



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Ceiba Application - Examples of Schools Located in Industrial Areas

Elizabeth Sanborn Falcon <esanborn@pacbell.net>

Sat, Feb 25, 2023 at 1:37 PM

To: "Montesino, Eduardo" <eduardo.montesino@cityofwatsonville.org>, Vanessa Quiroz-Carter <vanessa.quiroz@cityofwatsonville.org>, Maria Orozco <maria.orozco@cityofwatsonville.org>, Kristal Salcido <kristal.salcido@cityofwatsonville.org>, Casey Clark <casey.clark@cityofwatsonville.org>, Jimmy Dutra <jimmy.dutra@cityofwatsonville.org>, Ari Parker <ari.parker@cityofwatsonville.org>
Cc: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Josh Ripp <josh.ripp@ceibaprep.org>

Dear Honorable Mayor Montesino and City of Watsonville Councilmembers,

I am the land use consultant and real estate broker for Ceiba and I wanted to share some information with you. For the last 20 years my primary focus has been on locating sites and securing financing and governmental approvals for school properties. This effort has involved not only charter schools, but also private schools as well as school districts and community colleges that have wanted to open smaller more focused schools.

What I have found is that the properties most conducive to school use are often industrially zoned properties, and to a lesser extent, large box single use commercially zoned parcels. The reason for this is that these sites generally have the building floor plates (25,000+ square feet) and lot sizes (1.75 - 2 acres minimum) to accommodate school use. As a result, there has been a nationwide trend of renovating industrial and commercial buildings for educational use.

Attached to this email is a .pdf file showing a few examples of greater Bay Area schools that have located in industrial areas. Please note that one of them is located right next to the EGGO Waffle Plant near 101 in San Jose. Each school listed chose the industrial location because there were no other suitable locations available. Said another way, it was either the industrial location or no location at all, which is exactly the situation Ceiba finds itself in.

I respectfully ask that you take this information into consideration when making your decision on Ceiba's zoning request application.

Please feel free to contact me if you would like additional information.

Elizabeth Sanborn Falcon

Benchmark Realty Advisors

900 E. Hamilton Ave. Suite 100

Campbell, CA 95008

408-885-1110 (Office)

831-402-3900 (Cell)

CA BRE# 00468326



Examples of Greater Bay Area Schools Located in Industrial Areas.pdf
7104K

1402 Monterey Highway, San Jose
Downtown College Prep
Former Southern Lumber Warehouse
60,000 SF Building Rehab on 3.78 Acre Site
1,000 +/- students
San Jose Unified SD purchased and leased to DCP

1402 Monterey Hwy



EGGO Waffle
Plant

370 Wooster, San Jose
Rocketship Discovery Prep
22,000 +/- SF New Construction
1.75 Acre Land Site
500 Students Grades 1-5
Next to EGGO Waffle Plant

370 Wooster Ave



1009 66th Avenue, Oakland
Aspire Golden State College Prep
47,000 SF Rehab/New Construction
450+ students

1009 66th Ave

150 Jefferson Drive, Menlo Park
Tide Academy Sequoia Union HSD
Bohannon Business Park
450 +/- Students Grades 9-12
40,000 SF +/- new construction
2 Acre Land Site

150 Jefferson Dr



Lighthouse School
444 Hegenberger Rd, Oakland
Oakland Airport Industrial Park
70,000 SF Building Rehab on 3.5 Acre Site
K-12 850+/- students

444 Hegenberger Rd

Lodestar School
735 105th, Oakland
500 +/- Students Grades 6-12
45,000 SF on 3.9 Acre Site

735 105th Ave

Aspire Public Schools
Langston Hughes and Port City Academies
2050 West Lane, Stockton
Former Meeks lumber warehouse and yard.
60,000 SF New Construction
1000+/- Students Grades K-12

2050 West Ln



Summit Prep Hi
890 Broadway,
25,000 SF Build
430 +/- Student
Sequoia Union I



City Council <citycouncil@cityofwatsonville.org>

"Public Comment"

Paul Lauesen <lauesenp@hotmail.com>

Sat, Feb 25, 2023 at 2:56 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Item 3a; General Plan Map Amendment, Zoning Map Amendment and Special Use Permit With Environmental Review (App #1737) to Allow Permanent Establishment Of A 525-Student Charter School Located At 215 Locust Street (APN 017-161-51). a.k.a. Ceiba Charter School Zoning Agenda item February 28, 2023

I request that the Council DENY the General Plan, Zoning map and Special use permit amendments for the above referenced agenda item.

This "school" invaded the industrial neighborhood without notice to those impacted ten years ago and have failed to mitigate issues presented to them as problematic.

Traffic volume being an overwhelming issue.

Traffic control being a problem, using parents to stop traffic for children crossing the streets without consideration for traffic flow. I'm assuming they have had little to no training on this subject. I have called the school and local authorities regarding this issue with no significant change or effort witnessed.

I'm guessing those responsible for the charter school have not done their due diligence regarding finding a permanent compatible facility in a commercial/residential neighborhood. There are plenty of vacancies throughout Watsonville that would be better suited to this use.

I have no objection to the charter school and their claims of success regarding providing education to selected children, the location and lack of response to neighborhood issues cannot be ignored.

Why would you locate a school in an industrial area ever. I question the initial logic of temporary occupation allowed by the city in this location.

I urge you to DENY this request for general plan, zoning and use amendments.

Respectfully submitted,

Paul Lauesen

Property owner 316 Second Street



City Council <citycouncil@cityofwatsonville.org>

Public comment

Carol Pista <markpista@sbcglobal.net>

Sun, Feb 26, 2023 at 10:41 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

RE: Ceiba Charter School Zoning Amendment item February 28,2023

Members of the Council

I am the owner of a building at 131 Walker Street and a shareholder in Pajaro Valley Cold Storage. Both of these buildings are zoned industrially and the businesses in operation therein, are industrial in nature. We have owned these properties since the early 1920s. Putting a charter school in the midst of an industrial complex is a very bad idea fraught with serious potential problems.

The council is proposing a zoning change for the school which would cause a serious negative impact on my property and its use. As a result, I request that the council deny the zoning amendment.

Sincerely,

Mark Pista



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Letter from the PVUSD Dated February 13, 2023

Marta Bulaich <martabulaich@gmail.com>

Sun, Feb 26, 2023 at 4:48 PM

To: eduardo.montesino@cityofwatsonville.org, Vanessa Quiroz <vanessa.quiroz@cityofwatsonville.org>, maria.orocho@cityofwatsonville.org, kristal.salcido@cityofwatsonville.org, casey.clark@cityofwatsonville.org, jimmy.dutra@cityofwatsonville.org, ari.parker@cityofwatsonville.org
Cc: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Dear Members of the Council:

Submitted herewith is a letter from me which explains an unusual situation regarding an important letter from PVUSD Superintendent Dr. Michelle Rodriguez. Included is a copy of the Superintendent's letter.

Sincerely,

Marta

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Marta J. Bulaich
+1 415 816 1665
@martahari



022623 Letter to Watsonville Council Members.pdf
1296K

2546 Rolling Hills Ct.
Alamo, CA 94507

February 26, 2023

VIA ELECTRONIC EMAIL

Watsonville City Council
City of Watsonville
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: Ceiba College Preparatory Academy Zoning Amendment
February 28, 2023, Agenda Item 3(a) - Watsonville City Council Meeting**

Members of the Council:

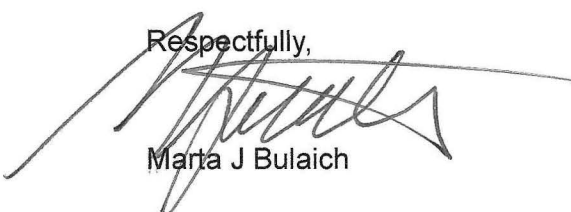
Very soon, the Council will be deciding on the Ceiba agenda item during the upcoming meeting. I have obtained a copy of a letter (dated February 13, 2023) in which the sender is the PVUSD Superintendent Michelle Rodriguez and the intended recipient is the Watsonville City Council.

The letter presents the current PVUSD policy position in regard to the Ceiba rezoning issue. I obtained a copy of the letter through a public records document request.

The letter is clearly an influential factor in any Council Member's decision-making for such a complex legislative act. I have noticed that the letter is not in the Agenda packet for the Ceiba agenda item, even though it is a public document and was sent on February 13, 2023, which is quite some time ago. This is an irregularity for which I do not have an explanation.

In light of the severe time constraints with this situation, I am providing all the Council Members with a copy of this letter for benefit of all parties involved.

Respectfully,



Marta J Bulaich

Attachment - 1

From: [Michelle Rodriguez](#) on behalf of [Michelle Rodriguez <michelle_rodriguez@pvusd.net>](#)
To: [Eduardo Montesino](#); [Rene Mendez](#)
Subject: PVUSD Response to Ceiba College Preparatory Academy Rezoning Petition
Date: Monday, February 13, 2023 6:37:16 PM
Attachments: [PVUSD Letter to Watsonville City Council Regarding Ceiba Facilities Permit.pdf](#)

Good Evening Eduardo and Rene,
Please find PVUSD's response to Ceiba College Preparatory Academy Rezoning Petition. Let me know if you would like to discuss further.
Thank you,





February 13, 2023

By U.S. Mail & E-Mail: eduardo.montesino@cityofwatsonville.org

Watsonville City Council
275 Main Street, Suite 400
Watsonville, CA 95076

OFFICE OF THE
SUPERINTENDENT

Re: Ceiba College Preparatory Academy Rezoning Petition (215 Locust Street)

Dear Members of the Watsonville City Council,

Dr. Michelle Rodriguez
Superintendent

As you may be aware, the Parajo Valley Unified School District (“PVUSD”) is the charter authorizer for the Ceiba College Preparatory Academy (“Ceiba”). As Ceiba’s authorizer, PVUSD is intimately familiar with its history and operations, and is in a unique position to offer insight and context to help inform the City Council’s upcoming consideration of Ceiba’s request to rezone the location of its current school site from industrial to institutional (the “rezoning petition”). In addition, to the extent that Ceiba remains at its current facility, I urge the City of Watsonville and Ceiba to work closely to resolve public safety concerns that have recently been brought to my attention. Conversely, should Ceiba be unable to remain at its current site, PVUSD will remain a committed civic partner and be available to serve and any and all pupils who wish to enroll.

By way of background, the PVUSD Board of Trustees initially granted Ceiba its school charter in October 2007, and Ceiba began offering its educational program in the 2008-2009 school year. Since that time, the PVUSD Board of Trustees has renewed Ceiba’s charter for three (3) additional five-year terms, the most recent renewal occurring in October 2020. While Ceiba initially operated within PVUSD facilities, in May of 2013, the parties entered a facilities memorandum of understanding (“MOU”) through which Ceiba moved into its current facility located at 215 Locust Street.

Board of Education
Jennifer Holm
President

Georgia Acosta
Vice President/Clerk

Daniel Dodge Jr.

Olivia Flores

Kimberly De Serpa

Oscar Soto

The terms of the MOU provided Ceiba with the certainty of having a home for its operations through the end of the 2023-2024 school year. As you may be aware, the City was a stakeholder in this process, having granted Ceiba a ten-year special use permit to operate in an area otherwise zoned for general industrial use. Importantly, the MOU provided that, in exchange for several concessions from PVUSD, Ceiba waived its statutory right to request facilities from PVUSD through the end of the 2023-2024 school year. This is a critical provision of the MOU as it means that should the City Council deny the rezoning petition, Ceiba may find itself without facilities for the 2023-2024 school year and, according to Ceiba, face closure.

While Ceiba has had a stable facilities arrangement since it entered the MOU with PVUSD, it is PVUSD’s understanding that Ceiba’s current residency has not been without issue. Members of the community have alleged that there is a dangerous condition along Highway 129 near Locust Street where Ceiba students are dropped-off and picked-up at the start and end of school days. To this point, I urge City officials and Ceiba leadership to work collaboratively to remediate any potentially dangerous conditions.

I recognize that the opinions and considerations the City Council must weigh in its present deliberations are myriad, and PVUSD will remain neutral to allow the City Council, Ceiba, and the local community to seek a resolution. To the extent that the parties are unable to resolve this matter, PVUSD is has sufficient capacity throughout its 16 secondary school sites and is prepared to welcome any and all of the approximately 520 existing Ceiba students who may wish to attend PVUSD schools.

I hope this letter helps inform the City Council of the context underlying Ceiba's relationship with PVUSD, and I remain available should you or the City Council have any questions.

cc: Josh Ripp, Head of School
Ceiba College Preparatory Academy

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Rodriguez', with a long, sweeping horizontal line extending to the right.

Dr. Michelle Rodriguez
Superintendent of Schools



City Council <citycouncil@cityofwatsonville.org>

Public Comment

Mark Clough <mclough@pveinc.com>

Mon, Feb 27, 2023 at 6:35 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Ceiba Charter School Zoning (APP #1737)

I request that the Council **DENY** the General Plan, Zoning map and Special use permit amendments for the above-mentioned agenda items.

Being a business and building owner in the immediate area for over 30 years we are forced to deal with the impacted traffic flow in the mornings and afternoon for the past 10 years when the students are arriving and departing the school. The increased traffic and student foot traffic is making deliveries for material very difficult during these times. We have contacted the City and made complaints of vendors double parked on narrow streets, students crossing the streets without any caution for truck or vehicle traffic, but the issues still remain. The school has been trying to disguise the situation by having the students dropped off at different locations around the area to reduce the traffic on Locust Street. This failed attempt to make things better just moves the traffic issue elsewhere on the narrow streets in the area and fails when the weather turns bad, and the students then need to be dropped off in front of the school. During drop off and pickup times the cars are parked along Riverside Drive/State Highway 129 making it very difficult to make a right turn onto the highway from Locust Street. Not to mention the student's safety leaving and entering the vehicles. The school has a right turn only arrow when leaving the school onto Locust Street, the majority of the time the drivers disregard the sign and turn left anyway. The school does not monitor the traffic patterns or seems to care!

The school has been there for about ten years now and has had a huge impact on the industrial area. Please **DENY** them to continue to use the school in a residential/industrial area and have them relocate to a better location so they can continue to provide an education for the students in a much safer environment.

Mark Clough

Pajaro Valley Electric

[220 Pine Street, Watsonville, CA 95076](#)

Tel. # 831-724-4757

Fax # 831-724-0324

Cell # 831-320-2659

email MClough@pveinc.com<http://www.pveinc.com>



City Council <citycouncil@cityofwatsonville.org>

CEIBA

Fay Hilt <fhilt@pveinc.com>

Mon, Feb 27, 2023 at 7:43 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Good morning, council members.

I am writing this email with great concern to you regarding the change in zoning for CEIBA. I work in the area on Pine Street and this school does not belong in a highly industrial area.

Schools belong in residential areas where the attendees live!

The disruption to the neighborhood is great. The school has no control of the children they walk out between cars, if there are crossing guards, they pay no attention to them. On multiple occasions I have had them step right out in front of me. The parents park illegally for example they park too close to the corner of Riverside and Locust street forcing you to pull into the slow lane to see if there is oncoming traffic before turning onto Riverside. They continue to double park. They pay no attention to the signage regarding (No Left Turn). When the kids get out of the car, they open the car doors on the traffic side. Just a small example of violations.

We have kids loitering in front of our building even sitting on the steps and smoking at our front door. This is not an inviting situation for our clients! Also, there are a lot of times I am in the office by myself, and I have the door locked because I do not feel safe.

Being industrial electrical contractors, we have material and equipment delivered to our shop with the change in curbs you are planning it will make it impossible for larger trucks to get to our shop, it is difficult enough right now. This is not even considering the streets are narrow and there is only room for one truck to drive down the street, the increase in traffic and the kids on the streets.

It is only a matter of time before someone gets hurt or killed and it will be on your shoulders if decide to change the zoning and allow this school to continue to operate on Locust Street.

Regards

Fay Hilt

Pajaro Valley Electric, Inc.

[220 Pine Street](#)

[Watsonville, CA](#)

Phone: (831) 724-4757

Email: fhilt@pveinc.com



City Council <citycouncil@cityofwatsonville.org>

Letter in Support of Ceiba

Victoria Bañales <vibanale@cabrillo.edu>

Mon, Feb 27, 2023 at 8:00 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>, "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>

Dear Watsonville City Councilmembers: Please support Ceiba College Prep's request to remain in its current location. My son, Yan, attended Ceiba as a high schooler (class of 2020), and I am so impressed with the academic rigor and support offered. Today, he is thriving at Cabrillo, preparing to transfer to a UC or Cal State, where he plans to complete his B.S. in Engineering. We have fond memories of the school whose staff, teachers, and administrators bend over backward to ensure their students receive the best education possible. Also, many schools are located in residential areas. Yes, traffic is a nuisance for those of us who live near schools (it happens to me all the time near Starlight), but we adjust, and life goes on. Not to undermine people's complaints, but to be fair, the traffic only happens twice a day (early morning & late afternoon). Please support Ceiba. It's a remarkable school, and our Watsonville youth depend on it! Sincerely, Dr. Victoria Bañales

72 Alisa Circle
Watsonville, CA 95076
(831) 22-8321

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Victoria M. Bañales, Ph.D.
English Department
Cabrillo College
6500 Soquel Dr.
Aptos, CA 95003
(831) 479-6112



City Council <citycouncil@cityofwatsonville.org>

Ceiba School Rezoning Amendment-February 28, 2023 Watsonville City Council Meeting-Agenda Item 3(a)


Ed Kelly <finaliv@yahoo.com>

Mon, Feb 27, 2023 at 12:26 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Please see attached letter regarding Ceiba School Rezoning Amendment-February 28, 2023 Watsonville City Council Meeting-Agenda Item 3(a).

Thank you.

 **scan1537.pdf**
297K



February 27, 2023

K & M ENTERPRISES, LLC • Post Office Box 1464 • Watsonville, CA 95077

Watsonville City Council

Public Comment Re: Ceiba Academy General Plan and Zoning Amendment

Dear City Council Members,

I am writing in strong opposition to the proposal to amend the General Plan and general industrial zone designation of Ceiba College Preparatory School at 215 Locust Street. Although our community benefits from the education being provided by this school, this is the wrong location for a permanent public facility of any kind due to the ever-present risk to the health and safety of the staff and students.

In the same way that I would never be allowed to build a cooler next to E.A. Hall School (nor should I be allowed), we should not place a school in the middle of an industrial zone. Our industrial community is one of the primary contributors to our local economy, and any threat to our businesses is a threat to all the citizens of Watsonville. Expansion of institutional/neighborhood/public zoning, in the middle of an industrial area, should never be considered by planning staff when there are opportunities to relocate and expand this facility closer to where the majority of our residents live in Watsonville.

Putting Ceiba College Preparatory School in this location permanently exposes students and staff to hazardous materials risk factors and is a degradation of the functional industrial land reserve. Every day I see kids being dropped off and picked up in dangerous areas along the highway. Cars are double parked and making u-turns in the middle of a highway which is just one of the many ways this location creates an unsafe environment for everyone.

Watsonville City management has been trying to move S. Martinelli and Company from their plant on 227 East Beach for years, claiming the inherent conflicts that the industrial activities create with Watsonville High School across the street. This same logic can be applied to the Ceiba location....there are too many inherent conflicts with the industrial activities for which the area is zoned.

This project is incompatible with the current industrial zoning and is inconsistent with the General Plan. This is the time for Watsonville to take a long look at how best practice zoning designations should be applied to our long-term general plan. Mixing a children's school with heavy industrial use is simply not good planning. I hope that you will deny the zoning amendment and I encourage you to find a compatible location for Ceiba to continue their good work.

Thank you for your consideration.

Edward Kelly

K&M Enterprises, LLC



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

February 28, 2023 Watsonville City Council Meeting - Agenda Item 3(a)

1 message

James Wells <JWells@everettassociates.net>

Mon, Feb 27, 2023 at 1:07 PM

To: "eduardo.montesino@cityofwatsonville.org" <eduardo.montesino@cityofwatsonville.org>, "vanessa.quiroz@cityofwatsonville.org" <vanessa.quiroz@cityofwatsonville.org>, "maria.orocho@cityofwatsonville.org" <maria.orocho@cityofwatsonville.org>, "kristal.salcido@cityofwatsonville.org" <kristal.salcido@cityofwatsonville.org>, "casey.clark@cityofwatsonville.org" <casey.clark@cityofwatsonville.org>, "jimmy.dutra@cityofwatsonville.org" <jimmy.dutra@cityofwatsonville.org>, "ari.parker@cityofwatsonville.org" <ari.parker@cityofwatsonville.org>, "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>
Cc: "citymanager@cityofwatsonville.org" <citymanager@cityofwatsonville.org>, "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>, Marta Bulaich <martabulaich@gmail.com>

Dear City Council,

Please find attached comments on environmental matters related to the Ceiba Academy matter to be addressed at tomorrow's council meeting. We provide these comments on behalf of neighborhood stakeholders.

Jim Wells, PhD, PG

LEA Environmental, Inc.[220 West Gutierrez Street](#)[Santa Barbara, CA 93101](#)

805-880-9302 (office)

805-570-0267 (mobile)

www.everettassociates.net

LEA_2023_02_Comment_Letter_re_Ceiba.pdf
2256K

February 27, 2023

Watsonville City Council
City of Watsonville
275 Main Street, 4th Floor
Watsonville, CA 95076

Subject: Rezoning for Ceiba College Preparatory Academy

Honorable Mayor Montesino and Members of the Council,

I am writing on behalf of neighborhood stakeholders that retained my firm to evaluate environmental matters in and around the Ceiba College Preparatory Academy. This school is approximately ½ block from the former California Spray and Chemical Company (CalSpray) which occupied 135 Walker Street in Watsonville, California. In fact, the newly acquired parcel that the school intends to use for a gymnasium was part of the active cleanup of this facility. In 2010, I served as an expert in a legal case involving the CalSpray facility. As part of my work in that case, I reviewed all available technical documentation and data regarding soil conditions at the site. I also directed a soil sampling program for shallow soil in the surrounding residential parcels. I found clear evidence of elevated lead and arsenic levels in shallow soil, extending up to 1,000 meters (approximately 0.6 miles) from the former facility. While remedial actions have been conducted at the CalSpray site itself, the responsible party has never cleaned up the offsite impacts.

