



Agenda Report

MEETING DATE: Tuesday, February 28, 2023

TO: City Council

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
PRINCIPAL PLANNER JUSTIN MEEK, AICP

THROUGH: CITY MANAGER MENDEZ

SUBJECT: GENERAL PLAN MAP AMENDMENT, ZONING MAP
AMENDMENT, AND SPECIAL USE PERMIT WITH
ENVIRONMENTAL REVIEW TO ALLOW THE PERMANENT
ESTABLISHMENT OF A 525-STUDENT CHARTER SCHOOL ON
A 2.1± ACRE SITE LOCATED AT 215 LOCUST STREET (APN
017-161-51) AND FINDING THE PROJE

STATEMENT OF ISSUES

The applicant proposes to allow the permanent establishment of a 525-student charter school for grades 6-12 at Ceiba College Preparatory Academy in an existing 27,000± square-foot building with an 8,500± square-foot mezzanine, previously used as storage for Nordic Naturals and a shipping facility for DHL International, on a 2.1± acre site located at 215 Locust Street (APN 017-161-51). Project entitlements consist of a General Plan Map Amendment, Zoning Map Amendment, and Special Use Permit with Environmental Review (App #1737). On April 5, 2022, the Planning Commission considered the applicant's request and made, in effect, "no recommendation" to the City Council.

RECOMMENDED ACTION:

Staff recommends that the City Council:

- (a) Make a finding that the Project is exempt from the California Environmental Quality Act (CEQA), because the project would not result in the change, intensification or expansion of an existing use and the allowance of an existing school use on a permanent basis would not result in a significant effect on the environment (CEQA Guidelines §§ 15301 & 15061(b)(3)).
- (b) Adopt a Resolution approving a General Plan Map Amendment (App #1737) to change the land use designation from Industrial to Public/Quasi-Public for the property with Assessor's Parcel Number 017-161-51.

- (c) Introduce an Ordinance approving a Zoning Map Amendment (App #1737) to change the Zoning District from General Industrial (IG) to Institutional (N) for the property with Assessor's Parcel Number 017-161-51.
- (d) Adopt a Resolution approving a Special Use Permit with Environmental Review (App #1737) to allow the permanent establishment of a 525-student charter school for grades 6-12 in an existing 27,000± square-foot building with an 8,500± square-foot mezzanine on a 2.1± acre site located at 215 Locust Street (APN 017-161-51).

BASIC PROJECT DATA

Application: App #1737

Location: 215 Locust Street (formerly 260 West Riverside Drive) (APN: 017-161-51)

Lot Size: 2.1± acre

General Plan: Industrial

Zoning: General Industrial (IG)

Surrounding: Industrial in the IG Zoning District (east & south), Residential Low Density in the Single-Family Residential Low Density (R-1) Zoning District (north & west)

Existing Use: Charter school for grades 6-12

Proposed: Charter school for grades 6-12

Surrounding: Industrial, residential (single-family dwellings)

Flood Zone: The project site is within the 100-year floodplain with a base flood elevation of 28 feet (FEMA Flood Map Panel 0394E, Map No. 06087C0394E, revised May 16, 2012)

CEQA Review: The project is exempt from CEQA, in that the project would not result in the change, intensification or expansion of an existing use and the allowance of an existing school use on a permanent basis would not result in a significant effect on the environment (CEQA Guidelines §§ 15301(Class 1) & 15061(b)(3)).

Applicant: Josh Ripp, Ceiba College Preparatory Academy, 215 Locust Street, Watsonville, CA 95076

Owner: Spinnaker Ventures LLC c/o Skip Ely, 1729 Seabright Avenue, Suite A, Santa Cruz, CA 95062

BACKGROUND

Founded in 2008, Ceiba College Preparatory Academy is a public charter school serving more than 500 students.¹ For its first five years, Ceiba operated out of two locations in downtown Watsonville. In 2013, Tom Brown on behalf of Ceiba proposed to relocate the

¹ Ceiba website, <https://www.ceibafoundation.org/story> (visited on February 15, 2022).

school to its current location under one roof at 215 Locust Street. Ceiba planned to lease the building on a temporary basis while they looked for a permanent location for purchase.

