its proximity to a United Way service center and would be more accessible to students through public transportation options, including bus stops located adjacent to the site. Based on an analysis of student residences, she reported that the majority of currently enrolled students live closer to the proposed location than the existing campus. Gill concluded that the relocation would provide a safer, larger, and more supportive learning environment while strengthening the school's ability to deliver instructional programs and community-based services to students and families.

The following FCSS Charter team members visited the proposed locations May 26, 2026:

- Executive Director of Facilities and Operations Jeff Becker
- Director of Charter Schools, Dr. Jeffrey Hunt
- Assistant Superintendent Dr. Corey Greenlaw
- SELPA Compliance Officer Daniel Soto

The questions centered on Americans with Disabilities Act (ADA) compliance, potential hazards, zoning issues, costs, student access, and the plan for maximizing the new space.

#### Facility Review and Summary

CVWPCS proposes to move its Sunnyside Learning Center (5659 Cesar Chavez Blvd) to 4971 E. Cesar Chavez Blvd (Cesar Chavez & Willow Ave). The proposed new site consists of three



suites in a commercial shopping center totaling 8,697 square feet. The Charter Committee noted that major renovations will be needed before the site can be used as a school. CVWPCS will obtain building permits and perform all improvements needed to convert the space to school use and a Group E occupancy classification. A letter from the City of Fresno has been provided indicating that the site is currently zoned CMX and that schools are an allowable use. Because major renovations are required, a new certificate of occupancy must be obtained at the completion of construction. It is anticipated that construction would be complete prior to August of 2027.

The landlord has committed to ensuring the exterior improvements are compliant with the Americans with Disabilities Act (ADA). Interior ADA compliance will be achieved through the permitting and construction process.

Prior to occupancy, CVWPCS shall provide an Asbestos Hazard Emergency Response Act (AHERA) Asbestos Management Plan for the site. Any verified or assumed asbestos containing materials identified in the plan must be inspected every six months to verify their condition and any maintenance or operational activity that may disturb the material must be performed by qualified asbestos professionals and in accordance with all applicable regulations.

### **Fiscal Review**

Based on substantial reserves and a track record of fiscal responsibility, CVWPCS is poised to absorb the cost of construction and ultimately the increase in monthly lease obligations associated with the new facility.

### **Petition Review**

In addition to a description of the proposed changes, each Material Revision to a petition must include a reasonable description of any new requirement of charter schools enacted into law after the charter was originally granted or renewed. The Charter Committee analysis of the material revision is provided in the following table based on the standards and criteria set forth in EC section 47605(c). The request for material revision included a table that reflects updates to the CVWPCS 2021-2026 charter petition.

<b>EC 47605(c)(1) [Does the charter school present a sound educational program for the pupils to be enrolled in the charter school?]</b>
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The CVWPCS material revision presents a detailed overview of CVWPCS’s educational program, outlining its target student population, defining the characteristics of an “educated person” in the 21st century, and explaining instructional strategies for its non-classroom-based program. The material revision emphasizes CVWPCS’s commitment to preparing students for college and careers. Additionally, it includes specific support provisions for students with exceptional needs, including Students with Disabilities, English Learners, high-performing students, and those needing additional academic assistance.
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**EC 47605(c)(2)** [Are the petitioners likely to successfully implement the program set forth in the petition?]

After reviewing the material revision and supporting documentation, the Charter Committee finds that CVWPCS is likely to successfully implement the program presented in the material revision pursuant to §47605(c)(2). The school has demonstrated stable leadership, a comprehensive educational program tailored to the needs of its student population, appropriate fiscal and operational systems, effective services for Students with Disabilities and English Learners, and adequate facilities and staffing to support implementation. Accordingly, the Charter Committee concludes that the petitioners have demonstrated the capacity to effectively operate the charter school and achieve the educational outcomes described in the material revision.

**EC 47605(c)(3)** The Petition contains the number of signatures required by subdivision (a).

NA-This is not required for Material Revisions.

**EC 47605(c)(4)** [Does the petition contain an affirmation of each of the conditions described in 47605.6(e)]?

The required Signed Affirmations and Declarations can be found on pages 47-50 of the Material Revision.