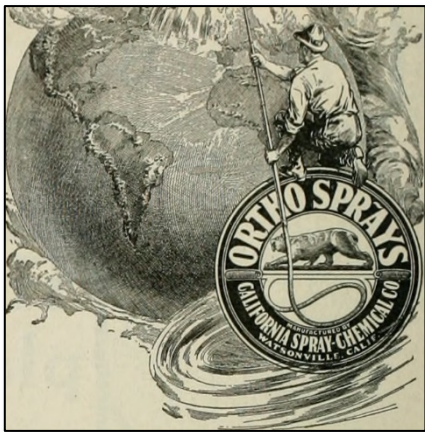
Background and Qualifications

Currently, I am President and Principal Geologist at LEA Environmental, Inc., an environmental hydrogeology and remediation company. I am a Professional Geologist (CA PG #7212), licensed by the California Board for Engineers, Land Surveyors and Geologists. I received a PhD in Geological Sciences from the University of Washington in 1990. I received a Master's of Science Degree in Geological Sciences from the University of Washington in 1986. I received a Bachelor's Degree in Earth Sciences from Dartmouth College in 1981. I have more than 30 years of professional experience as an environmental geologist. During the course of my career, I have evaluated soil, soil vapor and groundwater at dozens of sites around the country. My professional work experience includes conducting subsurface investigations to define the nature and extent of contamination in soil and groundwater, groundwater modeling, conducting contaminant fate and transport studies, and evaluating remediation strategies.

I was appointed by the State of California Department of Toxic Substances Control and South Coast Air Quality Management District to serve as the Technical Advisor to the Exide Community Advisory Group. The Exide residential cleanup is the largest soil remediation project ever undertaken in California. In this capacity, I serve as technical liaison between community stakeholders and state regulators for this project involving evaluation and cleanup of up to 10,000 homes impacted by lead emissions from a secondary lead smelter. I have provided expert testimony on this case before a legislative hearing at the state capitol in Sacramento. I have also twice testified before the U.S. House of Representatives Natural Resource Committee on environmental matters.

Comments

CalSpray, a predecessor of Chevron Chemical Company, was formed in 1907 to produce lead arsenate insecticide spray, principally for apple orchards. The facility also produced other chemicals used in pesticides such as strychnine. Manufacturing of the lead arsenate was discontinued at the site in 1929, although warehousing operations continued until the early 1950s. See Figure 1 for a drawing of the historical CalSpray facility. The lead arsenate production process resulted in a filter cake that required drying, grinding, and packaging. This was long before modern environmental rules so the lead and arsenic-rich dust created by the manufacturing process was dispersed into the environment, leaving a legacy of soil contamination on-site and in the surrounding neighborhood that persists to this day. The Pajaro River also experienced a number of major floods that spread contamination from the site by sediment transport.



Due to the persistence of legacy contamination from CalSpray, I recommend a focused soil sampling program and a comprehensive human health risk assessment be conducted for the existing school site and the proposed gymnasium site. It is likely that such an assessment would find that the average lead and arsenic levels in shallow soil in the neighborhood surrounding the former CalSpray facility exceed safe levels for sensitive land uses such as a school.

Gymnasium Site

The property on Locust Street purchased by Ceiba Academy for use as a gymnasium is immediately adjacent to CalSpray and was grossly contaminated with lead and arsenic from the historical pesticide operations. During the site investigation and cleanup, Chevron



had designated this property as “Area 2” and “Area 4.”¹ Two homes were demolished in 2001 to allow for excavation of 1,579 cubic yards of contaminated soil from Areas 2 and 4. For perspective, the capacity of a standard dump truck is approximately 15 cubic yards, so more than 100 truck loads of contaminated soil were removed from the gymnasium site.

After backfilling the excavations with clean soil, it is possible that the gymnasium site is reasonably safe for the intended use, especially if the site is to be entirely paved, precluding physical contact with the soil. However, I recommend an updated analysis of site conditions using modern environmental standards. The cleanup standards that were applied when this site was remediated up more than 20 years ago were permissive by today’s standards. If the cleanup were to take place today, Chevron almost certainly would have been held to stricter standards and would have been required to excavate even more contaminated soil from the gymnasium site. For example, Chevron used a cleanup goal of 210 mg/kg (milligrams per kilogram which is equivalent to parts-per million) for lead in soil at this site. In 2009, DTSC established a state-wide screening level of 80 mg/kg for lead at residential sites. According to DTSC, the 80 mg/kg lead level should be met in shallow soil in order for a site to qualify for unrestricted, land use (i.e., in order to be considered suitable for a school, day care, hospital or homes).

Similarly, CalSpray’s cleanup standard for arsenic in 2002 was 18 mg/kg. Since the CalSpray cleanup, DTSC has conducted extensive studies of arsenic in California soil. Reasons for these studies include the fact that numerous evaluations around the state have documented that arsenic in soil is often a major source of environmental risk to students, teachers and staff at school sites. In addition, many California soils contain relatively high

¹ CH2MHill (on behalf of Chevron), 2002, Remedial Action Implementation Report, 228 Locust Street (Former Cal Spray Site Area 2) Watsonville, CA; CH2MHill (on behalf of Chevron), 2002, Remedial Action Implementation Report, 228 Locust Street (Former Cal Spray Site Area 4) Watsonville, CA.

levels of natural arsenic, which can complicate the assessment of arsenic contamination. Thus, the City of Watsonville faces a dilemma knowing that arsenic is often the risk driver for toxic exposure at school sites and yet is being asked to approve a new school facility directly abutting a former lead-arsenic pesticide plant that (last century) pumped tons of arsenic into the environment. It is reasonable to demand that a thorough assessment of this potential health risk is completed before moving ahead with what seems to be a poorly-situated project. DTSC has found that the average arsenic concentration in southern California soil is about 2.4 mg/kg (it is assumed that the average concentration in central California would be about the same).² The current risk-based screening level for arsenic in residential and school soil is even lower, at 0.11 mg/kg.³ As noted above, the cleanup standard for arsenic at the gymnasium site was 18 mg/kg, which we now know was not sufficient to fully clean up the site to background or pre-industrial conditions.

It is notable that even by 2002 standards, the CalSpray property itself (immediately adjacent to the gymnasium site) could not meet the cleanup levels needed for unrestricted land use. On-site residual arsenic and lead concentrations are so high that the owner (Chevron) was required to record a land use covenant prohibiting (in perpetuity) residential development as well as schools, hospitals and day care centers.⁴ This restriction applies to the land that shares a property line with the proposed gymnasium site.

Neighborhood Impacts

There are numerous potential sources of lead in urban environments including lead-based paint, the legacy from leaded gasoline emissions and other industrial sources. However, the colocation of elevated lead and arsenic in this part of Watsonville is compelling evidence that most of the contamination in this part of town is due to historical releases from CalSpray.

Over the years, many off-site soil samples have been collected in the neighborhoods surrounding CalSpray, including sampling conducted in 2010 by my team. We found clear evidence of elevated lead and arsenic in shallow soils at distances up to 1,000 meters (approximately 0.6 miles) from CalSpray. Both the current Ceiba Academy site and the gymnasium site are well within this impact zone. For the area within a 1,000 meter radius from CalSpray, the average off-site lead concentration was 216 mg/kg with isolated hot spots over 1,000 mg/kg. A summary of these findings for lead is included in Figure 2.

² DTSC, 2020, Human Health Risk Assessment (HHRA) Note Number 11: Southern California Ambient Arsenic Screening Level.

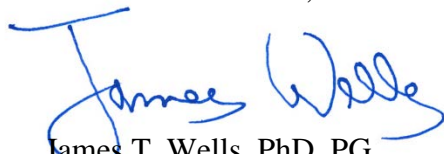
³ DTSC, 2022, DTSC, Human Health Risk Assessment (HHRA) Note Number 3: DTSC-modified Screening Levels.

⁴ DTSC, 2002, Covenant to Restrict Use of Property, Environmental Restriction.

Lead and arsenic levels of this magnitude on a school site would generally require remediation. The California Department of Toxic Substances Control (DTSC) has a well-developed program for screening potential public school sites for legacy contamination.⁵ Almost all new schools and school expansions participate in this program. However, certain school projects, including certain charter schools, are able to bypass DTSC review.⁶ In the absence of DTSC involvement, a focused sampling program followed by a comprehensive human health risk assessment would help decision makers become more informed about the site-specific risks to students, teachers and staff posed by operating a school in this area of legacy contamination.

Thank you for the opportunity to provide these comments. Please feel free to contact me if you have questions or would like additional information.

Sincerely,
LEA Environmental, Inc.



James T. Wells, PhD, PG
President

cc: Rene Mendez, City Manager
Suzi Merriam, Community Development Director
Marta Bulaich

⁵ See: <https://dtsc.ca.gov/evaluating-cleaning-up-school-sites>

⁶ School sites that will not use state funds for acquisition or construction, including those being developed by project proponents other than school districts, are not required to participate in the DTSC program. There may be other exemptions, as well.

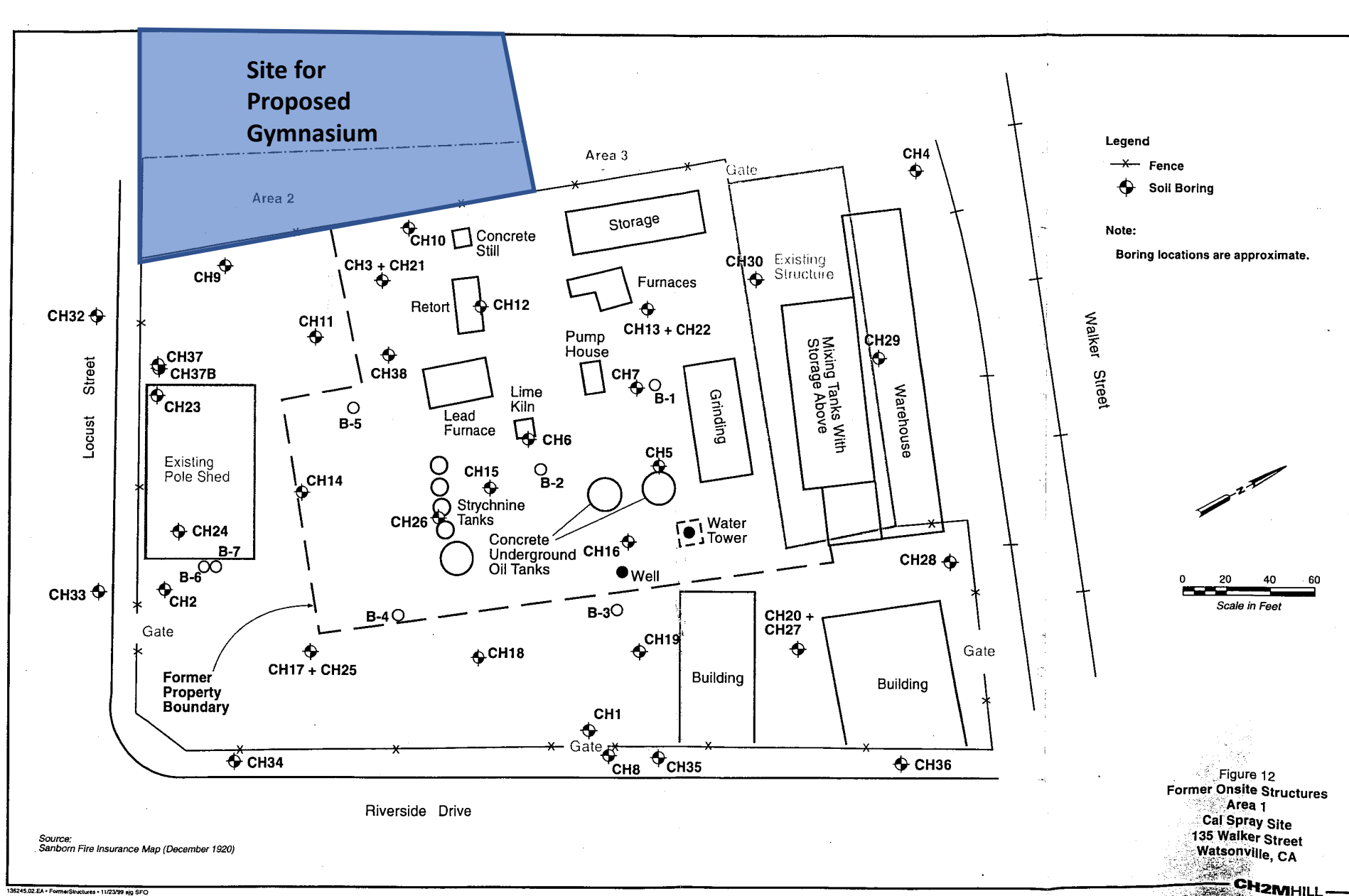
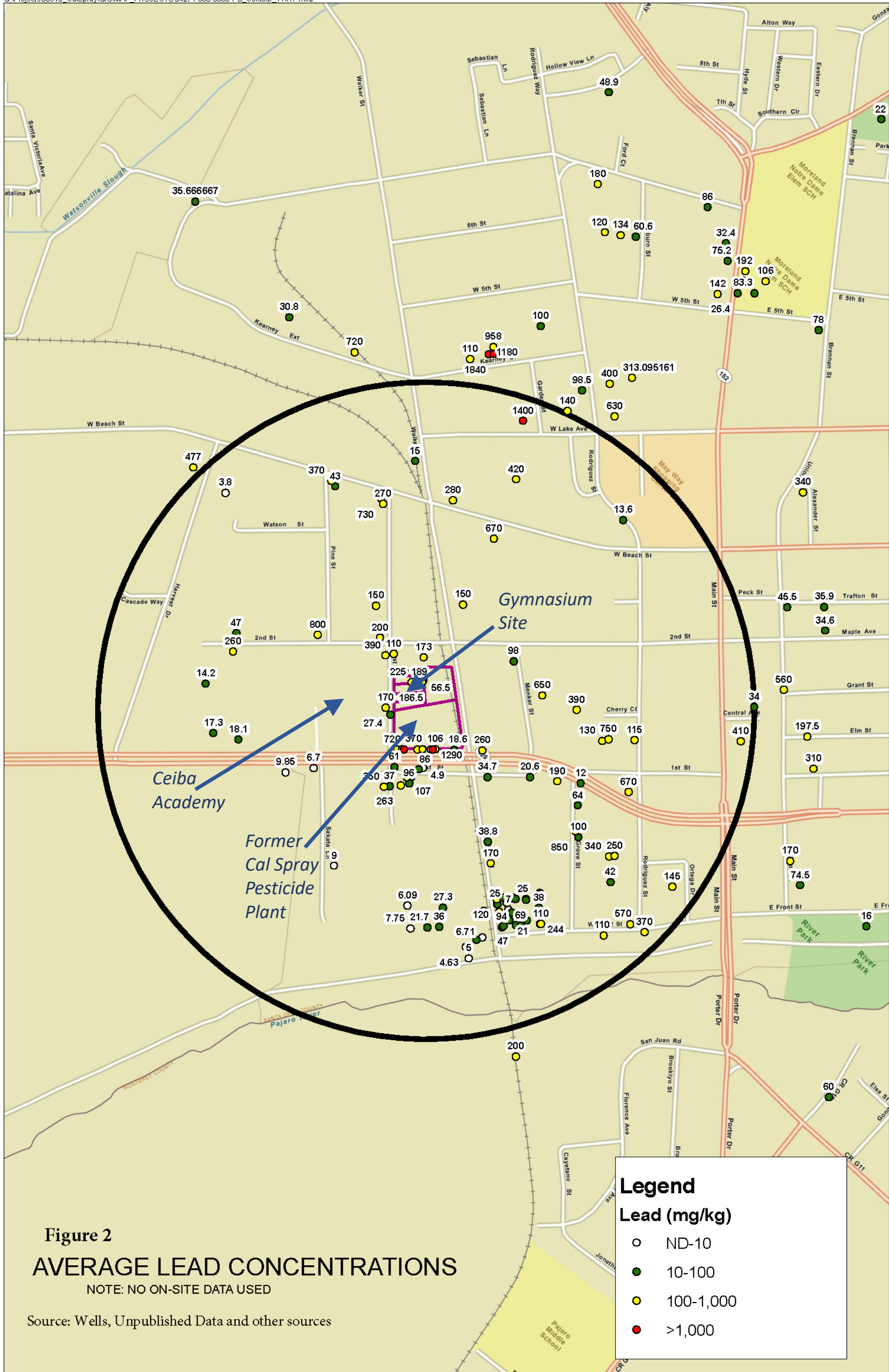


Figure 1. Configuration of former CalSpray lead arsenate pesticide facility, Watsonville, CA.

Source: CH2MHill, 2000, Remedial Investigation and Feasibility Study, Cal Spray Site, 135 Walker Street, Watsonville, CA





Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Letter to City Council--Ceiba parking issues-February 28, 2023 Council Meeting

1 message

nick bulaich <princelazar1389@yahoo.com>
To: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Mon, Feb 27, 2023 at 2:27 PM

Dear Irwin: Please add the attached letter to the Agenda Packet for the February 28, 2023 Special City Council Meeting regarding the Ceiba school issue.

Can you please give a copy to the following departments:

City Manager
City Attorney
Community Development
Public Works

If you have any questions, feel free to contact me.

Thank you,

Nick Bulaich



Ltr to Council--Ceiba-parking issues--council meeting Feb 28 2023.pdf
2882K

305 Second Street
Watsonville, CA 95076
February 27, 2023

Watsonville City Council
275 Main Street, Suite 400 (4th Floor)
Watsonville, CA 95076

re: Ceiba school: Parking issues.
Agenda Item-Watsonville City Council February 28, 2023.

Dear Council Members:

Normally when any building project or Special Use Permit request is proposed to a City, various City Staff members use their respective Municipal Code sections to determine how many parking spaces will be required for the project or use.

Such Municipal Code sections are easily accessed on the internet, but not always easily understood by members of the public for them to possibly get an idea on how many parking spaces are required for a project proposal.

Many cities and counties have different parking standards that they adopt. If such a project or use is required to come before a City's Planning Commission or Council, City Staff usually prepares a Staff Report which states the number of required parking spaces for the specific project and with an explanation on how such a number was determined.

There are two recent examples of Watsonville City Staff ("Staff") determining the number of parking spaces required for a project that were before the Watsonville Planning Commission ("Planning Commission").

For the August 2, 2022 Planning Commission Meeting, a request was before them to establish an "Outdoor Market" at the Veterans of Foreign Wars.¹ On page 6 of the Agenda Report was the following language:

Parking Pursuant to WMC § 14-17.1201(a)(7), the Veterans of Foreign Wars Club/Event Hall requires one space per each 300 square feet of building floor area. The Veterans of Foreign Wars building floor area is 6,561 square feet in size and therefore is required to have 22 parking spaces. (Underline added for emphasis.)

¹ Staff's Agenda Report to the Commission stated it was to the "City Council." It is unknown why Staff cited the incorrect government body to submit the Agenda Report, but whatever the reason, it is irrelevant to the issues in this letter.

There was a footnote to the aforementioned language which showed how Staff arrived at the required number of parking spaces for the project:

Parking Calculation: 6,561 (Building floor area) ÷ 300 = 21.87 rounded up to 22 parking spaces

On the same page of the Agenda Report was the following:

The existing parking lot provides 65 on-site parking spaces. The Project, as proposed, can accommodate the outdoor market as well as private events. The outdoor market is estimated to attract between 50 and 100 people to the Project site. When the outdoor market is being held, 33 parking spaces will be available to the public for parking. Additionally, to ensure that a private event does not occur at the same time as the outdoor market which would result in a lack of parking spaces, a condition of approval requires the outdoor market to be held when no private events are scheduled for the weekends.

As shown for this item, Staff cited the applicable Municipal Code section stating the required amount of building square footage per space, the number of parking spaces required, how many parking spaces available on the site, and conditions so that two uses do not occur at the same time to cause a shortage of parking.

More recently, on the February 14, 2023 Planning Commission Meeting, a Special Use Permit request was before for the establishment of a deli and sales area within an industrial building.

On page 7 of the Agenda Report to the Commission was the following language:

“Parking Pursuant to WMC Section 14-17.501(a), a catering business is classified as food and kindred products (GLU 20) requiring one space for each employee on shift with the maximum number of personnel or one space per each 1,000 square feet of gross floor area, whichever is greater. The catering operation is 9,315± square feet in size requiring nine on-site parking spaces. The deli sales area will be 200± square feet in size and the WMC requires one space per each 200 square feet of floor area. WMC § 14-17.801(e). Resulting in one additional parking space for the deli. Total parking required is 10 spaces. As shown on the site plan (Attachment 1, Sheet 1), 15 parking spaces are provided. The Project satisfies the parking requirements of the WMC.” (Underline added for emphasis.)

Once again, Staff cited the applicable Municipal Code sections stating the required amount of building square footage per space per each of two issues, the number of parking spaces required, and how many parking spaces are available on the site. Sounds simple enough, but something has changed when dealing with parking for the issue now before the Council.

To date, the Ceiba College Preparatory Academy ("Ceiba") issue, in respect to its current site, has been before the Planning Commission two times and now for the first time before the Council. These three City Agenda Reports will be looked at individually to show the history of deceit and defective studies in regards to the issue of parking.

I. Planning Commission Meeting-June 4, 2013.

On June 4, 2013, the Planning Commission heard Ceiba's request to establish a "temporary" use to operate their school at 215 Locust Street.

It needs to be stressed, that there was not a parking study presented to the Planning Commission.

Staff prepared a Memorandum which was presented to the Commission.² Staff was fully aware that Ceiba operated its school from Grades 6-12 as shown below from the Memorandum.³

"The school will accommodate approximately 525 students from grades 6-12." (Underline added for emphasis.)

In contradiction to the actual composition of student class grades, Staff used a section of the City's Municipal Code that was solely for Elementary and Junior High Schools to determine how many parking spaces would be required for the site as stated below.⁴

"The Watsonville Municipal Code requires that a minimum of one parking space be provided for each employee on site plus 20 public parking spaces for junior high school operations per Section 14-17.1101 b 71 of the WMC." (Underline added for emphasis.)

It is unknown why Staff used a Municipal Code section that is specifically for a junior high school to tabulate required parking spaces, despite knowing that Ceiba was also operating a high school. In addition, just below the Code section cited by Staff for junior high parking is the parking requirement for high schools.

"High schools: 1 space per employee, plus 1 space per 7 student classroom seats."⁵

Staff also stated: **"Parking will not be allowed for students."**⁶

² At that time, Marcela Tavantzis was the Community Development Director and Keith Boyle was the Principal Planner. Currently Suzi Merriam is the Community Development Director and Justin Meek is the Principal Planner.

³ See page 2 of Staff Memorandum to Watsonville Planning Commission of June 4, 2013.

⁴ See page 3 of Staff Memorandum to Watsonville Planning Commission of June 4, 2013.

⁵ See Watsonville Municipal Code Section 14-17.1101(b)71(2).

⁶ See page 3 of Staff Memorandum to Watsonville Planning Commission of June 4, 2013.

This makes one think less parking spaces are needed when some people, in this case student drivers, are not allowed to park onsite.