On June 4, 2013, the Planning Commission of the City of Watsonville adopted Resolution No. 08-13, approving Special Use Permit with Environmental Review (PP2012-251), to allow establishment of a 525-student charter school in a vacant 27,000± square-foot industrial building at 260 West Riverside Drive (now 215 Locust Street) (APN 017-161-51). This action allowed Ceiba to use the premises for a period of up to 10 years while a permanent school site was identified for purchase.

Upon careful review of the Planning Commission's approval of the project in 2013, staff has determined that key information provided in the staff report was incorrect (Attachment 2.3). The correct procedure involves the one undertaken now. While the Planning Commission should not have approved the Special Use Permit for a school in the IG Zoning District, because it was an unlisted use allowed in another zoning district, the City has an amendment procedure as a means of adding new uses to the list of permitted or specially permitted uses. WMC §§ 14-10.107, 14-12.800.

In addition, while the correct procedure for establishing a school use on the premises was not followed, the Planning Commission's approval of the Special Use Permit was not appealed to the City Council. An appeal would have allowed the Council to determine whether the action taken was erroneous and inconsistent with the intent of the zoning district regulations that regulate the then proposed action, WMC § 14-10.1106. Any interested person who considers an action taken by the Planning Commission to be erroneous may appeal such action within 14 days following the date of the decision. WMC §§ 14-10.1100, 14-10-11102(b). The now existing school use is not considered illegal.

Ceiba has made substantial improvements to the building for a school use. In October 2013, the City issued Ceiba a Building Permit (BP2013-185) for converting the existing industrial building into a school, including adding an 8,500± square-foot mezzanine, toilet rooms, bearing and non-bearing walls, HVAC system, and electrical power and lighting upgrades. Subsequent tenant improvements to the building include new gas service (EP2014-38), fire sprinkler upgrades (FP2014-36), classroom alterations (BP2018-45), new and relocated fire pendants based on new ceiling and classroom partitions (FP2018-62), new smoke and fire alarms (FP2018-76), new carport with solar panels (BP2019-185), and replacement paving and wall studs due to water damage (RP2020-7).

On May 27, 2021, Elizabeth Sanborn Falcon, with Benchmark Realty Advisors, on behalf of Ceiba College Preparatory Academy, applicant, and Spinnaker Ventures LLC, property owner, submitted an application for a General Plan Map Amendment (to change the site's land use designation from Industrial to Public/Quasi-Public), Zoning Map Amendment (to change the site's zoning designation from IG to N for Institutional), and Special Use Permit (App. No. 1737) to allow the existing school use to remain permanently ("project").

On May 10, 2022, Ceiba's Principal, Josh Ripp, submitted an application (App. #3539) for a General Plan Map Amendment and Zoning Map Amendment for the two vacant properties

at 228-234 Locust Street (APNs 017-162-15 and -16) to allow the future establishment of a recreational facility. Mr. Ripp withdrew this application on May 19, 2022.

PROCESS

The applications to amend the General Plan Land Use Diagram and Zoning Map may be amended by Council whenever the public necessity, the general community welfare, and good zoning practices permit such amendment, in accordance with procedures established in Chapter 14-12 (Zoning Permits) of the Watsonville Municipal Code (WMC). The establishment of a school use in the N Zoning District is allowable with approval of a Special Use Permit with Environmental Review. These applications are combined as one for review and consideration by the City Council.

DISCUSSION

Existing Site

The project site is a single 2.1± acre parcel located at 215 Locust Street (formerly 260 West Riverside Drive). Built in 1999, the existing 27,000± square-foot building was once used as storage for Nordic Naturals and a shipping facility for DHL International, and since 2014 has been used by Ceiba as a 525-student charter school for grades 6-12. Driveways provide vehicle access from Locust Street and Riverside Drive (SR 129). The site includes small outside eating and play areas, 55 parking stalls (including 3 ADA spaces), lighting, fencing, a trash enclosure, and stormwater drainage facilities (Attachment 2.2).



FIGURE 1 Aerial view of the project site and surrounding area

Source: Watsonville GIS Viewer, 2022

The surrounding area contains a mix of industrial and residential development. Adjacent and to the west and south of the site are existing industrial businesses on land designated for industrial use, including the Elyxir distribution beverage business at 270 West Riverside Drive, Superior Hydroseeding, Inc. at 250 West Riverside Drive, and Oliveira Plastering at 209 Locust Street. To the north and east of the project site are existing single-family residences fronting Locust and 2nd Streets.