**EC 47605(c)(5) Complete and Reasonably Comprehensive Petition**

*The following analysis identifies only those elements of the petition that do not fully meet the legal requirements of EC §47605, including areas where additional clarification or statutory specificity is needed.*

The Charter Committee has reviewed the CVWPCS material revision and finds that it contains reasonably comprehensive descriptions of each of the elements required by §47605(c)(5)(A) through (O). Staff further finds that the material revision includes the required affirmations, assurances, and declarations applicable to charter schools under California and federal law. Accordingly, the material revision satisfies the legal content requirements applicable to the material revision.

**EC 47605(c)(6)** *A declaration of whether or not the charter school shall be deemed the exclusive public school employer of the employees of the charter school for purposes of the Educational Employment Relations Act (Chapter 10.7 (commencing with Section 3540) of Division 4 of Title 1 of the Government Code).*

The material revision includes a signed declaration that CVWPCS shall be deemed the exclusive public school employer of the employees of the charter school for the purposes of the Educational Employment Relations Act. A signed affirmation is located on Page 47 of the material revision.



**EC 47605(c)(7)** *The charter school is demonstrably unlikely to serve the interests of the entire community in which the school is proposing to locate. Analysis of this finding shall include consideration of the fiscal impact of the proposed charter school. A written factual finding under this paragraph shall detail specific facts and circumstances that analyze and consider the following factors:*

*(A) The extent to which the proposed charter school would substantially undermine existing services, academic offerings, or programmatic offerings.*

*(B) Whether the proposed charter school would duplicate a program currently offered within the school district and the existing program has sufficient capacity for the pupils proposed to be served within reasonable proximity to where the charter school intends to locate.*

The Charter Committee reviewed the proposed material revision pursuant to §47605(c)(7) and finds no evidence that CVWPCS is demonstrably unlikely to serve the interests of the entire community in which it proposes to locate. The proposed revision consists of the relocation of the school's existing Sunnyside Learning Center from 5659 E. Cesar Chavez Boulevard to 4971 E. Cesar Chavez Boulevard, a distance of approximately 1.5 miles. The relocation does not involve the establishment of a new site, a substantial increase in enrollment, or a significant expansion of the school's service area.

The Sunnyside Learning Center serves approximately 350 high-needs students through a non-classroom-based educational program that differs from the traditional comprehensive high school program offered by nearby Sunnyside High School. The Charter Committee finds no evidence that the proposed relocation would substantially undermine existing services, academic offerings, or programmatic offerings at Sunnyside High School or other Fresno Unified School District schools. Additionally, there is no evidence that the relocation would result in a duplicative educational program that would adversely affect an existing district program with sufficient capacity to serve the pupils proposed to be enrolled. Accordingly, staff finds that the circumstances described in §47605(c)(7), including the factors set forth in subdivisions (A) and (B), do not provide a basis for denial of the material revision.

**EC 47605(c)(8)** *The school district is not positioned to absorb the fiscal impact of the proposed charter school. A school district satisfies this paragraph if it has a qualified interim certification pursuant to Section 42131 and the county superintendent of schools, in consultation with the County Office Fiscal Crisis and Management Assistance Team, certifies that approving the charter school would result in the school district having a negative interim certification pursuant to Section 42131, has a negative interim certification pursuant to Section 42131, or is under state receivership. Charter schools proposed in a school district satisfying one of these conditions shall be subject to a rebuttable presumption of denial.*



The Charter Committee has reviewed the proposed material revision pursuant to §47605(c)(8) and finds that the statutory conditions necessary to support denial under this provision are not present. Fresno Unified School District is not currently operating under a qualified interim certification that has been determined by the County Superintendent of Schools, in consultation with the Fiscal Crisis and Management Assistance Team (FCMAT), to be at risk of a negative certification as a result of the proposed charter school, nor is the District operating under a negative interim certification or state receivership. Furthermore, the proposed material revision consists of the relocation of an existing charter school site and does not constitute a substantial expansion of enrollment capacity. Accordingly, the Charter Committee finds no evidence that Fresno Unified School District is unable to absorb the fiscal impact of the proposed relocation, and Education Code §47605(c)(8) does not provide a basis for denial of the Material Revision.

#### **IV. CHARTER PETITION REVIEW COMMITTEE FINDINGS:**

Based on a review of the material revision, supporting materials, and facility visits, the Committee recommends that the County Board **APPROVE** the Material Revision.