For the purposes of determining the required number of parking sites for a project, it is irrelevant on who specifically will not be allowed to park on the site. Staff is supposed to determine the number of parking spaces as required by the Municipal Code.⁷

Furthermore, Staff stated:

“The applicant has indicated that there will be 23 teachers and administrators at the location.” (Underline added for emphasis.)

It is important to focus on the “23” number which equates to the number of employees that Ceiba claimed would be at the school.⁸

By using the Municipal Code section for a junior high to determine parking, it becomes heavily dependent upon the number of employees for the school, needing one parking space per employee plus 20 more.

An undercount in the number of employees lowers the required number of parking spaces on a one to one basis. How interesting, by a convenient omission of the parking standards for a high school, Ceiba could meet the City’s parking requirement.

As shown earlier for the two non-Ceiba related examples for parking tabulation, Staff gave exact numbers for the number of spaces required. (See pages 1 and 2.) In this case, Staff went away from their customary protocol and decided not to state the exact number of required spaces for the Ceiba site. Instead Staff said the spaces provided met the requirements. It is unusual why Staff would do this.

II. Planning Commission Meeting-April 5, 2022.

In the April 5, 2022 Planning Commission Agenda Packet for Ceiba’s Zoning Amendment for 215 Locust Street things became very strange in respect to the issue of required parking spaces.

I presented two letters to the Planning Commission, one before the Meeting and the second at the Meeting when I spoke during the Public Input section of the Agenda Item.

⁷ It is also important to point out that RBF Consulting, who prepared the Ceiba Charter School Traffic Analysis Report for the June 4, 2013 Planning Commission Meeting, stated on page 3 of their report that “...students will not be allowed to park on the site nor drive cars to school.” (Underline added for emphasis.) Who gave them that erroneous information? With a full 4-year high school, of course there will be student drivers and we have continually witnessed that. Defective Consultant reports have become a common practice with Ceiba.

⁸ This “23” number for employees will be also looked at in a separate letter to the Council regarding CEQA issues. Stay tuned for more!

Attached is my second letter which deals with parking for the Ceiba site. (See Attachment "A")

There were several questions posed in my attached letter and here we are almost one year later from the April 5, 2022 Planning Commission Meeting and I still haven't received any answers to the posed questions. This is not a responsive or transparent process.

Ceiba had Hexagon Transportation Consultants, Inc. (Hexagon) prepare a parking study for the site which was included in the Planning Commissioners' Agenda Packet.⁹

On the first page of Hexagon's study was the following statement:

The school currently has 525 students in grades 6-12 and 63 staff members. (Underline added for emphasis.)

Although the alleged number of students (525) enrolled at the school was the same as the estimated amount from 2013, the number of employees greatly increased from 23 to "63 staff members."¹⁰

This was a 174% increase in employees at the site!¹¹

Also on the first page of the study, Hexagon claimed the Ceiba site has "61" parking spaces but 8 of those spaces are used for a student play area thus should not counted toward the total number of parking spaces on the site. Staff did not accept Hexagon's claim of 61 parking spaces onsite and instead stated there are "53 onsite parking spaces."¹²

On page 12, unlike as in 2013, Staff is now listing the Municipal Code parking requirements and tabulation procedures for a junior high school and a high school.

Elementary or junior high school – 1 space per employee + 1 space for every 20 students of school design capacity.

High school - 1 space per employee + 1 space for every 7 students of school design capacity.

⁹ Hexagon also prepared a Traffic Operational Study for Ceiba's operations dated June 8, 2022. Some of the deficiencies in that Study were addressed on page 6 in my earlier letter to the Council dated February 24, 2023 ("Ceiba School Traffic Analysis"). Another defective Ceiba Study...we seem to have a pattern here when it comes to Consultants hired by Ceiba and accepted by City Staff.

¹⁰ See page 12 of April 5, 2022 Agenda Report to Planning Commission.

¹¹ This significant percent increase in the number of Ceiba staffers will be further discussed in a future letter.

¹² Make sure to remember this "53" number because somehow it has grown for the upcoming February 28, 2023 Council Meeting. Staff might have a hidden plan in place to piece-meal various parking arrangements to get a number closer to the Municipal Code required number, but let's wait and see for the February 28th Meeting.

As has become the pattern, Staff committed a serious omission: **They refused to state how many parking spaces would be required on the site.**

As shown earlier for a couple of Planning Commission Meetings on unrelated projects, Staff can be capable in tabulating and presenting the number of parking spaces required for a project, as long as it isn't for Ceiba.

Staff refused to state how many parking spaces would be required on the site, and instead opted to say that the "school site does not provide parking spaces that meet these standards."

Once again, we see a very convenient omission by Staff which clearly benefits Ceiba because nobody is seeing the great difference between the number of required parking spaces and the actual number of available spaces on site.

It really looks like Staff did this omission intentionally, quite likely in order to avoid letting Planning Commissioners and members of the public see the huge difference between the required number of parking spaces and the actual number on site.

Unlike Staff, Hexagon decided to come up with a number for the number of required parking spaces for the site but their number of 83 parking spaces was reached by using the formula for a junior high school, NOT a high school or for a joint junior high and high school.¹³

Hexagon decided to become even more daring and simply say that since they did some observations during a three day period in October of 2021 which showed that the peak parking demand during their observations was only 60 spaces. They used these few observations to offer a conclusion that "the existing parking supply is sufficient to support the peak parking demand." This is not an acceptable method to get a City to lower parking standards for a project.

Wait, there's more. On page 1 of the Hexagon Study, they state the following:

"It should be noted that student driving is prohibited per the existing CUP and school policy." (Underline added for emphasis.)

This is a false statement. Who gave Hexagon this false information? Did Hexagon make any effort to verify the validity of the claim?

To make matters worse, Staff continued to accept Ceiba's stance that "Students of driving age are not allowed to park onsite." Since Ceiba has all four years of high school classes, obviously they will be having students that will be driving to school since many of them will be able to get a State Driver's License. Why should Ceiba have the right to not allow student drivers to park on site? By design, with the City's blessing, off site street parking is being used by Ceiba. This is a poor design standard.

¹³ Page 3 of Hexagon's November 4, 2021 Traffic Study.

Ceiba's site has always been woefully inadequate in supplying the proper number of required parking spaces. Staff decided to accept Ceiba's prohibition of student drivers being allowed to park on site creating a concept that if the student drivers cannot park on site there is no need to meet the Municipal Code requirements for parking. This is defective and abusive planning.

III. City Council Meeting-February 28, 2023.

Now the issue is finally going to the City Council Meeting and we get to see another failure of planning.

Staff has prepared a 12 page Agenda Report for the City Council. Parking has now become an issue that Staff basically does not want to discuss or analyze. On page 4, Staff says there are "55 parking stalls" on site. This is unusual because this number has grown from what Staff used in 2022. (See page 5 of this letter.)

There is no explanation given on how Staff came up with this new increased number. There is no amount given on how many parking spaces would be required on the site per Municipal Code Standards.

This is mind boggling. To think a City Staff omit from the discussion an issue that has been a key sore point from Ceiba's very inception at its current site. I have NEVER seen such a thing happen. This is extremely unprofessional and certainly seems like, at a minimum, a code of ethics violation.

California Law requires schools to annually file a School Accountability Report Card ("SARC") "on or before February 1 of each year."¹⁴ SARC is to contain numerous things with one being "the distribution of class sizes at the schoolsite by grade level."¹⁵ It is unknown if Ceiba has filed a SARC for the 2022-23 school year. For the 2021-22 school year, Ceiba's website has their SARC for public viewing which has a breakdown of Student Enrollment by Grade Level with 226 junior high school students and 289 high school students for a total of 511 students.¹⁶

Thus, Staff is now provided with a breakdown of junior high and high school students, so they should quit playing evasive and deceptive games and present to the Council and the public the total number of parking spaces that are required for the Ceiba site.

In addition, Staff should explain how to use the Municipal Code guidelines for parking spaces when a school is operating as a joint junior high and high school. What is the

¹⁴ See California Education Code Section 35256.

¹⁵ See California Education Code Section 33126(4).

¹⁶ See "2021-22 Ceiba SARC" from Ceiba's website at: <https://ceibaschools.edlittest.com/apps/pages/results>

standard procedure for determining the number of required parking spaces for such a scenario of joint schools? It does not seem appropriate to use solely the junior high parking method because of so many extra cars likely to be used by many high school student drivers.

Once again, based on my years of political experience, it would not surprise me if Staff suddenly pop up with a new parking total or a plan to create additional parking spaces which the public and maybe at least some Council Members will receive with very little or no time to analyze despite the likely fact that Staff already has it waiting in the wings.

There are some email exchanges and a presentation made by Josh Ripp which show one possible idea to increase the number of parking spaces for Ceiba.

In an email dated August 16, 2022 at 9:34am, Ripps tells Michelle Rodriguez (Superintendent of the Pajaro Valley Unified School District) that he has “acquired additional parking spaces to address the parking concerns.” (See Attachment “B”)

In an email dated August 17, 2022 at 4:28pm, Ripp tells Faris Sabbah (Santa Cruz County Superintendent of Schools) that he has “acquired additional parking spaces to address the parking concerns.” (See Attachment “C”)

Was Ripp being truthful with Superintendent Rodriguez?

Was Ripp being truthful with Superintendent Sabbah?

On September 29, 2022, the City and Ceiba held a joint “Community Meeting” to discuss the issue. During this meeting, Ripp presented a slide which stated that Ceiba has “20” parking spaces at an “adjacent site.” (See Attachment “D”)

Was Ripp being truthful in claiming he has secured 20 additional parking spaces at an adjacent site?

It is important to note that the Community Meeting was attended by hundreds of people, including City Staffers, parents, students, elected officials, public members in opposition to the project, and others.

Is there anyone from Staff aware of which additional parking spaces have been acquired by Ceiba and the location of the mentioned adjacent site? If so, why have the details of this information been hidden from the public and possibly at least some Council Members?

If there really is such an agreement, is it going to be sprung on the Council and public by surprise during the February 28 Council Meeting?

To the best of my knowledge there has been only one parking study prepared by a consultant that has been presented to the City to analyze the parking issue at the Ceiba

site. That study, as shown in this letter, was defective. Staff's comments on parking to the Planning Commission were defective and incomplete. Their input regarding parking to the City Council for the February 28th Meeting is almost non-existent.

Due to these facts, the City Council should conclude that they have not received adequate parking information for the project.

Sincerely yours,



Nick Bulaich
(831) 728-5640

Attachments: (4)

cc: City Manager
City Clerk
City Attorney
Community Development
Public Works
Register-Pajaronian

ATTACHMENT "A"

305 Second Street
Watsonville, CA 95076
April 5, 2022

Watsonville Planning Commission
250 Main Street
Watsonville, CA 95076

re: Planning Commission Meeting-April 5, 2022: Item 6.b-Ceiba Charter School

Dear Watsonville Planning Commission:

I am offering additional written comments to you to further show why you should DENY Ceiba's application to have permanent status to operate their school at 215 Locust Street.

The parking report from Hexagon Transportation Consultants states that the Ceiba site is "required to provide 83 parking spaces." Yet they admit that the site only has "61 parking spaces on-site."

- 1. Per the City's original temporary approval of the project in 2013, how many designated parking spaces was Ceiba required to provide on the site?**
- 2. Staff should explain to the public and the Commissioners how such a huge decrease in required parking spots has been allowed to happen from the City's required amount.**

The Staff report states that the school has "53 onsite parking spaces." Apparently, Ceiba decided to remove the usage of 8 parking spaces from the site.

- 3. By what legal authority did Ceiba have to decrease the number of available onsite parking spaces?**

Staff has proposed some conditions for approval to reduce the school's parking demand and spillover. Having a "travel behavior change program" is basically meaningless, because it has absolutely no enforcement mechanism that would go with it. "Marketing and promotional tools" sound like nothing more than pamphlets to be given to school employees that would not create any kind of requirement to be followed. In respect to "carpooling", although the applicant claims to be currently using such a means of transportation, there appears to be NO proof of it occurring and even if there were, there is NO guarantee such an activity will continue. Once again, cars would be dumped onto the streets for Ceiba employee or guest parking.

NONE of the proposals put forward by the Staff insure that the traffic demand or spillover from the school employees will be decreased on a constant basis.

In addition, the Hexagon report states that "student driving is prohibited per the existing CUP and school policy." I can tell you without a doubt as a long-time resident in this area who has personally witnessed the daily activities of Ceiba related parking, students drive to the school and park in the street. Once again, another activity that shows the irresponsibility of Ceiba's operations.

Finally, is the new City policy going to be that entities looking to start a new business or operation such as a Ceiba will have a green light to have parking requirements discounted by such a large percentage as being proposed for Ceiba?

I find it hard to believe that educated and experience City Planners would recommend such a concept for any City.

Once again, please deny Ceiba's application, their school's operations are a disaster in every direction to the neighborhood and connecting streets, and also it would shed a horrible light on responsible City planning methods.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Nick Bulaich".

Nick Bulaich
(831) 728-5640

ATTACHMENT “B”

Quote from August 16, 2022, 9:34 AM Email from Josh Ripp to Michelle Rodriguez

“During the Planning Commission hearing, neighbors voiced concerns about traffic on Locust St at drop-off and pick-up times, poor student behavior before and after school, insufficient parking, and litter being found on streets around Ceiba. In response, Ceiba implemented a traffic plan that resulted in there being virtually no traffic back-up on Locust, reached out to our neighbors through a Ceiba Cares community group, and acquired additional parking spaces to address the parking concerns. In addition, Ceiba has or is in the process of complying with 36 conditions of approval (see attached) that could result in over \$500,00 [sic] invested in the local community for traffic signs, crosswalks, and sidewalks.”

(Underline added for emphasis)

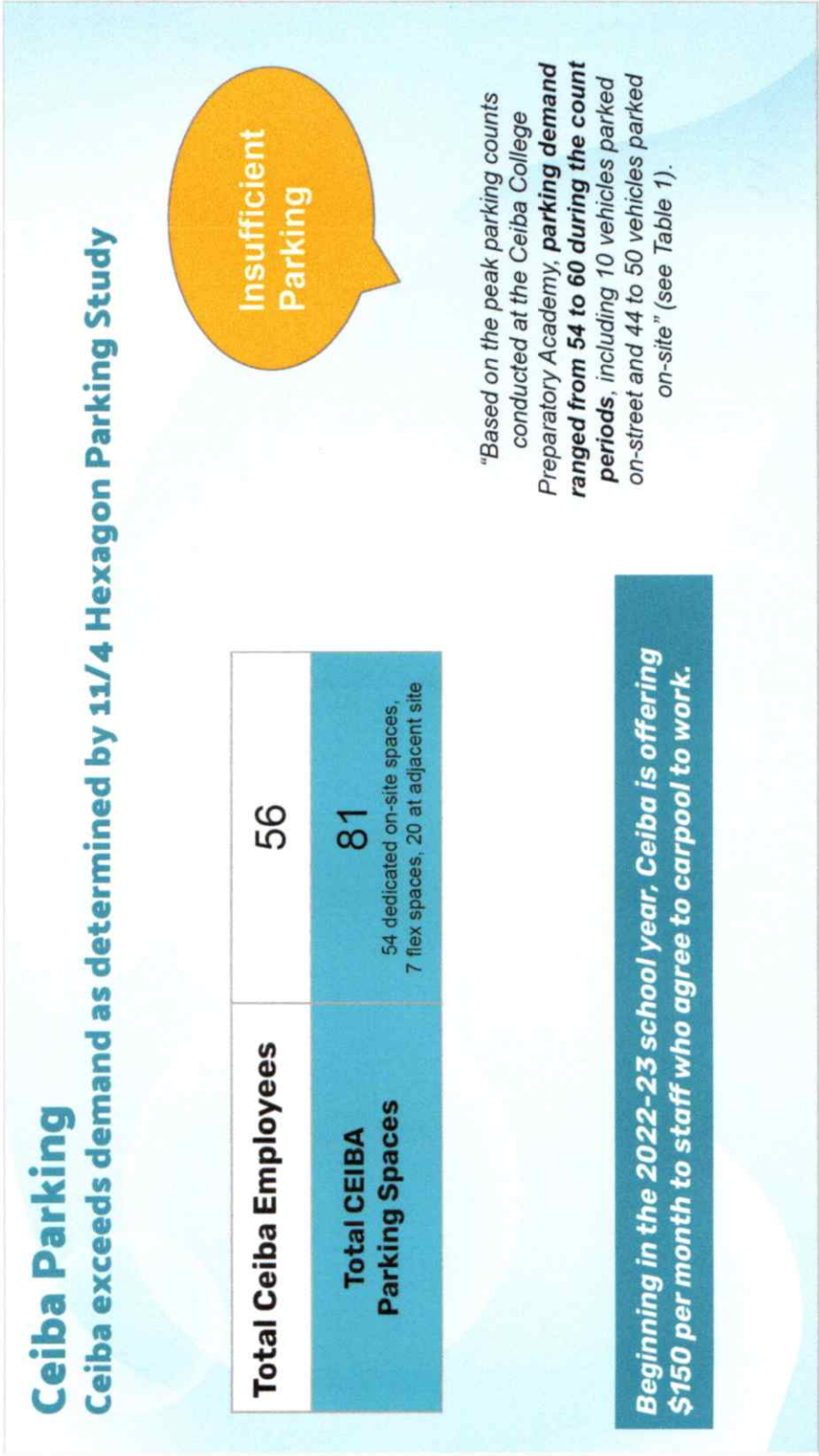
ATTACHMENT “C”

Quote from August 17, 2022, 4:28 PM Email from Josh Ripp to Faris Sabbah

“During the Planning Commission hearing, neighbors voiced concerns about traffic on Locust St at drop-off and pick-up times, instances of poor student behavior before and after school, insufficient parking, and litter being found on streets around Ceiba. In response, Ceiba implemented a traffic plan that resulted in there being virtually no traffic back-up on Locust, reached out to our neighbors through a Ceiba Cares community group, and acquired additional parking spaces to address the parking concerns. In addition, Ceiba has or is in the process of complying with 36 conditions of approval (see attached) that could result in over \$500,000 invested in the local community for traffic signs, crosswalks, and sidewalks.”

(Underline added for emphasis)

ATTACHMENT “D”





Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

(no subject)

1 message

Maura Leonor <maura@communitylifeservices.org>

Mon, Feb 27, 2023 at 2:25 PM

To: "eduardo.montesino@cityofwatsonville.org" <eduardo.montesino@cityofwatsonville.org>, "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>

Sent from [Mail](#) for Windows

Good Afternoon Edwardo, I hope your doing great. I've attached a letter in hopes to get your support for CEIBA to get rezoned and stay in its current location. I know that it's been quite a process to get to this point, but were down to that decision. However I did find out that Martinallie's send a letter of concern about Ammonia they use within the factory business. If they are concern about children they need to make a public notification. Ammonia travels up to 600 miles and can last up to 1week. So they really need to alert everyone around them like Jacobs Heart treat Cancer patients, families and notify all new construction that is taking place around the area, and other schools, and childcare facilities in the areas.

Thank you for you dedication to our community Edwardo we all really appreciate your time and efforts.

**Maura Letter to City Council Memb. V2.docx**

20K

Dear City Council Members,

My name is Maura Leonor. I'm a proud Ceiba College Prep parent of two young men one is 17yrs old Omari Kruz Leonor that will be graduating this year 2023. My other son is 12yrs old Davian Joel Leonor will remain at Ceiba into the 8th grade if we can count on your **YES** Vote. Ceiba has supported both of my sons that have learning deficits by implementing IEP/ILP accommodations and in RSP to support them in class, and are on track to graduate.

Just to highlight some of the success that Ceiba has had. 99% of our students graduate from HS, and since 2015 97% of Ceiba College Prep. Students are accepted into Colleges and Universities. Ceiba College Prep. has a meticulous curriculum that works for students, and has seen the success for those who continue to venture out in the community to future careers. Soon you will be faced to make a decision on Ceiba's future that could impact 525 Student and Staff.

Since my boys have been at Ceiba I've noticed them become better students with healthier study habits. Learning hasn't been easy for my boys both supported by ILP/IEP/RSP since elementary due to their processing disability. However Ceiba staff have worked with us giving my boys the tools to help them feel less challenged. For them the school has been a safe and welcoming learning environment helped them adapt to good learning habits. The effective learning plan in place for students give them a chance to make up work during the breaks in work groups, and my children have flourished into better learning habits that they didn't have before. Now they are motivated when they come home to take the innovative and start on their own.

In the past few months I've seen how devoted Mr. Josh Ripp has been regardless the stress brought upon the school, and keeping all the families informed what's happening with the school. Mr. Ripp has been able to remain professional, and composed at all times. Mr. Ripp has found ways for us to collaborate with our Ceiba neighbors. Working on finding solutions that have been brought to his attention. Ceiba's continued community connection provides relationships, and opportunity for students to increase social cultural awareness by working together.

Commented [ML1]:

I have had conversations with people from the neighborhood that love to see the neighborhood come alive with scholars, and many love to interact with the students including businesses. Ceiba students contribute to our community by volunteering in many non-profit organizations that ask them to come back because they are kind and well-mannered. The students have learned to work together in inclusive ways without passing judgment. Now If Ceiba has to move from its location this will be a traumatic impact on the children's learning, and on what they have already established. This will affect their mental well-being and will need a series of social and emotional of therapy.

In the Second and Locust St. community the Bulaich family has complain about numerous same old petty topics. The focus should be children's safety not blaming the children for what the Ice-cream man does, parking, too many cars, speeding, and garbage on the ground. On numerous occasions the family has come out to take pictures, and record the children while they're walking or were parents are parked or picking up the children. Honestly they continue to complain about the same thing when we are trying to work with them they aren't. Street parking is free to the public they can't claim it as their own parking if want to claim a space they should make enough parking for their tenants.

The Second St. Neighborhood community have complains about the Bulaich family, neighbors have stated that it's the Bulaich tents from the corner homes on Locust and Second St. that making garbage fly everywhere during garbage day on Thursday night from the overfilled waste cans. The families on Second St and Locust st are happy with the Ceiba College Prep, and they want to continue to seeing the children around. They greatly appreciate the children coming out and picking up garbage.

We ask you support Ceiba with your vote Tuesday 2/28/2023. A Yes vote will keep 525 children at Ceiba, improve the neighborhood Safer Street plan, make the local economy stronger, and help our community thrive. A no vote fixes nothing simply makes the school go away and knocks off 15min. traffic in the morning and afternoon and makes one family happy that owns two blocks of property on Second and Locust St. Seeding will still be a problem and no four way stop. To end this matter I would like you to greatly think how your decision will affect the over 525 students, and teachers that will be displaced if you vote no to rezone Ceiba College Prep. mental and emotional health. We value our neighbors and respect their concerns and staying connected to our neighboring community is important to continue our implacable efforts.