The site and much of the surrounding area is within the 100-year floodplain. The property is within a FEMA designated Special Flood Hazard Area with a base flood elevation (BFE) of 28 feet. The ground surface is nearly flat and ranges from approximately 24 to 28 feet. The school building's first floor and the lowest elevation of equipment servicing the building is 28.2 feet (Attachment 2.4).

Proposed Project

The application proposes to obtain approval for Ceiba to remain at 215 Locust permanently. The project does not involve any additional development or improvements on- or off-site. However, the existing site does not provide adequate recreational facilities and Ceiba representatives have indicated an interest in pursuing a project to build a gymnasium on nearby vacant land at 228-234 Locust Street (APNs 017-162-15 and -16). Any expansion of the school on- or off-site would require separate review process and entitlements.

The existing school has a student body of 525 students (in grades 6 through 12) and 63 staff members, 15 percent of which are part time. Current operations are 7:30 AM to 5:00 PM five days a week with occasional weekend and evening events.

According to the applicant, students of driving age are not allowed to park onsite and approximately 20 percent of staff carpool.

Planning Commission Meeting and Public Comment

On April 5, 2022, the Planning Commission considered all written and verbal evidence regarding this application at a public hearing. Eight members of the public wrote letters in opposition of the project prior to the meeting (Attachment 3). Two students and three community members spoke in support of the project and two nearby residents spoke in opposition to the project. Attachment 1 provides a copy of the minutes for the hearing, and Attachment 2 provides the packet of written materials, including the staff report to the Planning Commission along with attachments. Following the hearing, more individuals submitted letters concerning the project, expressing views in support and opposition to Ceiba (Attachment 4).

Project Analysis in the Staff Report to the Planning Commission

The staff report to the Planning Commission provides a discussion of the following:

- The purpose of the requested changes to General Plan Land Use Diagram and Zoning Map to enable the formal recognition of the existing school use (see pages 7-8);
- The project's compatibility with nearby land uses and the proposed conditions to address nuisance complaints (see page 9);
- The project's consistency with General Plan goals and policies concerning children and youth, safe and efficient vehicle and pedestrian travel, flood hazard reduction, and industrial land preservation (see pages 9-11);
- The project's consistency with minimum development regulations for the N Zoning District for a school, except parking requirements (see pages 11-13);
- The requirement that Ceiba use Locust Street for site access—i.e., for the purpose of parents dropping off and picking up their children from school (see page 13);
- The requirement that Ceiba provide an accessible path of travel from the sidewalk to the school building to separate pedestrians from vehicular traffic (see page 13);
- The requirement that Ceiba implement Safe Routes to School enhancements, consisting of high-visibility crosswalks, curb extensions and accessible ramps, as necessary, at or across nearby streets (see pages 13-14);
- The requirement that Ceiba install a roof on the existing trash enclosure and routinely clean and secure it to prevent nuisance conditions (see page 14);

- The requirement that Ceiba maintain the site's existing stormwater features in accordance with the Maintenance Agreement between the City and Ceiba (see page 14);
- The requirement that Ceiba flood-proof the existing building in accordance with the standards for reducing flood hazards set forth in WMC Section 9-2.500 (see page 15); and
- That the project is exempt from CEQA because it would not result in the change, intensification or expansion of an existing use and the allowance of an existing school on a permanent basis would not result in a significant effect on the environment (see page 15).

Planning Commission Deliberation and Action

At the hearing, the Planning Commission did not have two members of the Commission present. The Planning Commission had a variety of questions and concerns about the project, including the following:

- Making pedestrian crossing upgrades on nearby city streets;
- Adding a specified time-frame of 12 months for installing pedestrian crossing upgrades and accessible ramps (see Conditions of Approval nos. 31 and 32);
- Changing the site's zoning permanently;
- Compatibility of the school with surrounding uses;
- Making findings for project approval vs. denial; and
- Continuing the item.

Staff discussed these items with the Commission during the public hearing ([video recording](#)). Following the public comment portion of the hearing, Commissioner Dodge made a motion, that was seconded by Commissioner Veitch-Olson, to recommend approval. The Commission voted 3-2 to recommend approval to Council. However, an affirmative vote of the majority of the Commission is required (4 votes), not just a simple majority of the members present at the meeting.² Therefore, the motion failed and, in effect, the Planning Commission took no action, and thus did not make a recommendation to the City Council. Since the Planning Commission only makes a recommendation to Council, the project application was forwarded to the City Council for final action.

