



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: November 4, 2021

To: Ms. Elizabeth Sanborn Falcon, Benchmark Realty Advisors

From: Katie Riutta, Ollie Zhou

Subject: Parking Study for Ceiba College Preparatory Academy in Watsonville, California

Hexagon Transportation Consultants, Inc. has completed a parking study for the Ceiba College Preparatory Academy located at 215 Locust Street in Watsonville, California. The project site is located on the southwest side of Locust Street. The school currently has 525 students in grades 6-12 and 63 staff members. The Watsonville Municipal Code requires one space per staff member plus 20 additional spaces. The site has 61 spaces.

The purpose of this study is to determine whether sufficient parking is available to support the school's current parking needs. This memo provides an analysis of the peak parking demand observed at the Ceiba College Preparatory Academy. The surveyed parking demand at the school was compared to the number of existing parking spaces on-site.

Parking Counts

Parking occupancy counts were conducted on three typical weekdays in October 2021 (October 26 – October 28). Hexagon confirmed with the school that operations were normal on those count days, and all students were present (except those that may have been sick). Parking counts were conducted in the on-site parking lot, including the administration parking on Sakata Lane, and along Locust Street (see Figure 1). On-site parking was counted every 15 minutes beginning at 9:00 AM, 30 minutes after the school's start time at 8:30 AM. Past experience has shown that school parking typically peaks in the morning when any visitors and part-time staff may be present. On-site parking was observed to plateau around 10:00 AM. On-street parking was counted for the purpose of identifying whether staff/students utilize street parking instead of parking within the designated areas on-site. It should be noted that student driving is prohibited per the existing CUP and school policy. People that were observed to park on-street and walk into the school were recorded. On-street parking was observed beginning at 8:00 AM, since school starts at 8:30 AM. Approximately 10 vehicles in total were observed to park on-street for school use. This excludes vehicles temporarily parking on-street for drop-off operations.

Based on the peak parking counts conducted at the Ceiba College Preparatory Academy, parking demand ranged from 54 to 60 during the count periods, including 10 vehicles parked on-street and 44 to 50 vehicles parked on-site (see Table 1).



Figure 1
Parking Count Locations

Table 1
Peak School Parking Demand

Hour	Peak School Parking Demand ¹		
	Tuesday 10/26	Wednesday 10/27	Thursday 10/28
9:00 AM	54	55	57
9:15 AM	57	54	59
9:30 AM	57	56	56
9:45 AM	58	55	59
10:00 AM	58	57	60
<u>Notes:</u>			
Source: Parking counts conducted from 10/26/2021 - 10/28/2021			
1. Parking demand includes 10 vehicles that were observed to park on-street for school use			

Existing Parking Supply

The school currently has 63 staff members and 61 parking spaces on-site. Based on the City's parking standards, the school is required to provide 83 parking spaces (one space per staff member plus 20 additional spaces). Thus, the school is currently 22 spaces short of this requirement.

The peak parking demand observed at the Ceiba College Preparatory Academy was found to be 60 vehicles, which is fewer than the existing parking supply of 61 spaces. Therefore, the existing parking supply is sufficient to support the peak parking demand.