Thank You for your time and commitment to our City,
Maura Carrasco Leonor



City Council <citycouncil@cityofwatsonville.org>

PUBLIC COMMENT CEIBA ZONING

1 message

Mark DeBolske <mark@rivamarble.com>

Mon, Feb 27, 2023 at 1:43 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear Council Members,

I am sending this email in regards to the vote tomorrow (Tuesday the 28th) on changing The industrial zoning to a school zoning.

I have a business located on Riverside and Grove street. We have been for here 27 years. In the last ten years since the school opened I have noticed unsafe conditions and a negative impact in this area. Mostly with cars and pedestrians on highway 129 and Walker Street. I don't think it is a good idea to have a school located in an industrial zoned area for many obvious reasons.

I am not against the charter school. Just the opposite. My daughter attends a charter school in Santa Cruz and is receiving a great educational experience. Her school is located on a another public school campus. The campus is at safe location. kids, families and teachers walk, ride and drive to school each morning in pleasant non stressed manor. No fast driving cars or big rigs.

I believe that building was designed to be a cold storage or at the very least a agriculture related structure. A fair amount of my customers are related to the agriculture industry. I don't think it's a good idea to push this industry out of this area.

There has to be a better location for the school. Rather than spending time changing the zoning, I think your time would better spent finding a location that would have a better environment for a school.

In conclusion, its my opinion that the council should DENY changing industrial Zoning to school zoning.

Sincerely,

Mark DeBolske

Riva Marble & Granite

149 Grove Street

Watsonville, CA. 95076

831-722-2241



City Council <citycouncil@cityofwatsonville.org>

CEIBA School - Rezoning

1 message

Jesse Fernandez <je22ef@yahoo.com>

Mon, Feb 27, 2023 at 2:41 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Cc: "eduardo.montesino@cityofwatsonville.org" <eduardo.montesino@cityofwatsonville.org>, "vanessa.quiroz@cityofwatsonville.org" <vanessa.quiroz@cityofwatsonville.org>, "maria.orozco@cityofwatsonville.org" <maria.orozco@cityofwatsonville.org>, "kristal.salcido@cityofwatsonville.org" <kristal.salcido@cityofwatsonville.org>, "casey.clark@cityofwatsonville.org" <casey.clark@cityofwatsonville.org>, "jimmy.dutra@cityofwatsonville.org" <jimmy.dutra@cityofwatsonville.org>, "ari.parker@cityofwatsonville.org" <ari.parker@cityofwatsonville.org>

February 27, 2023

Dear Watsonville City Council Members,

Re: CEIBA College-Prep Rezoning

I am parent of a student attending CEIBA I am writing to you to express my support for the **rezoning** of the plot of land the school is in our community (**CEIBA College-Prep**). The school is currently situated on a plot of land that is zoned for **INDUSTRIAL USE**, but I urge you to vote **YES** on February 28, 2023, to rezone the land to **INSTITUTIONAL USE** the benefits that come with it are high.

The school has a college preparatory curriculum, which is a significant benefit for our youth. The education and training they receive from the school will help them become productive members of society and contribute to the growth and development of our community.

The school has a positive impact on the environment. Most of the student body is within walking distance of the school, which means that they use less private transport. This reduces pollution and the carbon footprint of our community. If the school were to be closed, students would have to drive farther to other schools, increasing pollution and traffic congestion in other the areas/neighborhoods.

Moreover, if the school is not rezoned, the land may become a vacant eyesore. This could lead to a decline in the surrounding property values and potentially increase the crime rate in the area. By rezoning the land to **INSTITUTIONAL USE**, we can ensure the school continues to operate, and the land remains an attractive and productive asset to the community.

Furthermore, the school gives our city a good reputation. The presence of a high-quality educational institution in our community makes us an attractive destination for families looking for excellent educational opportunities for their children.

In conclusion, I urge you to vote **YES** to the rezoning of the plot of land that holds CEIBA College-Prep School **from industrial to institutional use**. Doing so will ensure that the school can continue to provide quality education to our children and contribute to the growth and development

Page 51 of 57

of our community. The benefits of the school, such as college preparatory curriculum, environmental impact, and reputation, are just a few reasons why the school is essential to our community.

Thank you for your consideration.

Sincerely,

Jesse Fernandez

CEIBA Parent

831-229-1151



Dear Watsonville City Council Members-CEIBA School.pdf
439K

February 27, 2023

Dear Watsonville City Council Members,

Re: CEIBA College-Prep Rezoning

I am parent of a student attending CEIBA I am writing to you to express my support for the **rezoning** of the plot of land the school is in our community (**CEIBA College-Prep**). The school is currently situated on a plot of land that is zoned for **INDUSTRIAL USE**, but I urge you to vote **YES** on February 28, 2023, to rezone the land to **INSTITUTIONAL USE** the benefits that come with it are high.

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Furthermore, the school gives our city a good reputation. The presence of a high-quality educational institution in our community makes us an attractive destination for families looking for excellent educational opportunities for their children.

In conclusion, I urge you to vote **YES** to the rezoning of the plot of land that holds CEIBA College-Perp School **from industrial to institutional use**. Doing so will ensure that the school can continue to provide quality education to our children and contribute to the growth and development of our community. The benefits of the school, such as college preparatory curriculum, environmental impact, and reputation, are just a few reasons why the school is essential to our community.

Thank you for your consideration.

Sincerely,

Jesse Fernandez
CEIBA Parent
831-229-1151

2/27/2023



City Council <citycouncil@cityofwatsonville.org>

Public Comment 3.a - CEIBA Academy General Plan

1 message

Pete Michelle <pvcold@gmail.com>
To: citycouncil@cityofwatsonville.org

Mon, Feb 27, 2023 at 2:43 PM

Attention: Watsonville City Council

Please see attached Public Comment.

--

Peter Bobeda
Plant Manager
Pajaro Valley Cold Storage
831-722-9791



CEIBA Watsonville City Council 2.27.23.pdf

423K

175 Second Street
Watsonville, California 95076

February 27, 2023

Watsonville City Council

Public Comment Re; Ceiba Academy General Plan and Zoning amendment: Item 3a.

Dear city council members,

I write this letter on behalf of the ownership of the Pajaro Valley Cold Storage Co. While we agree with the mission and goals of Ceiba College Preparatory, located at 215 Locust Street, we are strongly opposed to the proposal to amend the General Plan of the City of Watsonville and the industrial zoning designation of the current site of Ceiba. Allowing the school to remain in its currently location continues to risk the safety and well-being of both students and staff.

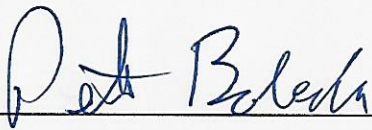
Ceiba Prep. currently sits in the center of an area zoned for industrial use and currently contains over 10 locations operating as cold storages or food processing facilities, with an average capacity of over 10,000 pounds of Ammonia refrigerant at each facility. In the event of any accidental discharge of Ammonia, due to earthquake, fire, maintenance or mechanical failure, there is a risk of lung damage and possibly even death to those exposed to the resulting gas cloud.

Another concern with the school residing in an industrial area is related to the amount of vehicle traffic surrounding the area. On average, it is estimated that over 200, 10 and 18 wheeled trucks, traverse both Riverside Drive (129) and Walker Street on a daily basis, with parents using the shoulder of Riverside Drive as a drop off and pick up zone, the risk of great bodily injury or death is present each and every morning and afternoon. In addition to the trucks, there is also train traffic on Walker Street, which is an *uncontrolled rail crossing* at Walker Street and Second Streets, students on their way to and from school cross at their own risk.

Lastly, the industrial operations in this area employ thousands both on site and in related activities, i.e. field work transportation and the like. These operations contribute greatly to the local economy and any rezoning of industrial areas, to neighborhood/public/institutional, could negatively affect community resources.

Planning and the council should examine closely the best way(s) to address the current zoning designations in regards to adhering to the General Plan, allowing schools in an industrial use zone is not a good fit.

Thank you for your consideration,



Peter Bobeda, General Manager Pajaro Valley Cold Storage Co.



City Council <citycouncil@cityofwatsonville.org>

PUBLIC COMMENT: Proposed Zoning Amendment App #1737

1 message

Deborah Cross <Deborah.Cross@mizkan.com>

Mon, Feb 27, 2023 at 2:54 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Cc: Deborah Cross <Deborah.Cross@mizkan.com>

City Council Members:

For the upcoming Public Hearing on Feb. 28, 2023, regarding the proposed zoning amendment (App #1737), **Jose Sanchez**, Plant Manager at Mizkan America's Watsonville, CA, facility, will be in attendance to read the attached letter on behalf of Mizkan's Vice President of Operations, Chris Dixon.

Thank you for the opportunity to share our concerns regarding the proposed amendment.

Kind regards,

Deborah Cross

Director of Communications

Mizkan America, Inc.

**Watersonville CA Zoning Proposal Response Letter 2-28-23 FINAL.pdf**

248K

February 28, 2023

RE: Public Comment On Proposed Zoning/Permitting Amendments (APP #1737)

To City of Watsonville, CA, City Council:

Mizkan America, Inc., which maintains a production facility at 46 Walker Street, Watsonville, CA, 95076, would like to express our **strong opposition** to the zoning/permitting amendments proposed below:

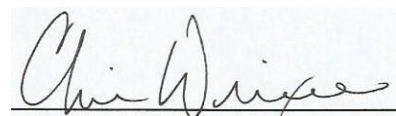
APPROVAL OF A GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT AND SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (APP #1737) TO ALLOW THE PERMANENT ESTABLISHMENT OF A 525-STUDENT CHARTER SCHOOL FOR GRADES 6-12 IN AN EXISTING 27,000± SQUARE-FOOT BUILDING WITH A 14,500± SQUARE-FOOT MEZZANINE, ON A 2.1± ACRE SITE LOCATED AT 215 LOCUST STREET (APN 017-161-51), FILED BY ELIZABETH SANBORN FALCON WITH BENCHMARK REALTY ADVISORS FOR CEIBA COLLEGE PREPARATORY ACADEMY, APPLICANT, ON BEHALF OF SPINNAKER VENTURES LLC C/O SKIP ELY, PROPERTY OWNER

Our opposition to the proposed amendments is two-fold:

1. The proposed zoning change may create potential **safety hazards** which could negatively impact our team members, visitors, transportation partners as well as other members of the public.
2. Highway 129 is a major route into the city for both commercial and non-commercial traffic. We believe that re-zoning this portion of that route **will have a negative impact on all businesses who have operated under the current zoning rules for many years.**

Should you have any questions about the information contained in this letter, please don't hesitate to reach out to me.

Sincerely,



Chris Dixon
Vice President, Operations
Mizkan America, Inc.

FEB 27 '23 PM 4:04

Received
Watsonville
City Clerk

Antonio Arce
225 Locust Street
Watsonville, California 95076

February 27, 2023

Watsonville City Council
City of Watsonville
275 Main Street
4th Floor
Watsonville, CA 95076

**Re: Ceiba College Preparatory Academy Zoning Amendment
February 28, 2023, Agenda Item 3(a) - Watsonville City Council
Meeting**

Members of the Council:

My name is Antonio Arce and I've lived on Locust Street for almost 30 years.

For many years, I have had to suffer many nuisances from Ceiba school. Students constantly litter around my home. It is so crowded on Locust Street, my family is unable to get out of my driveway without a family member guiding us, and all of the street parking spaces are used by the school.

I am also very worried about the gym, which will make my life worse. I ask that you vote to deny Ceiba's rezoning request.

Sincerely,



Antonio Arce



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

CEIBA

1 message

Maribel Rocha <Maribel.Rocha@energyservices.org>
To: "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>

Mon, Feb 27, 2023 at 4:53 PM

Good afternoon,

This email concerns the possible closure of CEIBA. As a mother of two is extremely important to have safe and reliable education for my kids. My son, a 6th grader at CEIBA, has found **HIS** school, and he is a happy 11-year-old that looks forward to attending school every day.

These past years have been challenging, and we should not make it harder for kids, especially regarding education.

I live in a very traffic-congested area, and I've had to adjust; WE all have to adapt and understand Watsonville is not the same small town it was 10-15 years ago.

We now have more traffic not just on LOCUS and 2nd but in Watsonville in general; what would take a 5-minute drive now takes a 15-20 minute drive. Yes, it's frustrating for us as adults to deal with traffic and other factors, but these kids should not suffer the consequences and have their school closed.

My son is now wondering where he will attend school and how he would now adjust to change, and unfortunately, I don't have those answers. All we ask is to take a step back and look at what we are asking. As parents and students, we are asking to keep the school open, not to close the door to opportunity. We must remind ourselves that these kids will be the future of Watsonville. So none the less we should support them and keep the school open for generations to come.

Thank you

Maribel Rocha



City Council <citycouncil@cityofwatsonville.org>

Fwd: 215 Locust Phjase 1 and 224 Locust DTSC letter

1 message

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Mon, Feb 27, 2023 at 5:03 PM

To: Rene Mendez <rene.mendez@cityofwatsonville.org>, Samantha Zutler <samantha.zutler@cityofwatsonville.org>

Bcc: citycouncil@cityofwatsonville.org

Dear Council,

We received the attached letter earlier today. I was asked to forward this to you. I've made it part of the agenda packet.

----- Forwarded message -----

From: **Justin Meek** <justin.meek@cityofwatsonville.org>

Date: Fri, Feb 24, 2023 at 5:26 PM

Subject: Fwd: 215 Locust Phjase 1 and 224 Locust DTSC letter

To: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>, Samantha Zutler <szutler@bwsllaw.com>, Denise Bazzano <dbazzano@bwsllaw.com>, Rene Mendez <rene.mendez@cityofwatsonville.org>

Irwin and Sam,

Please find enclosed the Phase I ESA, DTSC letter, and California spray and chemical map findings provided by the applicant's representative, Elizabeth Sanborn Falcon.

Justin



Justin Meek, AICP | Principal Planner

.....
City of Watsonville

250 Main Street

Watsonville, CA 95076

p. 831.768.3077

----- Forwarded message -----

From: **Elizabeth Sanborn Falcon** <esanborn@pacbell.net>

Date: Fri, Feb 24, 2023 at 5:01 PM

Subject: 215 Locust Phjase 1 and 224 Locust DTSC letter

To: Justin Meek <justin.meek@cityofwatsonville.org>

Cc: Josh Ripp <josh.ripp@ceibaprep.org>

Hi Justin, attached is the phase I (pages 1-25) on 215 Locust. The entire report is 1100+ pages and too large to e-mail, but I did include the detail on the Cal Spray case status from the Exhibits. For reference, 224-228 Locust St. sites were areas 2 and 4 of that project. I've also included the letter from the DTSC indicating that the 224-228 Locust sites are approved for unrestricted future use.

Let me know if you have any problems getting into the dropbox.

Best,

Elizabeth

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)

831-402-3900 (Cell)

CA BRE# 00468326

--



Irwin I. Ortiz, CMC
City Clerk

Office: (831) 768-3040

Direct: (831) 768-3048

Fax: (831) 761-0736

275 Main St, Suite 400, Watsonville, CA 95076



Irwin I. Ortiz, City Clerk
City Clerk's Office (831) 768-3048
275 Main Street, Suite 400, Watsonville, CA 95076
FAX: 831-761-0736
E-mail: irwin.ortiz@cityofwatsonville.org
Open Monday - Friday 8:00 AM to 5:00 PM

**Public Records Requests (PRR) submitted via email, fax, USPS, or dropoff after 5:00 p.m. on a business day, Saturday, Sunday, holidays, will be processed as received on the next open business day. The 10-day response period begins when the PRR is received.

3 attachments



Reduced 215 Locust Phase I 4 22.pdf
2924K



228 and 234 Locust Street nfa letter_03_15_2022.pdf
180K



S103628943 (Cal Spray).pdf
55K



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

March 15, 2022

Mr. Josh Ripp
Ceiba College Preparatory Academy
260 West Riverside Drive
Watsonville, California 95076
Josh.ripp@ceibaprep.org

Mr. Josh Ripp:

In a February 1, 2022 email, your consultant Melanie Seydel of Cornerstone Earth Group contacted the Department of Toxic Control (DTSC) because you were considering purchasing the 228 and 234 Locust Street properties in Watsonville, California, for the purpose of redeveloping the site with a school gymnasium building. These two properties were part of a remedial cleanup associated with the California Spray and Chemical Company (CalSpray) Voluntary Cleanup Program (VCP) site, which was comprised of four properties in total.

The 228 and 234 Locust Street properties were remediated to site-specific soil cleanup levels for arsenic and lead of 18 mg/kg and 210 mg/kg, respectively. The arsenic soil cleanup level was based on background soil samples collected in areas surrounding the Site during the remedial investigation/remedial study (RI/FS). It is standard practice in risk assessment to evaluate inorganic chemicals based on background concentrations and/or screening. The lead soil cleanup level was based on DTSC's Lead Risk Assessment Spreadsheet, Version 7 (LeadSpread 7). The cleanup level was based on the concentration in soil and dust that will result in a 99th percentile estimate of blood lead less than 10 micrograms per deciliter in children.

Three different statistical methods were used to calculate each of the properties site-wide average arsenic and lead concentrations in soil based on the 95% upper confidence limits of the mean (UCL). These methods include: 1) a normal UCL, 2) a lognormal UCL, and 3) a bootstrap-t UCL. Based on the data set the bootstrap-t method appears to be the most appropriate for calculating the upper confidence limits of the mean.

At 228 Locust Street, twenty-eight verification samples were analyzed and the concentrations of arsenic in soil ranged from 1.52 mg/kg to 36 mg/kg, and the concentrations of lead in soil ranged from 5.3 mg/kg to 128 mg/kg. The 95% UCL of the mean concentrations (based on bootstrap-t method) for arsenic and lead in soil are 11.8 mg/kg and 49.6 mg/kg, respectively. At 234 Locust Street, twenty-seven verification samples were analyzed and the concentrations of arsenic in soil ranged from not detected (reporting limit of 4.0 mg/kg) to 41 mg/kg, and the concentrations of lead in soil ranged from not detected (reporting limit of 5 mg/kg) to 150 mg/kg. The 95% UCL of the mean concentrations (based on bootstrap-t method) for arsenic and lead in soil are 14.5 mg/kg and 67.3 mg/kg, respectively. These levels are below the arsenic and lead cleanup levels identified in the March 2001 Removal Action Workplan.

DTSC certified completion of site cleanup on July 26, 2002. Under the DTSC certification, the 228 and 234 Locust Street properties were approved for "unrestricted" future land use.

As of June 2020, the DTSC-modified screening levels for lead is 80 mg/kg, and the site-specific calculated background for arsenic is 18 mg/kg. Since the calculated mean concentrations for these properties located at 228 and 234 Locust Street are still below the respective updated cleanup levels, no further action is required as it pertains to the 228 and 234 Locust Street properties.

If you have any questions, please contact Claude Jemison by phone at (510) 540-3803 or by email at claudje@dtsc.ca.gov.

Sincerely,



Ms. Julie Pettijohn, Branch Chief
Site Mitigation and Restoration Program-Berkeley Office
Department of Toxic Substances Control

cc: see next page

cc: (via email)

Melanie Seydel

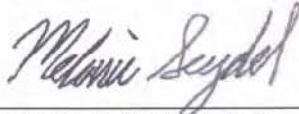
Cornerstone Earth Group

mseydel@cornerstoneearth.com

TYPE OF SERVICES	Phase I Environmental Site Assessment
LOCATION	215 Locust Street Watsonville, California
CLIENT	Ceiba College Preparatory Academy
PROJECT NUMBER	1315-2-1
DATE	April 15, 2022

 ENVIRONMENTAL

Type of Services	Phase I Environmental Site Assessment
Location	215 Locust Street Watsonville, California
Client	Ceiba College Preparatory Academy
Client Address	260 W. Riverside Drive Watsonville, California 95076
Project Number	1315-2-1
Date	April 15, 2022



Melanie J. Seydel, P.E.
Project Engineer



Kurt M. Soenen, P.E.
Senior Principal Engineer

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FIGURE 1 – VICINITY MAP
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APPENDIX D – LOCAL STREET DIRECTORY SEARCH RESULTS

Type of Services
Location

Phase I Environmental Site Assessment
215 Locust Street
Watsonville, California

SECTION 1: INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at 215 Locust Street in Watsonville, California (Site) as shown on Figures 1 and 2. This work was performed for Ceiba College Preparatory Academy in accordance with our March 11, 2022 Agreement (Agreement).

1.1 PURPOSE

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-13 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard). The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-13, the term Recognized Environmental Condition means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not Recognized Environmental Conditions.

Cornerstone Earth Group, Inc. (Cornerstone) understands that Ceiba College Preparatory Academy intends to purchase the Site for continued use as a school. We performed this Phase I ESA to support Ceiba College Preparatory Academy in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- A reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or groundwater.

- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 10; the terms and conditions of our Agreement are presented in Appendix A.

1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, we assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We also assumed that the boundaries of the Site, based on information provided by Ceiba College Preparatory Academy, are as shown on Figure 2. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA was performed by Stason I. Foster, P.E. and Kurt M. Soenen, P.E., Environmental Professionals who meet the qualification requirements described in ASTM E 1527-13 and 40 CFR 312 § 312.10 based on professional licensing, education, training and experience to assess a property of the nature, history and setting of the Site.

SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 1 through 3 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

2.1 LOCATION AND OWNERSHIP

Table 1 describes the physical location, and ownership of the property, based on information provided by Ceiba College Preparatory Academy.

Table 1. Location and Ownership

Assessor's Parcel No. (APN)	017-161-51
Reported Address/Location	215 Locust Street, Watsonville, California
Owner	Spinnaker Ventures LLC
Approximate Lot Size	2.1 acres
Approximate Bldg. Size	35,545 square feet

In addition to the current address listed in Table 1, the Site formerly was known as 260 West Riverside Drive. This historical address also was researched during this Phase I ESA.

2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the property are summarized in Table 2.

Table 2. Current and Proposed Uses

Current Use	Ceiba College Preparatory Academy
Proposed Use	Continued use as a school by Ceiba College Preparatory Academy

2.3 SITE SETTING AND ADJOINING PROPERTY USE

Land use in the general Site vicinity appears to be a mix of residential and commercial properties. Based on our Site vicinity reconnaissance, adjoining Site uses are summarized below in Table 3.

Table 3. Adjoining Property Uses

Northeast	Residential. Oliveira Plastering occupied a commercial property across Locust Street.
Northwest	Residential
Southeast	Commercial properties occupied by Oliveira Plastering and Superior Hydro Seeding
Southwest	Commercial properties occupied by Golden Brands (beer distribution)

SECTION 3: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is Ceiba College Preparatory Academy. The "All Appropriate Inquiries" Final Rule (40 CFR Part 312) requires specific tasks be performed by or on behalf of the party seeking to qualify for Landowner Liability Protection under CERCLA (*i.e.*, the User).