Additional Project Analysis

This report provides additional information to address the concerns raised during the Planning Commission meeting. Ceiba provided a Traffic Operations Study prepared by Hexagon Transportation Consultants to address traffic conditions and provide recommendations (Attachment 5). While staff did not concur with all of their recommendations, such as installing a high-visibility mid-block crossing on Locust Street at the driveway entrance, staff did agree with the identified crossing guard duties and additional recommended improvements consistent with the Complete Streets to School Plan (2020). Staff has incorporated these recommendations as new or modified conditions of approval (Attachment 6).

² See Watsonville Charter §§ 904 and 907(a).

The City also held a joint information and listening session in the Fall of 2022. The purpose of this meeting was to provide community members with information on the status of the project and to answer questions and hear concerns from the community. Answers to questions not addressed at the meeting and requests for further information are included as Attachment 7, including the number of parking spaces provided at the site, the number of students observed walking or biking to school, the location identified for safely dropping off children, the process of rezoning the site, and whether people can park in the lot across the street.

In December 2022, the School Administration staff prepared an updated Safe Routes to School (SRTS) Plan (Attachment 8) and new crossing guard training manual (Attachment 9) for identifying designated safe routes to school and giving clear directions for how to manage traffic flow for parents dropping off and picking up their children. The Administration provides the SRTS Plan to all families with children attending the school; the Plan is also included on the school's website where parents can access it throughout the year. These materials have been reviewed and approved by the City's Traffic Operations Manager Adolfo Gonzalez.

Recommended Changes to Conditions of Approval

Based on recommendations in the Traffic Operations Study, which staff concurs with, the draft Resolution includes new and/or modified conditions of approval, shown in *italic underline* and ~~strike through~~ text as follows:

30. **Pedestrian Guard Training.** School Administration staff shall provide annual training for school staff and any volunteers serving as crossing guards. Crossing guards shall adhere to SRTS plan. Copies of individual crossing guard training certificate(s) shall be provided to City staff, upon request. Information on training can be found at <http://www.casaferoutestoschool.org/adult-crossing-guard-training/>. (CDD-P, PWD)
31. **Pedestrian Crossings Upgrades on Nearby City Streets.** Street crossings nearby to the school site shall be upgraded to include high-visibility crosswalks along with appropriate in-street signs per CA MUTCD standards. School Administration staff shall submit an Encroachment Permit to the City of Watsonville within 12 months of the approval of the Special Use Permit for upgrading the following location(s) to provide high-visibility crosswalks and appropriate signage:
 - Locust Street and Second Street;
 - Walker Street and Second Street;
 - Pine Street and Second Street; and
 - Pine Street and W. Beach Street. (PWD)
32. **Accessible Ramps and Sidewalks on Nearby City Streets.** School Administration staff shall submit an Encroachment Permit to the City of Watsonville within 12 months of the approval of the Special Use Permit for upgrading ramps at the above location(s), as necessary, to meet current Americans with Disability Act (ADA) standards.

In addition, School Administration staff shall submit an Encroachment Permit to the City of Watsonville within 12 months of the approval of the Special Use Permit for

filling in sidewalk gaps along the east side of Locust Street between the school driveway and Riverside Drive. (PWD)