Per the ASTM standard, if the User has information that is material to Recognized Environmental Conditions, such information should be provided to the Environmental Professional. This information includes: 1) specialized knowledge or experience of the User, 2) commonly known or reasonably ascertainable information within the local community, and 3) knowledge that the purchase price of the Site is lower than the fair market value due to

contamination. A search of title records for environmental liens and activity and use limitations also is required.

3.1 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a financial instrument that may be used to recover past environmental cleanup costs. Activity and use limitations (AULs) include other environmental encumbrances, such as institutional and engineering controls. Institutional controls (ICs) are legal or regulatory restrictions on a property's use, while engineering controls (ECs) are physical mechanisms that restrict property access or use.

The regulatory agency database report described in Section 4.1 did not identify the Site as being in 1) US EPA databases that list properties subject to land use restrictions (*i.e.*, engineering and institutional controls) or Federal Superfund Liens or 2) lists maintained by the California Department of Toxic Substances Control (DTSC) of properties that are subject to AULs or environmental liens where the DTSC is a lien holder.

ASTM E 1527-13 categorizes the requirement to conduct a search for Environmental Liens and AULs as a User responsibility. A search of land title records for environmental liens and AULs was not within the scope of the current Phase I ESA.

3.2 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Based on information provided by or discussions with Ceiba College Preparatory Academy, we understand that Ceiba College Preparatory Academy does not have specialized knowledge or experience, commonly known or reasonably ascertainable information regarding the Site, or other information that is material to Recognized Environmental Conditions.

SECTION 4: RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone conducted a review of federal, state and local regulatory agency databases provided by Environmental Data Resources (EDR) to evaluate the likelihood of contamination incidents at and near the Site. The database sources and the search distances are in general accordance with the requirements of ASTM E 1527-13. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are attached in Appendix B.

The purpose of the records review was to obtain reasonably available information to help identify Recognized Environmental Conditions. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. The Environmental Professional is not obligated to identify mistakes or insufficiencies or review every possible record that might exist with the Site. The customary practice is to review information from standard sources that is reasonably available within reasonable time and cost constraints.

4.1.1 On-Site Database Listings

Mindham Company, First Vehicle Services Inc. and Airborne Express were identified at the Site address on the Hazardous Waste Tracking System (HWTS) databases, which contain data extracted from copies of hazardous waste manifests received each year by the DTSC. First Vehicle Services Inc. also was identified on the HAZNET database, which contains data extracted from the copies of hazardous waste manifests received each year by the DTSC. Wastes disposed between 2000 and 2003 were categorized as unspecified organic liquid mixtures.

Airborne Express was listed on the Waste Discharge System (WDS) database, which lists sites that have been issued waste discharge requirements by the State Water Resources Control Board. DHL Express was listed at the Site address on the California Integrated Water Quality System (CIWQS) database. These listings appears to be associated with the Water Board's stormwater program that regulates stormwater discharges from some industrial activities.

4.1.2 Nearby Spill Incidents

Based on the information presented in the agency database report, no off-Site spill incidents were reported that appear likely to significantly impact soil, soil vapor or groundwater beneath the Site. The potential for impact was based on our interpretation of the types of incidents, the locations of the reported incidents in relation to the Site and the assumed groundwater flow direction.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA.

4.2.1 City and County Agency File Review

Cornerstone requested available files pertaining to 215 Locust Street at the following public agencies: the Watsonville Building Department (BD) and the Santa Cruz County Department of Environmental Health (DEH). The information reviewed is summarized in Table 4.

Table 4. File Review Information

Agency Name	Date	Occupant	Remarks
BD	1998	Airborne Express	Permits to construct concrete walls, install sprinkler system and other tenant improvements.
DEH	2003 and 2004	First Vehicle Services	Permits for hazardous materials storage.
DEH	2003, 2004 and 2005	First Vehicle Services	Chemical inventories listing transmission fluid, motor oil, antifreeze, used motor oil and waste antifreeze (reported to have been stored in 55 gallon drums and/or above ground storage tanks. Grease, brake fluid and brake cleaner, lubricants, and Safety Kleen parts washing solvent also were listed on the inventory.
DEH	2004, 2005, 2006, 2007 and 2008	DHL/Airborne Express	Permits for hazardous materials storage.

Agency Name	Date	Occupant	Remarks
DEH	2005	First Vehicle Services	Inspection reports noting that the business closed and that all wastes had been removed. An associated letter stated that First Vehicle Services was a vehicle maintenance contractor for DHL and operated in a portion of the building.
DEH	2009	DHL/Airborne Express	Inspection report noting that the business closed.
BD	2011	Fox Shox	Permit to establish a warehouse and shipping operation for Fox Shox.
BD	2011	Fox	Inspection reports for pallet rack anchor installation.
BD	2013/2014	School	Permits to convert an existing industrial building into a charter school.
BD	2018 to 2021	Ceiba College Preparatory Academy	Permits for various tenant improvements and fire safety system modifications.
BD	2020	Ceiba	Permit for carport with solar system.

4.2.2 Oil, Gas and Geothermal Resources Maps

To evaluate the presence of oil or gas wells on-Site and in the immediate Site vicinity, maps available on-line at the California Department of Conservation, Geologic Energy Management Division (CalGEM) were reviewed. Review of the available map for the Site area did not show oil or gas wells on-Site or on the adjacent properties.

SECTION 5: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

5.1 RECENT USGS TOPOGRAPHIC MAP

A 1995 USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. The Site's elevation is approximately 25 feet above mean sea level; topography in the vicinity of the Site slopes downward gently to the southwest towards Monterey Bay.

5.2 HYDROGEOLOGY

Based on information presented in the California Geotracker database pertaining to nearby properties, groundwater beneath the Site is likely present at depths of approximately 20 to 30 feet. A perched groundwater zone reportedly was encountered at depths as shallow as 12 feet. Regionally, groundwater likely flows toward the southwest; variable flow directions, however, have been reported in the Site vicinity.

SECTION 6: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the

identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

6.1 HISTORICAL SUMMARY OF SITE

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 5.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated between 1937 and 2016 obtained from EDR of Shelton, Connecticut; copies of aerial photographs reviewed are presented in Appendix C.
- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historical topographic maps dated 1912, 1914, 1954, 1968, 1980, 1987, 1994, 1995 and 2012; copies of historical topographic maps reviewed are presented in Appendix C.
- **Historical Fire Insurance Maps:** We reviewed Sanborn fire insurance maps dated 1902, 1908, 1920, 1940, 1950, 1956 and 1962 obtained from EDR; copies of Sanborn maps are presented in Appendix C.
- **Local Street Directories:** We reviewed city directories obtained from EDR that were researched at approximately 5 year intervals between 1960 and 2017 to obtain information pertaining to past Site occupants. The city directory summary is presented in Appendix D.

Table 5. Summary of Historical Source Information for Site

Date	Source	Comment
1902 and 1908	Sanborn maps	The Site is shown to be undeveloped.
1912 and 1914	Topographic maps	The Site is shown to be undeveloped.
1920, 1940, 1950, 1956 and 1962	Sanborn maps	The northeast portion of the Site, fronting Locust Street, is shown to be developed with a residence. The remainder of the Site is shown to be undeveloped.
1937 to 1993	Aerial photographs	The northeast portion of the Site, fronting Locust Street, is shown to be developed with a residence. The remainder of the Site is shown to be used for agricultural purposes (row crops) or as undeveloped land.
1954 to 1995	Topographic maps	The northeast portion of the Site is shown within the urban developed area of Watsonville. The remainder of the Site is shown to be undeveloped.
2000 and 2005	City directories	Occupant of 260 West Riverside Drive listed Butler Fleet Services
2006 to 2016	Aerial photographs	The Site appears to be developed with the existing structure and associated paved parking areas.
2014 and 2017	City directories	Occupant of 260 West Riverside Drive listed Fox Factory*

* The 2017 listing appears to be incorrect. Fox was a former tenant. Ceiba College Preparatory Academy was an occupant by 2017.

6.2 HISTORICAL SUMMARY OF SITE VICINITY

Based on our review of the information described in Section 6.1, the general vicinity to the northeast and northwest of the Site was developed mainly with residences by the early 1900s.

The properties to the southeast and southwest historically were used for agricultural purposes until approximately the 1940s and 1990s, respectively, when they were developed for commercial use.

SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Additional Site observations are summarized in Table 6. Photographs of the Site are presented in Section 7.2.1.

7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Stason I. Foster, P.E. visited the Site on April 6, 2022. The Site reconnaissance was conducted by walking representative areas of the Site, including the interior of the on-Site structure, the periphery of the structure and the Site periphery. Cornerstone staff only observed those areas that were reasonably accessible, safe, and did not require movement of equipment, materials or other objects. Physical obstructions that limited our ability to view the ground surface at the Site included the existing building and associated asphalt paved parking areas and vehicle drives (typical of developed properties).

7.2 OBSERVATIONS

At the time of our visit, the Site was developed with a single story commercial building that had been converted into a charter school and was occupied by Ceiba College Preparatory Academy.

The building was observed to be used predominantly for classroom and school administrative purposes. A cafeteria and food service kitchen also were present. Exterior areas were observed to consist of fenced playground areas covered by artificial turf, as well as asphalt paved vehicle drives and parking areas.

A variety of organic and inorganic laboratory chemicals used for science classroom activities were observed to be stored in two small metal storage cabinets (for flammable materials and corrosive materials), as well as on storage room shelving. Most were stored in containers with capacities of less than one quart. Several one- and five-gallon containers of paint, along with janitorial products were observed in a custodial storage closet. No evidence of chemical spills was readily apparent.

Electricity and/or natural gas fuel sources appeared to be used for building heating/cooling purposes. Potable water appeared to be supplied by the local water service provider. The building presumably is connected to the publicly owned sanitary sewer system; no on-Site septic systems were obvious. An electrical transformer owned by PG&E was observed on a concrete pad on the southern portion of the Site. No evidence of transformer oil leaks was observed.

Table 6. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Not Observed
Agricultural Wells	Not Observed
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Observed as described above
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Not Observed
Groundwater Monitoring Wells	Not Observed
High Power Transmission Lines	Not Observed
Hoods and Ducting	A chemical fume hood was present in a science classroom
Hydraulic Lifts	Not Observed
Incinerator	Not Observed
Petroleum Pipelines or Wells	Not Observed
Ponds or Streams	Not Observed
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil or Debris	Not Observed
Sumps or Clarifiers	Not Observed
Transformers	Observed as described above
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Not Observed
Vehicle Wash Areas	Not Observed
Wastewater Neutralization Systems	Not Observed

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

7.2.1 Site Photographs



Photograph 1. View of the on-Site building looking southwest.



Photograph 2. View of the on-Site building looking northwest.



Photograph 3. Building interior.



Photograph 4. Building interior.



Photograph 5. Building interior (cafeteria)



Photograph 6. Chemical storage in science classroom.

SECTION 8: INTERVIEWS

ENVIRONMENTAL QUESTIONNAIRE / OWNER INTERVIEW

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site, we provided an environmental questionnaire for completion by the Site owner. The completed questionnaire was not returned to us as of the date of this report.

8.1 OCCUPANT INTERVIEW

During our Site visit, we interviewed Mr. Josh Ripp, Head of School, with Ceiba College Preparatory Academy. Mr. Ripp was not aware of any below ground storage tanks or sumps or other issues of environmental concern associated with the Site. The Site reportedly was previously occupied by DHL Express Delivery Service and a Fox bicycle components warehouse. Ceiba College Preparatory Academy was noted to have occupied the Site since 2014.

8.2 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for previous Site owners and occupants was not provided to us. Therefore, interviews with previous Site owners and occupants could not be performed.

SECTION 9: FINDINGS, OPINIONS AND CONCLUSIONS (WITH RECOMMENDATIONS)

Cornerstone performed this Phase I ESA in general accordance with ASTM E1527-13 to support Ceiba College Preparatory Academy in evaluation of Recognized Environmental Conditions. Our findings, opinions and conclusions are summarized below.

9.1 HISTORICAL SITE USAGE

Based on the information obtained during this study, the Site historically was used for agricultural purposes (row crops). The northeast portion of the Site, fronting Locust Street, was developed with a residence by 1920. The existing building was constructed during the 1990s and initially occupied by Airborne Express, an express delivery company. Airborne Express was acquired by DHL in 2003. DHL ceased operations at the Site in 2009. First Vehicle Services, a vehicle maintenance contractor for DHL concurrently operated in a portion of the building during the 2000s. Butler Fleet Services also was identified as an occupant between 2000 and 2005. Fox Factory Inc. occupied the building for warehouse and shipping purposes from approximately 2011 to 2013. The building was renovated for occupancy by Ceiba College Preparatory Academy in 2014.

9.2 CHEMICAL STORAGE AND USE

A variety of automotive related hazardous materials previously were used and stored at the Site by First Vehicle Services, which supported delivery operations by DHL/Airborne Express. No reports of chemical spills were identified within the data sources researched during this study. First Vehicle Services ceased operations at the Site in 2005 and all wastes were reported to have been removed.

9.3 AGRICULTURAL USE

The Site was used for agricultural purposes for several decades. Pesticides may have been applied to crops in the normal course of farming operations. Residual pesticide concentrations may remain in on-Site soil. Because the Site is capped by the existing structure and associated pavements and landscaping, risk to human health from residual pesticides, if any, is significantly reduced. However, if elevated concentrations of agricultural chemicals are present, mitigation or soil management measures may be required during construction/earthwork activities. If earthwork activities are planned, or if a higher degree of confidence regarding soil quality is desired, soil sampling should be performed to evaluate if agricultural chemicals are present.

9.4 LEAD-BASED PAINT AND TERMITE CONTROL PESTICIDES

In 1978, the Consumer Product Safety Commission banned lead-containing paints and coatings sold for consumer use. Some lead-containing products, such as industrial coatings, however, are still allowed. Based on the age of the existing structure, lead-containing paint is not likely to be present within the existing structure.

Soil adjacent to structures that are painted with lead-containing paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. Soil near wood framed structures also can be impacted by pesticides historically used to control termites. No information was identified during this study documenting the use of lead based paint or termite control pesticides on-Site; however, if used, residual pesticide and lead concentrations may remain in on-Site soil. Lead and/or pesticides often are identified in soil near old residences, such as those historically located on the northeast portion of the Site (fronting Locust Street). If earthwork activities are planned in this area, or if a higher degree of confidence regarding soil quality is desired, soil sampling should be performed to evaluate if lead and/or pesticides are present.

9.5 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY

Based on the information obtained during this study, no hazardous material spill incidents have been reported in the Site vicinity that would be likely to significantly impact the Site.

9.6 ASBESTOS CONTAINING BUILDING MATERIALS (ACBMS)

Based on the age of the existing structure, it is unlikely that the building materials contain asbestos. However, if demolition, renovation, or re-roofing of the building is planned, an asbestos survey may be required by local authorities or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

9.7 DATA GAPS

ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-13 despite good faith efforts by the Environmental Professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified:

- Contact information for the former occupants and owners of the Site was not provided to us. Thus, former occupants and owners were not interviewed during this study. The general environmental setting of the Site appears to have been established based on the information reviewed from other data sources. We do not consider this data gap to be significant.
- The environmental questionnaire provided for completion by the Site owner was not returned to us as of the date of this report. The general environmental setting of the Site appears to have been established based on the information reviewed from other data sources. We do not consider this data gap to be significant.

9.8 DATA FAILURES

As described by ASTM Standard Designation E 1527-13, a data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the historical research objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data failures were identified during this Phase I ESA.

9.9 RECOGNIZED ENVIRONMENTAL CONDITIONS

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13 of 215 Locust Street, Watsonville, California. This assessment identified the following Recognized Environmental Conditions¹.

- The Site historically was used for agricultural purposes. There is a potential that residual pesticides could remain in Site soil. If present, this soil may require appropriate management.
- Soil adjacent to structures that are painted with lead-containing paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. Soil near wood framed structures also can be impacted by pesticides historically used to control termites. There is a potential that residual lead and pesticide concentrations could remain in on-Site soil resulting from prior on-Site structures.

This assessment did not identify any Controlled² or Historical³ Recognized Environmental Conditions.

SECTION 10: LIMITATIONS

Cornerstone performed this Phase I ESA to support Ceiba College Preparatory Academy in evaluation of Recognized Environmental Conditions associated with the Site. Ceiba College Preparatory Academy understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. Ceiba College Preparatory Academy understands that

¹ The presence or likely presence of hazardous substances or petroleum products on the Site: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.

² A Recognized Environmental Condition that has been addressed to the satisfaction of the applicable regulatory agency with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls or restrictions.

³ A past Recognized Environmental Condition that has been addressed to the satisfaction of the applicable regulatory agency or meeting unrestricted use criteria established by the applicable regulatory agency without subjecting the Site to required controls or restrictions.

the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

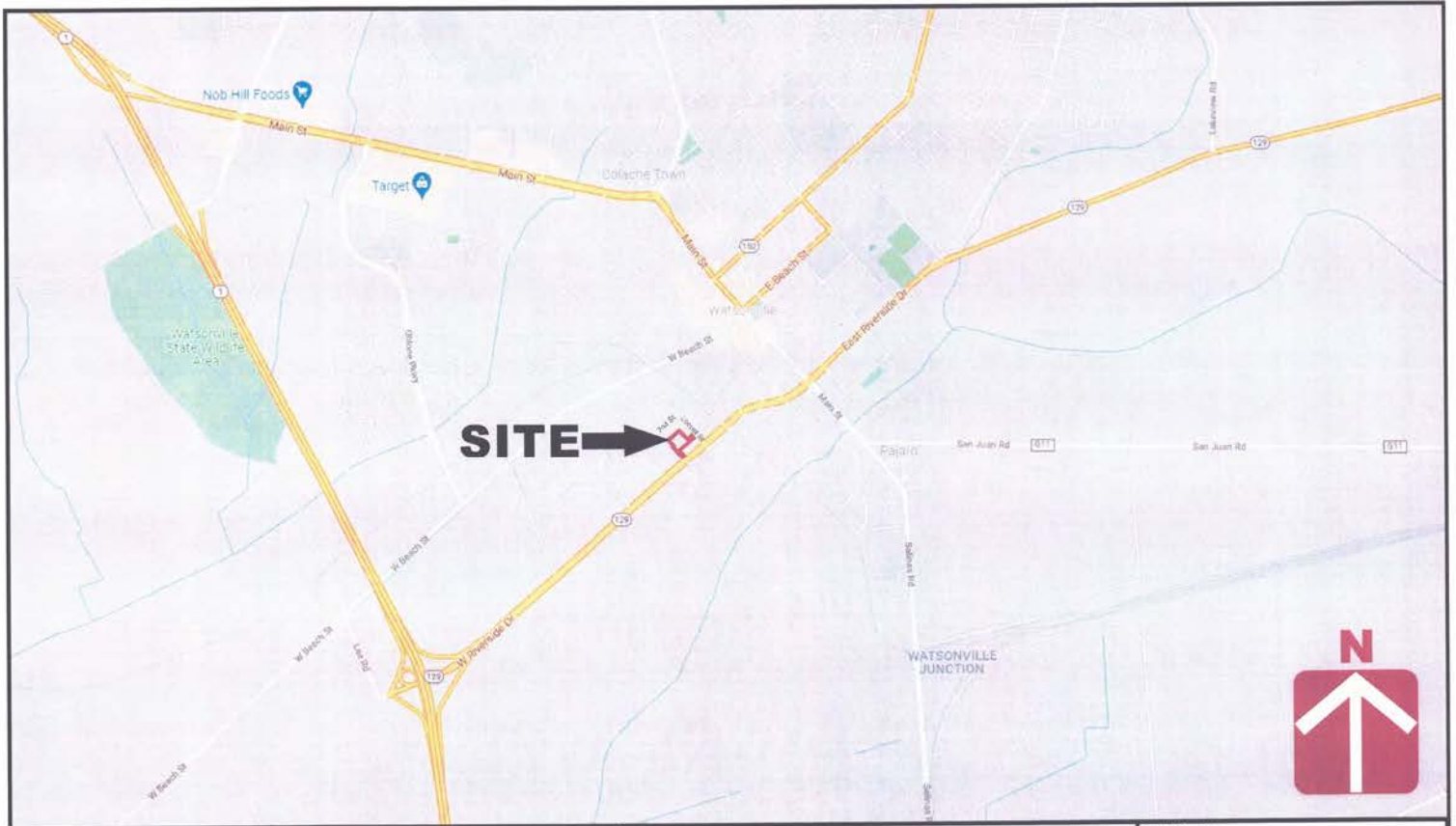
Findings, opinions, conclusions and recommendations presented in this report are based on readily available information, conditions readily observed at the time of the Site visit, and/or information readily identified by the interviews and/or the records review process. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, groundwater, soil vapor and/or air samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-13, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

Ceiba College Preparatory Academy may have provided Cornerstone environmental documents prepared by others. Ceiba College Preparatory Academy understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy.

This report, an instrument of professional service, was prepared for the sole use of Ceiba College Preparatory Academy and may not be reproduced or distributed without written authorization from Cornerstone. It is valid for 180 days. An electronic transmission of this report may also have been issued. While Cornerstone has taken precautions to produce a complete and secure electronic transmission, please check the electronic transmission against the hard copy version for conformity.

Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.