33. **Accessible Path-of-Travel.** School Administration staff shall provide an accessible route from Locust Street to the school building within 12 months of the approval of the Special Use Permit. Pursuant to CBC Chapter 11A, Section 1116A.5, when a walk crosses or adjoins a vehicular way, the walking surface shall be separated from the vehicular area by curbs, railings or other elements, or the boundary between the pedestrian areas and the vehicular areas shall be defined by a continuous detectable warning 36 inches wide minimum. In accordance with the recommendations in the Traffic Operations Study prepared by Hexagon (dated June 8, 2022), the school shall install a raised sidewalk in place of the striped pedestrian pathway along the north side of the school driveway. Site work requires issuance of building permit and inspection by a Building Inspector. Any work in the public right-of-way shall require a separate encroachment permit from the Public Works and Utilities Department. (CDD-B-E)
35. **Caltrans Facilities Enhancements: Riverside Drive School Zone Signs, Accessible Ramps, and Crosswalk Upgrades.** Due to the proximity of the school to the State Route 129, School Administration staff shall submit an Encroachment Permit to Caltrans within 12 months of the approval of the Special Use Permit for (a) establishing of a School Zone on Riverside Drive, (b) upgrading existing crosswalk(s) at Riverside Drive and Walker Street to school crosswalks, and (c) upgrading existing ramps at Riverside Drive and Locust Street, (d) installing high-visibility crosswalks and curb extensions at Riverside Drive and Menker Street to meet current ADA standards, and (e) establishing a no-parking zone on Riverside Drive between Walker Street and Locust Street. (Caltrans, PWD)
43. **Mandatory Travel Behavior Change Program.** The applicant shall implement a mandatory travel behavior change program to reduce the number of staff members from driving along to and from work. Key components include: (a) developing a travel behavior change program that targets individuals' attitudes, goals, and travel behaviors; (b) educating participants on the impacts of their travel choices and the opportunities to alter their habits; and (c) providing a web site that allows employees to research other modes of transportation for commuting. In accordance with the recommendations in the Traffic Operations Study prepared by Hexagon (dated June 8, 2022), the school shall implement within 12 months of the approval of the Special Use Permit (a) a carpool matching program to incentivize carpooling and (b) a bicycle program to encourage more students and staff to ride bicycles to and from the premises. Further details on the programs are outlined in Conditions nos. 44-46. The applicant shall provide the City with the contact information for the School Administration staff member responsible for implementing the travel behavior change program. (CDD-P)
44. **Carpool Matching Program.** To help facilitate carpooling, School Administration staff shall distribute a carpool matching application to all students/parents and staff.

The application shall be used to match people who live in the same area who may be able to carpool together. An objective of this project is to reach parents or staff who may be reluctant to reach out individually to find carpool partners and may be more likely to fill out a form that will be administered by the school. (CDD-P)

45. **Incentives or Promotional Events.** To encourage students and staff to use alternative modes of transportation, such as biking and carpooling, School Administration staff shall provide incentives or host promotional events. Such incentives shall include, but are not limited to, providing subsidized transit passes or cash stipends for carpooling. Promotional events could include a monthly raffle or a point system for those who use alternative modes. TDM measures encouraging active modes of transportation will be more effective if implemented in combination with the Complete Streets to Schools Plan improvements. (CDD-P)
46. **Bicycle Program.** To encourage more students and staff to ride bicycles, School Administration staff shall implement a free bikeshare program and/or provide free bicycles to students. Ceiba School currently provides bike racks located at the front entrance with a capacity of 30 bikes. During Hexagon's field observations, seven bikes were observed parked on the racks during the school day. As of May 2022, school staff reported that at most 15 to 20 people have been observed to bike to school. (CDD-P)

In addition, the Head of School Josh Ripp has proposed establishing a policy intended to prohibit parents from dropping off or picking up students along Riverside Drive (SR 129), which has been added to Condition of Approval No. 29 as follows:

29. **On- and Off-Site Traffic Circulation.** School Administration staff shall prioritize management of traffic flow to and from the site during student drop off and pick up. School staff, crossing guards and volunteers shall adhere to the SRTS plan to ensure appropriate onsite drop off and pick up locations. School staff, crossing guards and volunteers shall also ensure queuing of vehicles onsite and that traffic does not back up onto City streets, thereby avoiding causing traffic congestion and unsafe conditions. Any issues arising from poor traffic control, due to Ceiba's management of traffic flow, shall be remedied by the school upon notification from City staff.

School Administration staff will institute a policy that no student drop off or pick up is to take place along Riverside Drive. (CDD-P, PWD)

Environmental Review

The project involves approval of General Plan Map Amendment (from Industrial to Public/Quasi-Public), Zoning Map Amendment (from IG to N), and Special Use Permit to allow the existing school use on a permanent basis, subject to the conditions of approval. The project is categorically exempt from the California Environmental Quality Act (CEQA), in that the project would not result in the change, intensification or expansion of an existing use and the allowance of an existing school use on a permanent basis would not result in a significant effect on the environment (CEQA Guidelines § 15301). The project is also exempt

under the “common sense” exemption because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment (CEQA Guidelines § 15061(b)(3)).

CONCLUSION

The proposed General Plan Amendment, Zone Change, and Special Use Permit with Environmental Review (App #1737) would allow the permanent establishment of a 525-student charter school for grades 6-12 in an existing 27,000± square-foot building with an 8,500± square-foot mezzanine on a 2.1± acre site located at 215 Locust Street (APN 017-161-51). The project would recognize the existing school use on the premise while also setting forth conditions intended to address concerns related to safe routes to school, flood-proofing, parking spillover, and odor complaints. Staff recommends that the City Council: (a) find that the Project is exempt from CEQA, in that the project would not result in the change, intensification or expansion of an existing use and the allowance of an existing school use on a permanent basis would not result in a significant effect on the environment (CEQA Guidelines §§ 15301 & 15061(b)(3)); (b) adopt a Resolution approving the requested General Plan Map Amendment; (c) introduce an ordinance to approve the Zoning Map Amendment; and (d) adopt a Resolution approving the requested Special Use Permit, subject to findings and conditions.

STRATEGIC PLAN

The purpose of the City of Watsonville’s 2021-2023 Strategic Plan is to help the City prioritize its efforts, allocating both fiscal and human resources to achieve a shared vision and goals. The 2021-23 Strategic Plan identifies seven goals, concerning housing, fiscal health, infrastructure and environment, economic development, community engagement and well-being, public safety, and efficient and well-performing government.

This action is consistent with the City Council’s public safety goal to continue to strive to create a healthy, safe and thriving Watsonville, in that the project applicant would be required to implement enhanced crosswalks and other measures to improve the safety of children and families walking and biking to school.

FINANCIAL IMPACT

The project would have no clear direct fiscal impacts on the City. The costs associated with the implementation of the conditions concerning Safe Routes to Schools would be borne by the applicant.

ALTERNATIVE ACTION

1. The City Council, in the exercise of its independent judgment as the decision-making body for the City of Watsonville as Lead Agency, does not concur that the project is exempt from further review under CEQA. (In this case, Council could direct staff to obtain further CEQA analysis.)

2. In response to public testimony, the City Council may modify the Conditions of Approval to address issues raised during the hearing, so long as the modifications are necessary for consistency with the General Plan and Zoning Code and is supported by appropriate findings. For instance, the Council include a condition that the Special Use Permit shall be valid for a period of a few years to allow further time for the school to find an alternative location.
3. If the City Council determines that the project is not consistent with the General Plan and/or the Zoning Code, and therefore the Council cannot make required findings for one or more of the requested project entitlements, the City Council may continue the item and provide direction to staff to develop new findings to deny the project, to be considered at a future hearing.

The City Council may recommend denial of the requested General Plan Map Amendment, Zoning Map Amendment, and Special Use Permit if, based on evidence in the record, the Council cannot make the required findings set forth in WMC Sections 14-12.708 and 14-12.513. Please note that as the requested General Plan Map Amendment and Zoning Map Amendment are legislative decisions, the Council has broad discretion in their approval or denial. If the Council desires to deny the project, staff recommends that the item be continued to a future date, and that Council direct staff on preparing findings denying the project.

ATTACHMENTS

1. April 5, 2022 Planning Commission public hearing minutes
2. April 5, 2022 Planning Commission meeting packet, consisting of the staff report to the Planning Commission and the following attachments:
 - 2.1. Site and Vicinity Map
 - 2.2. Existing Conditions and Site Plan
 - 2.3. Memorandum re: Special Use Permit with Environmental Review (PP2012-251) & Application #1737
 - 2.4. Elevation Certificate
 - 2.5. Parking Study (Hexagon, November 4, 2021)
 - 2.6. Photographs of Existing Conditions
 - 2.7. Safe Routes to School Plan for Ceiba
 - 2.8. Map Showing Location of Pedestrian Crossings to be Upgraded
3. Public comment letters (prior to Planning Commission meeting)
4. Public comment letters (prior to City Council meeting)
5. Traffic Operations Study for Ceiba (Hexagon, June 8, 2022)
6. Letter to Ceiba re: Traffic Operations Study (June 21, 2022)
7. Memorandum re: Ceiba Listening Session (January 31, 2023)
8. Ceiba Safe Routes to School (SRTS) Plan (December 2022)
9. Ceiba Crossing Guard Training (December 2022)