**CORNERSTONE
EARTH GROUP**

Vicinity Map

**215 Locust Street
Watsonville, CA**

Project Number

1315-2-1

Figure Number

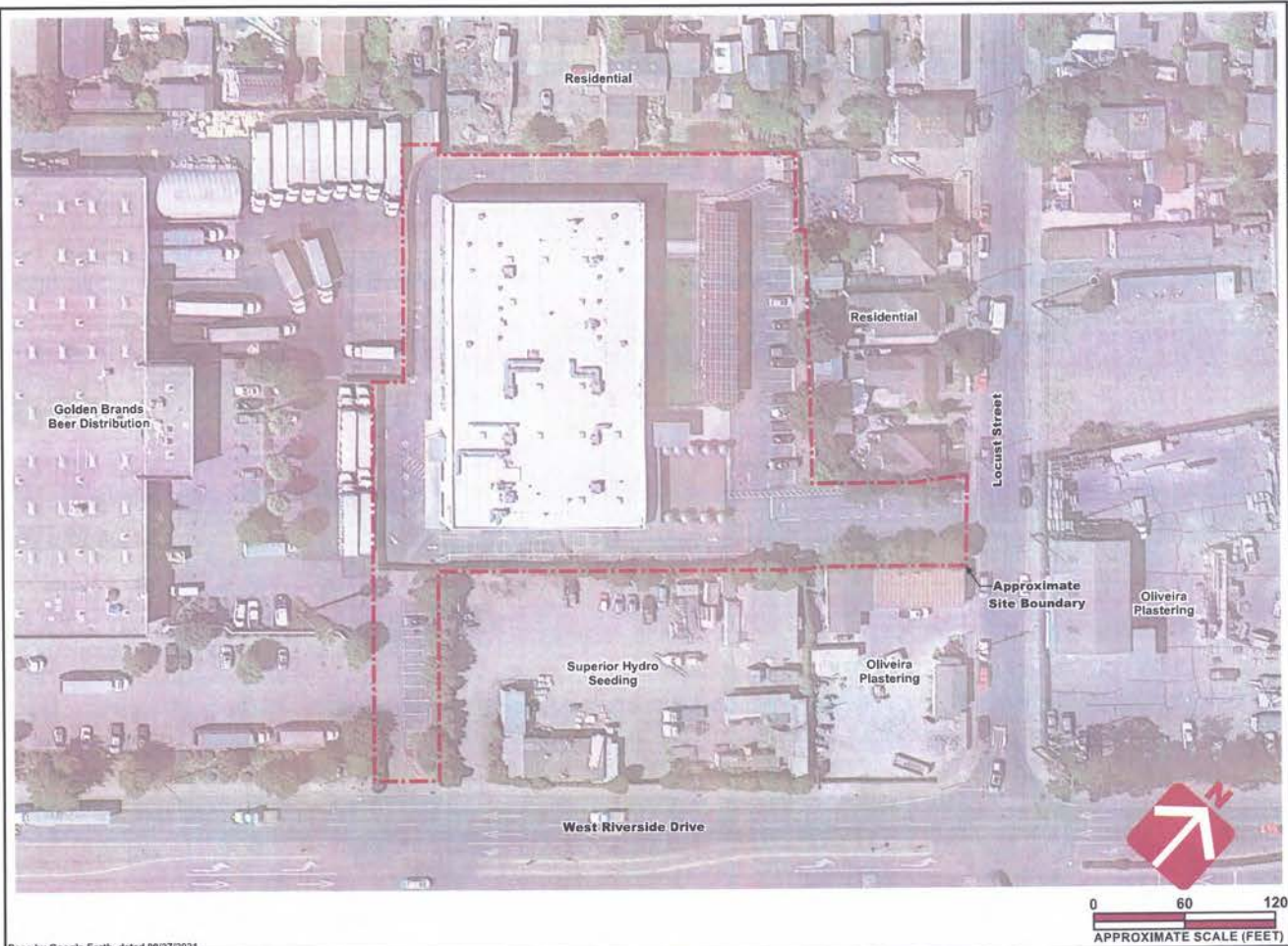
Figure 1

Date

April 2022

Drawn By

RRN



Base by Google Earth, dated 09/27/2021

Project Number 1315-2-1	Site Plan	CORNERSTONE EARTH GROUP
Figure Number Figure 2		
Date April 2022	215 Locust Street Watsonville, CA	
Drawn By RRN		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D16
NE
< 1/8
0.078 mi.
410 ft.

CALIFORNIA SPRAY & CHEMICAL
135 WALKER STREET
WATSONVILLE, CA 95076

Site 2 of 7 in cluster D

ENVIROSTOR
VCP
DEED

S103628943
N/A

Relative:
Higher

Actual:
28 ft.

ENVIROSTOR:

Name: CALIFORNIA SPRAY & CHEMICAL
Address: 135 WALKER STREET
City,State,Zip: WATSONVILLE, CA 95076
Facility ID: 44280006
Status: Certified / Operation & Maintenance
Status Date: 06/20/2002
Site Code: 200984
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 3.2
NPL: NO
Regulatory Agencies: SMBRP, DEPARTMENT OF HEALTH SERVICES, SANTA CRUZ COUNTY
Lead Agency: SMBRP
Program Manager: Claude Jemison
Supervisor: Cheryl Prowell
Division Branch: Cleanup Berkeley
Assembly: 30

Senate: 17
Special Program: Voluntary Cleanup Program
Restricted Use: YES
Site Mgmt Req: ASP, DAY, HOS, LUC, EX, NOWN, SCH, FOOD, RES
Funding: Responsible Party
Latitude: 36.90517
Longitude: -121.7588
APN: 017-162-06, 017-162-15, 017-162-16, 017-162-26
Past Use: MANUFACTURING - PESTICIDES, MANUFACTURING - PESTICIDES, MANUFACTURING - PESTICIDES, MANUFACTURING - PESTICIDES

Potential COC: Arsenic Lead Arsenic Lead Arsenic Lead Arsenic Lead
Confirmed COC: Arsenic Lead Arsenic Lead Arsenic Lead
Potential Description: SOIL, SOIL, SOIL, SOIL
Alias Name: CALIFORNIA SPRAY & CHEMICAL #2
Alias Type: Alternate Name
Alias Name: Calspray
Alias Type: Alternate Name
Alias Name: 017-162-06
Alias Type: APN
Alias Name: 017-162-15
Alias Type: APN
Alias Name: 017-162-16
Alias Type: APN
Alias Name: 017-162-26
Alias Type: APN
Alias Name: 110033617352
Alias Type: EPA (FRS #)
Alias Name: 200984
Alias Type: Project Code (Site Code)
Alias Name: 44280006
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Completed Date: 03/26/2009
Comments: Upon inspection, the asphalt cap in the Granite Rock Service Yard and area adjacent to Dixon & Son Tires appeared to be in good condition, with no cracking or signs of deterioration observed. Additionally, no activities were observed that were prohibited by the Deed Restriction. Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 04/22/2010
Comments: Upon inspection, the asphalt cap in the Granite Rock Service Yard and area adjacent to Dixon & Son Tires appeared to be in good condition, with no cracking or signs of deterioration observed. Additionally, no activities were observed that were prohibited by the Deed Restriction. Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/05/2021
Comments: Effective March 5, 2021, Chevron and Arcadis assigned new project managers for the Site. Maryline Laugier-Diamond, P.E. Arcadis 320 Commerce, Suite 200 Irvine, California 92602 Office: 510.388.9035 Email: Maryline.Laugier@arcadis.com Tamra Melgoza Chevron Environmental Management Company 6001 Bollinger Canyon Road, Room V1022B San Ramon, CA. 94583 Office: 925.842.7947 Email: tmelgoza@chevron.com

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 01/03/2007
Comments: no Problems noted in the report.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Plan
Completed Date: 04/26/2002
Comments: O&M Plan approved by DTSC for Area 1. An Asphalt Cap was installed as part of the DTSC-approved remedial action at the site. The operation and maintenance of the Cap shall include annual visual inspection of the asphalt pavement for cracks or signs of deterioration, provisions to repair any significant crack(s) or signs of deterioration immediately, maintenance of sloping or grading to promote proper drainage, application of a seal or coating over the Asphalt Cap, or repaving with a minimum 2 or 2-1/2 inches of overlay every 15 years.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The remedial action consisted of modifications to an existing pole

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shed, asphalt and concrete demolition, fence removal, limited soil excavation, construction of an 11-inch asphalt cap with drainage structures, followed by installation of perimeter retaining walls and fencing. The shed modifications, which included raising the shed on three sides, were performed to allow equipment access after asphalt cap construction. The concrete and asphalt demolition was performed to facilitate the cap construction. Soil excavation was performed in limited areas to prepare trenches for construction of the retaining walls and drainage structures. An 11-inch asphalt cap was constructed over the impacted soil because this alternative allowed for the lowest short-term risk and provided high long-term protection by preventing direct exposure to impacted soil and minimizing precipitation infiltration. This alternative was also the easiest to implement, the least costly, and provided the greatest benefit-to-cost ratio. An Operation and Maintenance Agreement (executed 5/13/02) requires quarterly groundwater monitoring and annual asphalt cap inspection. Deed Restriction (recorded 6/19/02) requires restricted property use for commercial / industrial enterprises only and non-interference with the installed asphalt cap and onsite groundwater monitoring wells.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 04/04/2001
Comments: Approved Removal Action Workplan (RAW) requiring the installation of an engineered asphalt cap over Area 1 and excavation and offsite disposal of all material exceeding residential standards for Areas 2 and 4, and for the southern portion of Area 3.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 04/03/2000
Comments: Lead and arsenic in soil are the only constituents of potential concern at the Cal Spray site. The extent of arsenic- and lead-impacted soil is limited to Area 1, the southern and eastern portions of Area 2, the southwestern corner of Area 3, and the northern and southern portion of Area 4. With the exception of limited areas on Area 1 and Area 2, arsenic- and lead-impacted soil is found at maximum depths of 5 to 6 feet below grade.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/27/1989
Comments: Not reported

Completed Area Name: Area 2
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The remedial action consisted of structure demolition (illegally constructed two-story wooden structure), excavation and off-site disposal of approximately 975 cubic yards of lead and arsenic-impacted soil, followed by backfilling with clean soil, leveling and grading with baserock, and installation of perimeter fencing. The residential soil cleanup standards were met on all portions of Area 2.

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Completed Area Name: Area 3
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The soil remedial action consisted of asphalt concrete demolition, excavation and off-site disposal of approximately 270 cubic yards of lead and arsenic-impacted soil, followed by backfilling with clean soil, leveling and grading with baserock. For the excavation area just south of the existing Scotts Valley Sprinkler and Pipe Supply Company building, four inches of asphalt concrete was placed over the compacted aggregate base and the area was restored as a parking lot. Site restoration activities also included the installation of a concrete retaining wall and commercial chain link fencing along the eastern property boundary. The property continues productive use as the location of Scotts Valley Sprinkler and Pipe Supply Company operations and storage.

Completed Area Name: Area 4
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The remedial action consisted of structure demolition, excavation and off-site disposal of approximately 604 cubic yards of lead and arsenic-impacted soil, followed by backfilling with clean soil, leveling and grading with baserock, and installation of perimeter fencing. The residential soil cleanup standards were met on all portions of Area 4.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 12/27/2000
Comments: Spanish and English hand carried to residences along Walker and Locust Streets. Mailed to DTSC-approved mailing list.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 12/26/2000
Comments: Published in the Register Pajaronian 12/29/2000.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 07/27/2001
Comments: Hand-carried to individuals along Walker and Locust Streets (Spanish and English) along with a letter from the City of Watsonville.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 11/03/2003
Comments: Hand-carried work notice for water line repairs to residences / industries immediately adjacent to Area 1.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/24/2004

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Comments: No problems noted during inspection.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/25/2003
Comments: Quarterly groundwater monitoring conducted as a part of Operation and Maintenance activities did not detect lead or arsenic at concentrations exceeding action levels for four consecutive quarters. Based on these results as well as concurrence from the Central Coast Regional Water Quality Control Board, groundwater monitoring was discontinued in June 2003.

Completed Area Name: Area 4
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 11/07/2001
Comments: Distributed to residences and businesses along Walker and Locust Streets on 11/7/2001.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/22/2005
Comments: Summary of DTSC Cap Inspection conducted 12/12/05.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/24/2006
Comments: Report contains recommendations concerning maintenance activities that need to be completed.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 03/30/2012
Comments: Not reported

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/24/2007
Comments: DTSC recommends that clearing of the grate and catch basin be done immediately.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/24/2007
Comments: Report noted only minor cleaning and repairs on a grate and catch basin. No other problems were noted.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/23/2003
Comments: Not reported

Map ID
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EDR ID Number
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Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/27/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/23/2009
Comments: DTSC has reviewed the Annual Asphalt Cap Inspection Report. DTSC has no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 01/05/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 02/10/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/23/2013
Comments: The recommendations made based on the inspections are the following:
1) Repair surficial cracks observed in the asphalt cap using an asphalt sealant; 2) Remove sediment from the storm water drain inlet grate located along Riverside Drive. These corrective actions will be conducted in April or May 2013.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/20/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 07/31/2015
Comments: ARCADIS, on the behalf of Chevron Environmental Management Company, performed an annual asphalt cap inspection at the site on May 27, 2015 as required by the Operation & Maintenance Agreement. Maintenance activities performed on the site in connection with the inspection included removal of sediment from the stormwater drains along Riverside Drive and Locust Street, installation of new anchor bolts to secure the metal grates for the stormwater drain along Riverside Drive, and removal of vegetation from a fence line and sidewalk along Locust Street. Application of asphalt sealant to minor surficial cracking was proposed to be performed during 2016.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report

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Completed Date: 06/22/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 08/01/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 09/26/2018
Comments: Arcadis performed an annual cap inspection on July 12, 2018 on the behalf of Chevron Environmental Management Company. Some corrective actions were completed during the inspection, including clearing the area around some stormwater grates and collection basins and removing and/or trimming vegetation. During the next visit scheduled for spring 2019, Arcadis will apply sealant to minor surficial cracks observed in the asphalt surface.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 10/14/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Financial Assurance Documentation
Completed Date: 01/23/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 07/17/2014
Comments: RP conducted a cap inspection on May 20, 2014 as required of the May 13, 2002 Operations and Maintenance Agreement. DTSC concurs with the recommendations and hereby approves the report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Financial Assurance Documentation
Completed Date: 05/26/2015
Comments: The financial assurance cost estimate and mechanism were reviewed and found to be satisfactory.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 06/19/2002
Comments: Restrictions and requirements that run with the capped Area 1 property are as follows: Asphalt cover not to be disturbed without approval; Day care center prohibited; No excavation or activities which disturb the soil at any depth without DTSC approval; Raising of food prohibited; Hospital use prohibited; Notify DTSC after change of property owner; Residence use prohibited; Public or private school for persons under 21 prohibited.

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Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 05/13/2002
Comments: O&M Agreement formally executed between DTSC and the Chevron Chemical Company for the 2.5 acre property more specifically described as Santa Cruz County Assessor's Parcel Number 017-162-26.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 02/23/2001
Comments: Negative Declaration has been prepared and approved in accordance with the California Environmental Quality Act.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 07/28/1997
Comments: The purpose of this Agreement is for the Proponent, Chevron Chemical Company, to take necessary corrective action to determine the extent of the release of hazardous substances by the former California Spray & Chemical Company ("CalSpray"), adequately characterize CalSpray contamination at the Site, prepare a Remedial Action Plan (RAP) or Removal Action Workplan (RAW), and complete the necessary removal actions or remedial actions for such contamination under the oversight of DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 04/01/1988
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 10/20/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/20/2002
Comments: The Department has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary for Areas 2, 3, and 4. The Department has determined that all appropriate removal/remedial actions have been completed and all acceptable engineering practices have been implemented, but the site requires ongoing operation and maintenance for Area 1.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 12/18/1998
Comments: VCA Amendment for Chapter 6.5 transition.

Completed Area Name: Area 1

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Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 03/28/2008
Comments: The cap is in good condition.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/05/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/05/2020
Comments: Emailed cost estimate letter on 10/5/2020. -EC, 10/5/2020

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 01/24/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2013
Comments: A letter providing the RP/owner cost estimate of DTSC's oversight cost for fiscal year 2013/2014.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/15/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/30/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/03/2017
Comments: DTSC oversight cost estimate for fiscal year 2017/2018 (July 1, 2017

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- June 30, 2018)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/15/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/30/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 01/25/2011
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:

Name: CALIFORNIA SPRAY & CHEMICAL
Address: 135 WALKER STREET
City,State,Zip: WATSONVILLE, CA 95076
Facility ID: 44280006
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: ASP, DAY, HOS, LUC, EX, NOWN, SCH, FOOD, RES
Acres: 3.2
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP, DEPARTMENT OF HEALTH SERVICES, SANTA CRUZ COUNTY
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Claude Jemison
Supervisor: Cheryl Prowell
Division Branch: Cleanup Berkeley
Site Code: 200984
Assembly: 30
Senate: 17
Special Programs Code: Voluntary Cleanup Program
Status: Certified / Operation & Maintenance
Status Date: 06/20/2002
Restricted Use: YES
Funding: Responsible Party
Lat/Long: 36.90517 / -121.7588
APN: 017-162-06, 017-162-15, 017-162-16, 017-162-26
Past Use: MANUFACTURING - PESTICIDES, MANUFACTURING - PESTICIDES, MANUFACTURING - PESTICIDES, MANUFACTURING - PESTICIDES
Potential COC: 30001, 30013, 30001, 30013, 30001, 30013, 30001, 30013

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EPA ID Number

Confirmed COC: 30001,30013,, ,30001,30013,, ,30001,30013
Potential Description: SOIL, SOIL, SOIL, SOIL
Alias Name: CALIFORNIA SPRAY & CHEMICAL #2
Alias Type: Alternate Name
Alias Name: Calspray
Alias Type: Alternate Name
Alias Name: 017-162-06
Alias Type: APN
Alias Name: 017-162-15
Alias Type: APN
Alias Name: 017-162-16
Alias Type: APN
Alias Name: 017-162-26
Alias Type: APN
Alias Name: 110033617352
Alias Type: EPA (FRS #)
Alias Name: 200984
Alias Type: Project Code (Site Code)
Alias Name: 44280006
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 03/26/2009
Comments: Upon inspection, the asphalt cap in the Granite Rock Service Yard and area adjacent to Dixon & Son Tires appeared to be in good condition, with no cracking or signs of deterioration observed. Additionally, no activities were observed that were prohibited by the Deed Restriction. Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 04/22/2010
Comments: Upon inspection, the asphalt cap in the Granite Rock Service Yard and area adjacent to Dixon & Son Tires appeared to be in good condition, with no cracking or signs of deterioration observed. Additionally, no activities were observed that were prohibited by the Deed Restriction. Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/28/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/05/2021
Comments: Effective March 5, 2021, Chevron and Arcadis assigned new project managers for the Site. Maryline Laugier-Diamond, P.E. Arcadis 320 Commerce, Suite 200 Irvine, California 92602 Office: 510.388.9035 Email: Maryline.Laugier@arcadis.com Tamra Melgoza Chevron Environmental Management Company 6001 Bollinger Canyon Road, Room V1022B San Ramon, CA. 94583 Office: 925.842.7947 Email: tmelgoza@chevron.com

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Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 01/03/2007
Comments: no Problems noted in the report.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Plan
Completed Date: 04/26/2002
Comments: **O&M Plan approved by DTSC for Area 1.** An Asphalt Cap was installed as part of the DTSC-approved remedial action at the site. The operation and maintenance of the Cap shall include annual visual inspection of the asphalt pavement for cracks or signs of deterioration, provisions to repair any significant crack(s) or signs of deterioration immediately, maintenance of sloping or grading to promote proper drainage, application of a seal or coating over the Asphalt Cap, or repaving with a minimum 2 or 2-1/2 inches of overlay every 15 years.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The remedial action consisted of modifications to an existing pole shed, asphalt and concrete demolition, fence removal, limited soil excavation, construction of an 11-inch asphalt cap with drainage structures, followed by installation of perimeter retaining walls and fencing. The shed modifications, which included raising the shed on three sides, were performed to allow equipment access after asphalt cap construction. The concrete and asphalt demolition was performed to facilitate the cap construction. Soil excavation was performed in limited areas to prepare trenches for construction of the retaining walls and drainage structures. An 11-inch asphalt cap was constructed over the impacted soil because this alternative allowed for the lowest short-term risk and provided high long-term protection by preventing direct exposure to impacted soil and minimizing precipitation infiltration. This alternative was also the easiest to implement, the least costly, and provided the greatest benefit-to-cost ratio. An Operation and Maintenance Agreement (executed 5/13/02) requires quarterly groundwater monitoring and annual asphalt cap inspection. Deed Restriction (recorded 6/19/02) requires restricted property use for commercial / industrial enterprises only and non-interference with the installed asphalt cap and onsite groundwater monitoring wells.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 04/04/2001
Comments: Approved Removal Action Workplan (RAW) requiring the installation of an engineered asphalt cap over Area 1 and excavation and offsite disposal of all material exceeding residential standards for Areas 2 and 4, and for the southern portion of Area 3.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 04/03/2000
Comments: Lead and arsenic in soil are the only constituents of potential

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concern at the Cal Spray site. The extent of arsenic- and lead-impacted soil is limited to Area 1, the southern and eastern portions of Area 2, the southwestern corner of Area 3, and the northern and southern portion of Area 4. With the exception of limited areas on Area 1 and Area 2, arsenic- and lead-impacted soil is found at maximum depths of 5 to 6 feet below grade.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 04/27/1989
Comments: Not reported

Completed Area Name: Area 2
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The remedial action consisted of structure demolition (illegally constructed two-story wooden structure), excavation and off-site disposal of approximately 975 cubic yards of lead and arsenic-impacted soil, followed by backfilling with clean soil, leveling and grading with baserock, and installation of perimeter fencing. The residential soil cleanup standards were met on all portions of Area 2.

Completed Area Name: Area 3
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The soil remedial action consisted of asphalt concrete demolition, excavation and off-site disposal of approximately 270 cubic yards of lead and arsenic-impacted soil, followed by backfilling with clean soil, leveling and grading with baserock. For the excavation area just south of the existing Scotts Valley Sprinkler and Pipe Supply Company building, four inches of asphalt concrete was placed over the compacted aggregate base and the area was restored as a parking lot. Site restoration activities also included the installation of a concrete retaining wall and commercial chain link fencing along the eastern property boundary. The property continues productive use as the location of Scotts Valley Sprinkler and Pipe Supply Company operations and storage.

Completed Area Name: Area 4
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/20/2002
Comments: The remedial action consisted of structure demolition, excavation and off-site disposal of approximately 604 cubic yards of lead and arsenic-impacted soil, followed by backfilling with clean soil, leveling and grading with baserock, and installation of perimeter fencing. The residential soil cleanup standards were met on all portions of Area 4.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 12/27/2000
Comments: Spanish and English hand carried to residences along Walker and Locust Streets. Mailed to DTSC-approved mailing list.

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Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 12/26/2000
Comments: Published in the Register Pajaronian 12/29/2000.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 07/27/2001
Comments: Hand-carried to individuals along Walker and Locust Streets (Spanish and English) along with a letter from the City of Watsonville.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 11/03/2003
Comments: Hand-carried work notice for water line repairs to residences / industries immediately adjacent to Area 1.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/24/2004
Comments: No problems noted during inspection.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/25/2003
Comments: Quarterly groundwater monitoring conducted as a part of Operation and Maintenance activities did not detect lead or arsenic at concentrations exceeding action levels for four consecutive quarters. Based on these results as well as concurrence from the Central Coast Regional Water Quality Control Board, groundwater monitoring was discontinued in June 2003.

Completed Area Name: Area 4
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 11/07/2001
Comments: Distributed to residences and businesses along Walker and Locust Streets on 11/7/2001.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 12/22/2005
Comments: Summary of DTSC Cap Inspection conducted 12/12/05.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/24/2006
Comments: Report contains recommendations concerning maintenance activities that need to be completed.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported

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Direction
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Elevation

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EDR ID Number
EPA ID Number

Completed Document Type: 5 Year Review Reports
Completed Date: 03/30/2012
Comments: Not reported

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/24/2007
Comments: DTSC recommends that clearing of the grate and catch basin be done immediately.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/24/2007
Comments: Report noted only minor cleaning and repairs on a grate and catch basin. No other problems were noted.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/23/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/27/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/23/2009
Comments: DTSC has reviewed the Annual Asphalt Cap Inspection Report. DTSC has no comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: 5 Year Review Reports
Completed Date: 01/05/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 02/10/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/23/2013
Comments: The recommendations made based on the inspections are the following:
1) Repair surficial cracks observed in the asphalt cap using an asphalt sealant; 2) Remove sediment from the storm water drain inlet grate located along Riverside Drive. These corrective actions will be conducted in April or May 2013.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/20/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 07/31/2015
Comments: ARCADIS, on the behalf of Chevron Environmental Management Company, performed an annual asphalt cap inspection at the site on May 27, 2015 as required by the Operation & Maintenance Agreement. Maintenance activities performed on the site in connection with the inspection included removal of sediment from the stormwater drains along Riverside Drive and Locust Street, installation of new anchor bolts to secure the metal grates for the stormwater drain along Riverside Drive, and removal of vegetation from a fence line and sidewalk along Locust Street. Application of asphalt sealant to minor surficial cracking was proposed to be performed during 2016.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 06/22/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 08/01/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 09/26/2018
Comments: Arcadis performed an annual cap inspection on July 12, 2018 on the behalf of Chevron Environmental Management Company. Some corrective actions were completed during the inspection, including clearing the area around some stormwater grates and collection basins and removing and/or trimming vegetation. During the next visit scheduled for spring 2019, Arcadis will apply sealant to minor surficial cracks observed in the asphalt surface.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 10/14/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Financial Assurance Documentation
Completed Date: 01/23/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Completed Document Type: Operation and Maintenance Report
Completed Date: 07/17/2014
Comments: RP conducted a cap inspection on May 20, 2014 as required of the May 13, 2002 Operations and Maintenance Agreement. DTSC concurs with the recommendations and hereby approves the report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Financial Assurance Documentation
Completed Date: 05/26/2015
Comments: The financial assurance cost estimate and mechanism were reviewed and found to be satisfactory.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction
Completed Date: 06/19/2002
Comments: Restrictions and requirements that run with the capped Area 1 property are as follows: Asphalt cover not to be disturbed without approval; Day care center prohibited; No excavation or activities which disturb the soil at any depth without DTSC approval; Raising of food prohibited; Hospital use prohibited; Notify DTSC after change of property owner; Residence use prohibited; Public or private school for persons under 21 prohibited.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Operation & Maintenance Order/Agreement
Completed Date: 05/13/2002
Comments: O&M Agreement formally executed between DTSC and the Chevron Chemical Company for the 2.5 acre property more specifically described as Santa Cruz County Assessor's Parcel Number 017-162-26.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 02/23/2001
Comments: Negative Declaration has been prepared and approved in accordance with the California Environmental Quality Act.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 07/28/1997
Comments: The purpose of this Agreement is for the Proponent, Chevron Chemical Company, to take necessary corrective action to determine the extent of the release of hazardous substances by the former California Spray & Chemical Company ("CalSpray"), adequately characterize CalSpray contamination at the Site, prepare a Remedial Action Plan (RAP) or Removal Action Workplan (RAW), and complete the necessary removal actions or remedial actions for such contamination under the oversight of DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 04/01/1988
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 10/20/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/20/2002
Comments: The Department has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary for Areas 2, 3, and 4. The Department has determined that all appropriate removal/remedial actions have been completed and all acceptable engineering practices have been implemented, but the site requires ongoing operation and maintenance for Area 1.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 12/18/1998
Comments: VCA Amendment for Chapter 6.5 transition.

Completed Area Name: Area 1
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 03/28/2008
Comments: The cap is in good condition.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/05/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/05/2020
Comments: Emailed cost estimate letter on 10/5/2020. -EC, 10/5/2020

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 01/24/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/19/2013
Comments: A letter providing the RP/owner cost estimate of DTSC's oversight

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

cost for fiscal year 2013/2014.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/15/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/09/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/30/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/03/2017
Comments: DTSC oversight cost estimate for fiscal year 2017/2018 (July 1, 2017 - June 30, 2018)

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 12/15/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/30/2009
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Land Use Restriction Monitoring Report
Completed Date: 01/25/2011
Comments: Not reported

Future Area Name: PROJECT WIDE
Future Sub Area Name: Not reported
Future Document Type: 5 Year Review Reports
Future Due Date: 2022
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

DEED:

Name: CALIFORNIA SPRAY & CHEMICAL
Address: 135 WALKER STREET
City,State,Zip: WATSONVILLE, CA 95076

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

Envirostor ID: 44280006
Area: AREA 1
Sub Area: Not reported
Site Type: VOLUNTARY CLEANUP
Status: CERTIFIED / OPERATION & MAINTENANCE
Agency: Not reported
Covenant Uploaded: Not reported
Deed Date(s): 06/19/2002
File Name: Envirostor Land Use Restrictions



City Council <citycouncil@cityofwatsonville.org>

Regarding: Ceiba School Rezoning Amendment – February 28, 2023 – Watsonville City Council Meeting Agenda Item 3(a)

1 message

Tom Am Rhein <toma@naturipe.com>

Mon, Feb 27, 2023 at 5:24 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear City Clerk,

Please forward the attached letter regarding "Ceiba School Rezoning Amendment – February 28, 2023 – Watsonville City Council Meeting Agenda Item 3(a)" to the Members of the City Council.

Thank you,

Thomas AmRhein

Confidentiality Notice:

This is a transmission from Naturipe Berry Growers, Inc. The message and any attached documents may be confidential and are intended only for the use of the addressee. If you are not the intended recipient, any disclosure, copying, or distribution of this information is strictly prohibited. If you received this transmission in error, please accept our apologies and notify the sender. Thank you.

**Ceiba Letter.pdf**

297K



Thomas R. Am Rhein, Vice-President

1611 Bunker Hill Way, Suite 200, P.O. Box 4280 Salinas, CA 93912-4280

Mobile: 831-970-7919 **E-mail:** toma@naturipe.com

Monday, February 27, 2023

To: Watsonville City Council Members

Regarding: Ceiba School Rezoning Amendment – February 28, 2023 – Watsonville City Council Meeting Agenda Item 3(a)

Dear City Council Members,

Naturipe Berry Growers, Inc. is a grower owned berry marketing and farming company that has served the needs of area strawberry growers for over 100 years. Naturipe has a long history of ownership by recent immigrant farmers. Naturipe has also long been a supporter of scholarships, athletic programs and health services for the families who work in the farming operations we serve.

Our facility at 305 Industrial Rd. not only serves our growers, but also provides a base of operations for other unrelated entities that provide processing and marketing functions for our local agricultural industry. Over the course of a year, hundreds of local people find gainful employment at the location.

We are dedicated to a long term commitment to our operations here in Watsonville. As a measure of our confidence that Watsonville would continue to be a place we could do business, we are completing construction on one of the largest solar projects in the City at this time, representing millions of dollars in investment.

So, it is with great concern that we address the proposed zoning amendment and use permit for the Ceiba School. There are many serious problems with this proposal including risk factors related to hazardous materials, disruption of state highway traffic, and exposure of young pedestrians to unsafe road conditions. The proposal represents a real degradation of the functional industrial land base in the City of Watsonville, which provides employment and economic activity to so many.

Therefore, while we support the laudable goals of Ceiba, we respectfully ask that the City Council deny the Rezoning Amendment and that the City Council take steps to guide Ceiba to a more compatible location that is consistent with the General Plan and sound land use planning principles.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'TRML' followed by a long horizontal stroke.

Vice-President
Naturipe Berry Growers, Inc.



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Letter

1 message

Silvia Fernandez <silvia@lakesideorganic.com>

Mon, Feb 27, 2023 at 5:25 PM

To: citycouncil@cityofwatsonville.org

Cc: cityclerk@cityofwatsonville.org

Good afternoon,

Kindly, please see letter attached from Dick Peixoto.

Thank you,

*Silvia Fernandez in care of**Dick Peixoto*

Executive Administrative Assistant
Lakeside Organic Gardens, LLC
25 Sakata Lane, Watsonville, CA 95076
Office 831.722.6266 Ext. 106 | Fax 831.722.6286
silvia@lakesideorganic.com | www.lakesideorganic.com



CONFIDENTIALITY NOTICE

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**Letter_01.pdf**
706K



February 27, 2023

Watsonville City Council

275 Main Street

Suite 400, 4th Floor

Watsonville, CA 95706

Subject: Ceiba School Rezoning Amendment – Agenda Item
(February 28, 2023 – Watsonville City Council Meeting)

Dear City Council Members,

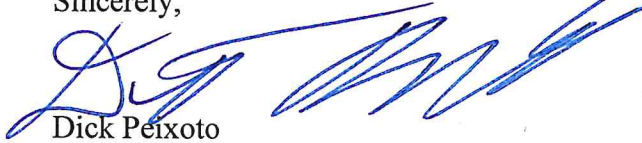
My name is Dick Peixoto and I am the owner of Lakeside Organic Gardens, located at 25 Sakata Lane in Watsonville. I am writing to express my deep concerns as to the proposal to amend the General Plan and zoning for the industrial zoned parcel where Ceiba school has been allowed to occupy temporarily for the past 10 years. Although I am not opposed to the existence of the school, it is just in the wrong place. Keeping industrial and institutional zoning separate just makes good sense and although Ceiba has been allowed to stay for 10 years with the intent to give them time to find another location, it should not be taken for granted that the school is an accepted use. Giving the Ceiba school a permanent status in this industrial zone would be putting all of the students at risk and all the properly zoned businesses around the school at risk.

Just in our operation we have over 100 large trucks coming in and out of our facility daily, and our cooler capacity relies on having 13,000 pounds of ammonia on site at all time. Our risk assessment that we are required to submit to the City shows the danger that an ammonia leak would impose on the area around the school. Furthermore, there are at the least 10 other ammonia coolers within one mile of the school which compounds the danger. Let me express,

we are a permitted use by the City of Watsonville and Ceiba is only a temporary use in our industrial zone area. I can't speak about other companies, but our cooler is an integral part to our operation and supports over 500 field workers. Most of the support coolers and facilities to keep our ag companies viable in this valley are in the industrial zoned area around the school. If we requested city planning to allow us to build a cooler with ammonia next to EA Hall School, we would immediately be stopped, as it is not zoned for a cooler and it would unnecessarily endanger the students. So why would City Staff give approval for a school between the coolers?

Let me reiterate, I am not against the school and have even supported them in the past but this is not the place for it. I am hopeful that the City Council would deny the zoning amendment and use permit and the City Staff and the Pajaro Valley School District can work together to find Ceiba a suitable and safe home where they can thrive.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dick Peixoto', with a long, sweeping horizontal line extending to the right across the page.

Dick Peixoto



City Council <citycouncil@cityofwatsonville.org>

Public Comment Re: Rezoning of 215 Locust St for Ceiba College Prep Academy

1 message

David Rose <drose41775@gmail.com>

Mon, Feb 27, 2023 at 9:28 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

To whom it may concern,

Please find attached a letter to the City Council of Watsonville discussing my opposition and concerns regarding the rezoning of the property at 215 Locust St from an Industrial Usage Zone to an Institutional Usage Zone.

Thank you,

David Rose

Owner/Partner

Massa – Rose Industrial Park

[320 Industrial Rd.](#)

[Watsonville, CA 95076](#)



COW Ceiba.pdf

56K

Massa – Rose Industrial Park

320 Industrial Road
PO Box 1215
Watsonville, CA 95077

February 27, 2023

Watsonville City Council

Re: Public Comment on rezoning 215 Locust Street for Ceiba College Preparatory Academy.

Dear City Council Members,

I am opposed to rezoning of Parcel 017-161-51 located at 215 Locust Street currently occupied by Ceiba College Preparatory Academy from Industrial usage to Institutional usage. Ceiba is a great school that offers our community an excellent high school education with the goal of attaining a 4-year college education, however it shouldn't be at the risk of the students' safety.

Changing the Zoning from Industrial use to Institutional use doesn't remove the potential hazards that are involved in an industrial area. These hazards include, but aren't limited to, heavy vehicle usage as well as the potential for hazardous accidents. The industrial area is highly traveled by semis and other heavy hauling vehicles that can't just stop on a dime if an unaware student walks out onto the road to catch their ride or cross the street. The other potential hazard in the area is held within the cold storage buildings that surround the location. These cold storage buildings use ammonia gas to bring their rooms down to the proper temperature for whatever product they are storing. These companies go through detailed annual inspections to ensure everything is in working order as well as having a plan in place with procedures on how to handle situations should something go wrong. Even with these inspections and plans in place an ammonia leak can occur and could jeopardize the safety of the students and faculty of the school due to its location.

Cieba Academy is a great school for our community, and I support it's mission 100%, but changing the zoning and risking the safety of the students is not the right answer to the problem.

Thank you for your consideration,

David Rose

David Rose
Owner/Partner



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Matter of CEIBA Permit Renewal for 02/28/2023

1 message

Vanessa Infante <vanessa_infante@outlook.com>

Tue, Feb 28, 2023 at 8:50 AM

To: "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>, "ari.parker@cityofwatsonville.org" <ari.parker@cityofwatsonville.org>

Hello Ms. Parker,

I am writing to you in regards to the council meeting that will be held today concerning Ceiba College Prep and their permit renewal.

I was part of the first graduating class from Ceiba in 2015 but began my journey with Ceiba in middle school. I can say without a shadow of a doubt that I would not be where I am right now without Ceiba and their amazing staff. I would not be a college graduate, independent and much less thousands of miles from home with a career that I love.

Ceiba is part of Watsonville and without it not only will the students' lives be changed but so will the town. It is a place that prepares students for not only the rigorous academics that will come with going to college/university but it teaches students how to navigate through life and all the unexpected things it throws at you. The idea that Ceiba may not have their permit renewed deeply saddens me. A piece of me will always be with Ceiba and I hope and pray that it will be a part of many future students' lives.

If you would like to speak on this matter further please feel free to reach out to me via email or at my direct number, 831-254-6157.

Thank you for your time,

-Vanessa Infante



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Ceiba Application Additional Information on the Cal Spray Site

1 message

Elizabeth Sanborn Falcon <esanborn@pacbell.net>

Tue, Feb 28, 2023 at 9:11 AM

To: "Montesino, Eduardo" <eduardo.montesino@cityofwatsonville.org>, Vanessa Quiroz-Carter <vanessa.quiroz@cityofwatsonville.org>, Maria Orozco <maria.orozco@cityofwatsonville.org>, Kristal Salcido <kristal.salcido@cityofwatsonville.org>, Casey Clark <casey.clark@cityofwatsonville.org>, Jimmy Dutra <jimmy.dutra@cityofwatsonville.org>, Ari Parker <ari.parker@cityofwatsonville.org>
Cc: Justin Meek <justin.meek@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>, Josh Ripp <josh.ripp@ceibaprep.org>

Dear Honorable Mayor Montesino and Watsonville Council Members,

I am writing as Ceiba's land use consultant to provide more detailed information regarding clean up at the Cal Spray site. The site was comprised of 4 areas. Please see map attached. Area 1 (135 Walker) was used for many years as a fertilizer plant by a predecessor company of Chevron. Areas 2,3 and 4 were not used in the Cal Spray operation but areas of soil on these areas were contaminated with lead and arsenic, most likely as a result of storm water runoff.

The clean up was a voluntary clean up with DTSC (CA Department of Toxic Substances Control) oversight. The clean up consisted of removal of impacted soil from areas 2,3 and 4 and encapsulation of the soil on Parcel 1. The DTSC certified the clean up as complete in November 2001 and approved areas 2,3, and 4 for "unrestricted future use." An operations and maintenance plan was put into place for Area 1 which consisted of annual inspections of the asphalt "cap", groundwater monitoring, which was discontinued in 2003, full reporting to the DTSC every 5 years and recordation of a deed restriction limiting that parcel to industrial uses.

I have provided Justin and Irwin the most recent 5 year report (October, 2021). It is too large to attach to this e-mail, but I have attached the first 11 pages which include the background and executive summary. Justin will put the full report on the website and the above pages include the table of contents if you wish to review any areas of the report in more detail. I also have attached a letter from the DTSC indicating that the parcels 2 and 4, the properties at 224 and 228 Locust, which were recently acquired by Ceiba, meet current standards.

Ceiba would like to use the property at 224-228 Locust at some point in the future but there are no current plans and it is not part of this application. If and when plans are complete, Ceiba will work with the City to comply with all applicable governmental regulations regarding its use.

Please feel free to contact me if you need further clarification.

Elizabeth Sanborn Falcon

Benchmark Realty Advisors

900 E. Hamilton Ave. Suite 100

Campbell, CA 95008

408-885-1110 (Office)

831-402-3900 (Cell)

CA BRE# 00468326

3 attachments



Cover and Summary from CalSpray Fourth 5-Year Review_10.28.2021.pdf
244K



Map from CalSpray Fourth 5-Year Review_10.28.2021-2.pdf
192K



228 and 234 Locust Street nfa letter_03_15_2022.pdf
180K



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

March 15, 2022

Mr. Josh Ripp
Ceiba College Preparatory Academy
260 West Riverside Drive
Watsonville, California 95076
Josh.ripp@ceibaprep.org

Mr. Josh Ripp:

In a February 1, 2022 email, your consultant Melanie Seydel of Cornerstone Earth Group contacted the Department of Toxic Control (DTSC) because you were considering purchasing the 228 and 234 Locust Street properties in Watsonville, California, for the purpose of redeveloping the site with a school gymnasium building. These two properties were part of a remedial cleanup associated with the California Spray and Chemical Company (CalSpray) Voluntary Cleanup Program (VCP) site, which was comprised of four properties in total.

The 228 and 234 Locust Street properties were remediated to site-specific soil cleanup levels for arsenic and lead of 18 mg/kg and 210 mg/kg, respectively. The arsenic soil cleanup level was based on background soil samples collected in areas surrounding the Site during the remedial investigation/remedial study (RI/FS). It is standard practice in risk assessment to evaluate inorganic chemicals based on background concentrations and/or screening. The lead soil cleanup level was based on DTSC's Lead Risk Assessment Spreadsheet, Version 7 (LeadSpread 7). The cleanup level was based on the concentration in soil and dust that will result in a 99th percentile estimate of blood lead less than 10 micrograms per deciliter in children.

Three different statistical methods were used to calculate each of the properties site-wide average arsenic and lead concentrations in soil based on the 95% upper confidence limits of the mean (UCL). These methods include: 1) a normal UCL, 2) a lognormal UCL, and 3) a bootstrap-t UCL. Based on the data set the bootstrap-t method appears to be the most appropriate for calculating the upper confidence limits of the mean.

At 228 Locust Street, twenty-eight verification samples were analyzed and the concentrations of arsenic in soil ranged from 1.52 mg/kg to 36 mg/kg, and the concentrations of lead in soil ranged from 5.3 mg/kg to 128 mg/kg. The 95% UCL of the mean concentrations (based on bootstrap-t method) for arsenic and lead in soil are 11.8 mg/kg and 49.6 mg/kg, respectively. At 234 Locust Street, twenty-seven verification samples were analyzed and the concentrations of arsenic in soil ranged from not detected (reporting limit of 4.0 mg/kg) to 41 mg/kg, and the concentrations of lead in soil ranged from not detected (reporting limit of 5 mg/kg) to 150 mg/kg. The 95% UCL of the mean concentrations (based on bootstrap-t method) for arsenic and lead in soil are 14.5 mg/kg and 67.3 mg/kg, respectively. These levels are below the arsenic and lead cleanup levels identified in the March 2001 Removal Action Workplan.

DTSC certified completion of site cleanup on July 26, 2002. Under the DTSC certification, the 228 and 234 Locust Street properties were approved for "unrestricted" future land use.

As of June 2020, the DTSC-modified screening levels for lead is 80 mg/kg, and the site-specific calculated background for arsenic is 18 mg/kg. Since the calculated mean concentrations for these properties located at 228 and 234 Locust Street are still below the respective updated cleanup levels, no further action is required as it pertains to the 228 and 234 Locust Street properties.

If you have any questions, please contact Claude Jemison by phone at (510) 540-3803 or by email at claudje@dtsc.ca.gov.

Sincerely,



Ms. Julie Pettijohn, Branch Chief
Site Mitigation and Restoration Program-Berkeley Office
Department of Toxic Substances Control

cc: see next page

cc: (via email)

Melanie Seydel

Cornerstone Earth Group

mseydel@cornerstoneearth.com

Mr. Claude Jemison
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

Arcadis U.S., Inc.
320 Commerce
Suite 200
Irvine
California 92602
Tel 714 730 9052
Fax 714 730 9345
www.arcadis.com

Subject:

Fourth Five-Year Review Report

Former California Spray and Chemical Company Site
Watsonville, California
EPA ID No.: HAS-A 01/02-127

ENVIRONMENT

Date:

October 28, 2021

Dear Mr. Jemison:

On behalf of Chevron Environmental Management Company (CEMC), Arcadis U.S., Inc. (Arcadis) is submitting the *Fourth Five-Year Review Report* dated October 28, 2021 for the former California Spray and Chemical Company (Cal Spray) Site located in Watsonville, California. This report summarizes the results of the Five-Year Review process performed for the former Cal Spray Site. The triggering action for this Five-Year Review was the *Final Third Five-Year Review Report* that was due and completed on November 15, 2016.

If you should have any questions have any comments on this report, please contact me at 510.388.9035 or by e-mail at Maryline.Laugier@arcadis.com.

Contact:

Maryline Laugier-Diamond,
P.E.

Phone:

510.388.9035

Email:

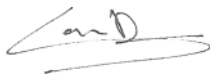
Maryline.Laugier
@arcadis.com

Our ref:

30062740

Sincerely,

Arcadis U.S., Inc.



Maryline Laugier-Diamond, P.E.
Senior Environmental Engineer

Mr. Claude Jemison
October 28, 2021

Copies:

Tamra Melgoza, CEMC, San Ramon, CA

John Amato, CEMC, San Ramon, CA


Richard Hammond, The Richard Hammond Company, Carmel, CA

Chevron Environmental Management Company

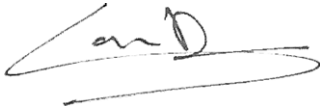
FOURTH FIVE-YEAR REVIEW REPORT

Former California Spray and Chemical Company Site
Watsonville, California

October 28, 2021

A large orange geometric graphic consisting of a triangle and a rectangle, with a diagonal line separating them, located in the bottom right corner of the page.

FOURTH FIVE-YEAR REVIEW REPORT



Maryline Laugier-Diamond, P.E.
Senior Environmental Engineer

FOURTH FIVE-YEAR REVIEW REPORT

Former California Spray and Chemical
Company Site
Watsonville, California

Prepared for:
Tamra Melgoza
Operations Lead, West
Chevron Environmental Management Co.
6001 Bollinger Canyon Road
San Ramon, California 94583

Prepared by:
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Our Ref.:
30062740
Date:
October 28, 2021

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FOURTH FIVE-YEAR REVIEW REPORT

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APPENDIX

Appendix A	Cap Inspection Reports
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FIVE-YEAR REVIEW SUMMARY FORM

SITE IDENTIFICATION		
Site Name (from WasteLAN): California Spray & Chemical Site		
EPA ID (from WasteLAN): HAS-A 01/02-127		
Region: IX	State: CA	City/County: Watsonville/Santa Cruz County
SITE STATUS		
NPL Status: <input checked="" type="checkbox"/> Final <input type="checkbox"/> Deleted <input type="checkbox"/> Other (specify):		
Remediation Status (choose all that apply): <input type="checkbox"/> Under construction <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Complete		
Multiple OUs?* <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Construction Completion Date: November 2, 2001		
Has site been put into reuse? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
REVIEW STATUS		
Lead Agency: <input checked="" type="checkbox"/> EPA <input type="checkbox"/> State <input type="checkbox"/> Tribe <input type="checkbox"/> Other Federal Agency		
Author Name:		
Author Title:	Author Affiliation:	
Review Period:**		To:
Date(s) of Site Inspection:		
Type of Review:		
<input type="checkbox"/> Post-SARA <input type="checkbox"/> Pre-SARA <input type="checkbox"/> NPL-Removal only <input type="checkbox"/> NPL State/Tribe-lead		
<input type="checkbox"/> Non-NPL Remedial Action Site <input type="checkbox"/> Regional Discretion		
Review Number: <input type="checkbox"/> 1 (first) <input type="checkbox"/> 2 (second) <input type="checkbox"/> 3 (third) <input checked="" type="checkbox"/> Other (specify) Fourth		
Triggering Action:		
<input type="checkbox"/> Actual RA Onsite Construction at OU # _____ <input type="checkbox"/> Actual RA Start at OU # _____ <input type="checkbox"/> Construction Completion		
<input checked="" type="checkbox"/> Previous Five-Year Review Report		
<input type="checkbox"/> Other (specify)		
Triggering Action Date (From WasteLAN): November 15, 2016		

FOURTH FIVE-YEAR REVIEW REPORT

Due Date (five years after triggering action date): **November 15, 2021**

**["OU" refers to operable unit.]*

*** [Review period should correspond to the actual start and end dates of the Five-Year Review in WasteLAN.]*

EXECUTIVE SUMMARY

Chevron Environmental Management Company (CEMC) has completed the Fourth Five-Year Review of the remedial action implemented at the former California Spray and Chemical Company (Cal Spray) Site, located in Watsonville, California. Arcadis was retained by CEMC to prepare this *Final Fourth Five-Year Review Report*, which summarizes the results of the Five-Year Review conducted for the Cal Spray Site (the Site). The triggering action for this Five-Year Review was the previous Five Year Review Report that was due and completed on November 15, 2016.

The purpose of the Five-Year Review is to evaluate if the remedies implemented at the former Cal Spray Site are protective of human health and the environment. The methods, findings, and conclusions of reviews are documented in Five-Year Review reports. In addition, the Five-Year Review reports identify any deficiencies found during the review process and provide recommendations for addressing them. This document was prepared in accordance with the United States Environmental Protection Agency (USEPA's) *Comprehensive Five-Year Review Guidance* dated June 2001 and OSWER Directive 9355.7-18, entitled *Recommended Evaluation of Institutional Controls: Supplement to the Comprehensive Five-Year Review Guidance* dated September 13, 2011.

The Cal Spray Site is comprised of four areas. The property at 135 Walker Street, herein referred to as Area 1, is the historical location of the Cal Spray operations. The property is approximately two acres in size, fenced, and paved primarily with asphalt. There is one structure on the northern portion of the property. Area 1 is bounded on the north by Walker Street, on the east by Riverside Drive, and on the south by Locust Street. Two parcels bound the property to the west. The southernmost property, located at 228 Locust Street, is vacant. This property is herein known as Area 2. The northernmost property, located at 131 Walker Street, is paved and contains one building. This parcel is herein known as Area 3. Area 4, located at 234 Locust Street, is west of Area 2 and south of Area 3. This property is currently vacant.

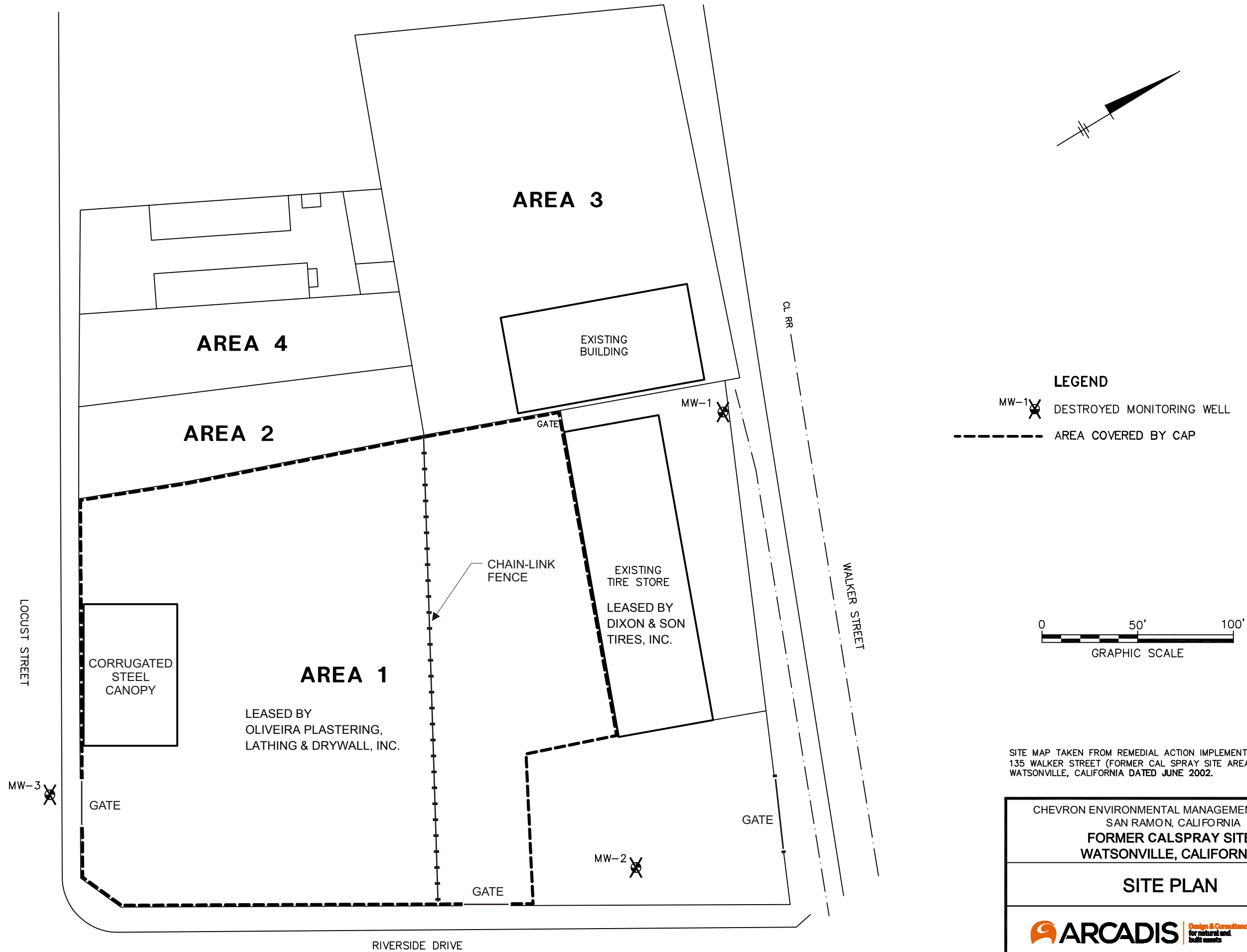
The selected remedies for the Site included the installation of an asphalt cap, and soil removal and off-site disposal. Area 1 was covered with an engineered asphalt cap, and a deed restriction was placed on the area allowing only commercial/industrial land use. The structural integrity of the cap is intact, and the potential for direct exposures to residual concentrations of arsenic and lead in soil beneath the cap does not exist. There are no potentially complete exposure pathways and the remedy for Area 1 is effective. Furthermore, the asphalt cap serves as an impermeable layer which prevents storm water infiltration. Additional features constructed during the remedial activities are retaining walls which serve to provide storm water containment and protect the asphalt edge integrity, and drainage grates and piping. During remedial actions for Areas 2, 3, and 4, approximately 1,849 cubic yards (yd³) of soil with arsenic and lead concentrations that exceeded the cleanup criteria was excavated and transported offsite. In addition, approximately 150 yd³ of soil were excavated from Area 1. Excavated areas were backfilled with clean soil and land was restored to productive use. The remedy for these areas is effective in that the source of constituents of concern in soil has been removed, and there is no potential for complete exposure pathways.

On July 26, 2002, California Department of Toxic Substances Control (DTSC) certified completion of site cleanup. Under the DTSC certification, the three parcels (Areas 2, 3, and 4) have been approved for "unrestricted" future land use. Area 1 was certified after the asphalt cap was constructed in November 2001. A deed restriction was recorded allowing only commercial and industrial uses for this parcel.

FOURTH FIVE-YEAR REVIEW REPORT

Per the *Operation and Maintenance Plan*, a visual inspection of the asphalt cap is performed on an annual basis. During the five-year period since the Third Five-Year Review Report was submitted on November 15, 2016, Arcadis has conducted annual site inspections on May 31, 2017, July 12, 2018, June 27, 2019, May 20, 2020, and July 1, 2021. In addition to the site inspections, Arcadis has completed maintenance activities to address cracks and vegetation within the asphalt cap, including removal of sediment from and repairs to the stormwater drains along Riverside Drive and Locust Street and application of sealant to minor surficial cracks observed within the asphalt surface within the portion of Area 1 leased by Oliveria Plastering. Additionally, as the owner of the parcels that comprise Area 2 and Area 4, weed abatement and fence repair has been conducted.

CEMC believes that the remedy at the Cal Spray site currently protects human health and the environment because exposure pathways that may result in unacceptable risks and hazards are not complete. CEMC recommends continuing the requirement of a deed restriction by limiting land use of Area 1 to commercial/industrial use only; and the operation and maintenance of the engineered asphalt cap and stormwater drains.





Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Public Comment - February 28, 2023 - Agenda Item 3(a) Ceiba Zoning Amendment (Expansion Plans)

1 message

Marta Bulaich <martabulaich@gmail.com>

Tue, Feb 28, 2023 at 9:20 AM

To: eduardo.montesino@cityofwatsonville.org, Vanessa Quiroz <vanessa.quiroz@cityofwatsonville.org>, Maria Orozco <maria.orozco@cityofwatsonville.org>, kristal.salcido@cityofwatsonville.org, casey.clark@cityofwatsonville.org, jimmy.dutra@cityofwatsonville.org, ari.parker@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear City Clerk and Members of the Council:

Submitted herewith is a letter from me and an attachment titled "A History of Ceiba's Expansion Plans." This provides a summary of Ceiba's plans to expand its footprint in both the residential and industrial zones.

For the City Clerk, please consider this email a request to include this email and the attached documents in the Agenda packet for the February 28, 2023 Special Council Meeting.

If you have any questions, please feel free to contact me.

Sincerely,
Marta

--

Marta J. Bulaich
+1 415 816 1665
@martahari

 [022823 A History of Ceibas Expansion Plans mjb.pdf](#)

 **022823 Email CoW Letter Re Expansion.pdf**
357K

2546 Rolling Hills Ct.
Alamo, CA 94507

February 28, 2023

VIA HAND DELIVERY AND EMAIL

Watsonville City Council
City of Watsonville
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: Ceiba College Preparatory Academy Zoning Amendment
February 28, 2023, Agenda Item 3(a) - Watsonville City Council Meeting**

Members of the Council:

For the past decade, Ceiba has been working to secure additional real estate for its school enterprise of 525 students and 63 staff members in Watsonville's industrial zone. Ceiba currently operates on a site that lacks adequate capacity for the number of students and staff. Consequently, Ceiba has always been planning to expand, and there is extensive evidence to verify that.

Attached is a document titled "A History of Ceiba's Expansion Plans - A Decade of a Land and Expand Strategy." In this document, I chronicle publicly-available emails, documents, and videos demonstrating Ceiba's intention of expanding to the Chevron Properties on Locust Street and to the vacant lot by the Annie Glass business on Highway 129. Remarkably, documents exist which verify that the City of Watsonville is "pushing" Ceiba to "move or expand to" the Golden Brands building at 270 W. Riverside Drive, right in the heart of the industrial zone.

Ceiba has no shortage of cash available via charter school bonds. The school appears to have planned to secure a \$14,000,000 bond, and that bond money is intended to purchase their leased school property, as well as finance construction of a school gymnasium across the street on the Chevron properties. Ceiba's plan is a fragmented, albeit forceful, approach to expanding and building a much larger campus.

What is most disconcerting is the School's intention to mislead the City Planning Department, the City Council, and the Public. While all of the emails and documents reveal much, here are some highlights:

1. Page 51-52: Email dated March 11, 2022, where Elizabeth Sanborn Falcon, Ceiba's real estate broker, instructs Principal Josh Ripp as follows:

"We shouldn't say anything at this point about the Chevron property because it might hold up our current approval. Also, I know that cities in general do not like crosswalks in the middle of a block. Let me know how you make out. My guess is that when we go for the approval on Chevron, they are going to require that we direct pedestrian traffic to cross at Riverside Dr. and we will probably have to put in a crosswalk there."
(emphasis added)

2. Pages 58-60: Notes regarding the April 5, 2022, Planning Commission Meeting. Both Principal Planner Justin Meek and Principal Josh Ripp skirted the issue of Chevron Properties. When asked by Commissioner Eddie Acosta, Ripp never mentioned the Chevron Properties, which were under contract eight days later and purchased on May 10, 2022.

3. Page 78: Email dated April 19, 2022, from Sanborn to Meek and Suzi Merriam:

"Hi Justin and Suzi, in giving this more thought, Ceiba would like to apply now for GP and Zoning Amendments for the Chevron properties changing the land use designation to PQP and the zoning designation to N to be heard at the same time as the current application. They will hold off applying for a CUP until their plans are more solidified."

Neither Meek nor Ripp elaborated on this planned real estate expansion to the Planning Commissioners on April 5, 2022.

4. Page 97-100: These pages include email exchanges between Ripp, Sanborn, Meek, and Merriam, showing that Ceiba had every intention of bundling the Chevron Properties with its existing application to avoid CEQA. What is troubling is that Sanborn finds Meek's reaction surprising and even instructs Ripp to **"avoid any further contact with Justin"** adding **"he may be about to leave or he may be in a tenuous position with the department."** (emphasis added)

5. Pages 121-127: The pages show the grant deeds for the Chevron Properties. I understand that Ripp told a neighborhood stakeholder two weeks ago that Ceiba had not purchased the properties. That stakeholder has since obtained copies of the relevant grant deeds, which demonstrates that the properties were indeed purchased.
6. Pages 128-135: Ceiba applies for the Chevron Properties to be rezoned (Application 3539).
7. Pages 141: Email dated May 19, 2022, between Ripp and Sanborn. This email noted that the **city attorney said the bundled approach of applications would be considered an "expansion."** Sanborn's plan was to "withdraw the application site and resubmit it once we have approval on the main site." (emphasis added)

Rezoning the Chevron properties **still presents clear and intentional expansion.**

If this Ceiba zoning request is approved, there will be more Ceiba zoning amendment applications filed to expand the school's facilities. As such, it is clear that Watsonville City Staff and Ceiba have been working on a zoning development project that is much, much larger than just the existing campus that Ceiba currently occupies.

Respectfully,



Maria Bulaich

Attachment - 1

A History of Ceiba's Expansion Plans

A Decade of a Land and Expand
Strategy

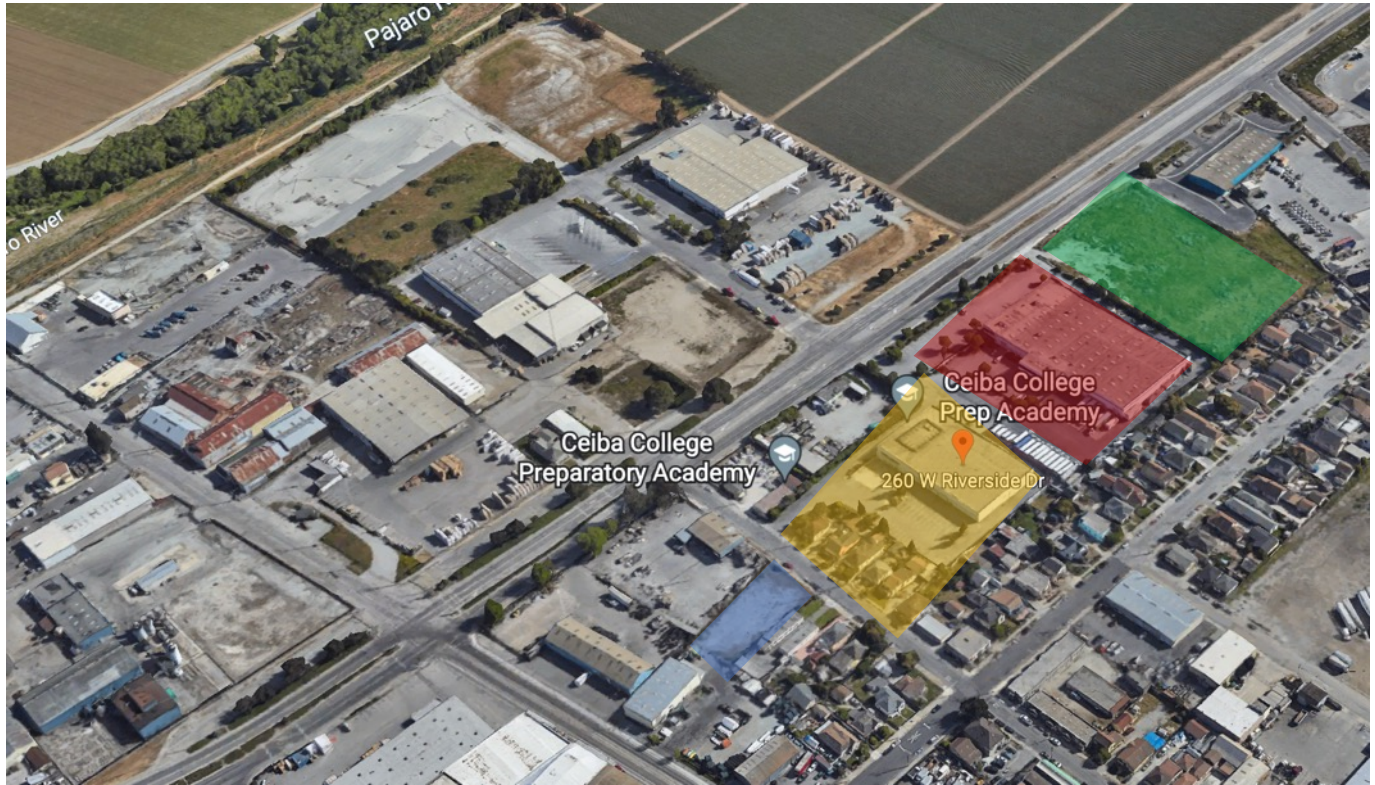
Marta Bulaich
February 28, 2023

Introduction

This presentation chronicles the decade during which Ceiba has demonstrated its **intention of aggressively expanding its footprint at 215 Locust Street (formerly 260 W. Riverside Drive)**. Despite the fact that former Ceiba Principal Tom Brown assured Community Development Director Marcela Tavantzis that 215 Locust Street would “be an interim solution while we purchase and construct a permanent campus,” Ceiba has always had a very different agenda.

In fact, based on publicly available documents, Ceiba, with the City of Watsonville’s assistance, has been looking to expand its footprint all the way to the Annie Glass business, to create a juggernaut of a charter school, thereby both significantly reducing industrial land reserve and impacting industrial and agricultural stakeholders. It appears this is all being done in a fragmented yet forceful manner. Despite Ceiba’s commitment to expand onto surrounding properties, Ceiba has improperly split its application in an illegal attempt to avoid CEQA review.

Ceiba Expansion Plan



**CEIBA SCHOOL
DHL BUILDING**

**CHEVRON
PROPERTIES**

**ELYXIR
BUILDING**

**VACANT LOT BY
ANNIE GLASS**

April 2-10, 2012 [DHL]

Description:

Emails dated between April 2 – April 10th between Tom Brown and former Community Development Director, Marcela Tavantzis Re Ceiba Long-Term Facilities Plan

Summary:

On April 2, 2012, Brown emailed Tavantzis about securing 260 W. Riverside Drive as an “interim solution while we purchase and construct a permanent campus.”

Tavantzis responded with concerns about “accessibility and traffic,” duration of lease, and number of students.



Marcela Tavantzis

Re: Ceiba Long-Term Facilities Plan

To: Tom Brown

April 10, 2012 at 4:13 PM

Dear Tom. I have discussed the item with our traffic engineer (Maria) and Kurt. I have some concerns regarding accessibility and traffic. It kind of all depends on how long you plan to be there, and how many students we may be talking about. Would you like to meet and talk about it?

Take care
m

On Mon, Apr 2, 2012 at 8:07 PM, Tom Brown <tom.brown@beaconed.org> wrote:

Oh, so sorry to bother you in Chile and on FMLA. We're trying to work with Cabrillo for next year and they may not be able to accommodate our growth so we're looking at 260 W Riverside (former DHL transfer station). This would be an interim solution while we purchase and construct a permanent campus. I'd like to speak to you about whether the City would support our occupancy there. We have some ideas on how to mitigate surface street traffic (by queuing drop-off and pick-up around the building) and would like to know whether this is possible from the City's side before we go to the trouble of making a lease offer.

Any insights or suggestions would be most welcome.

Thank you for your help.

Tom

On Mon, Apr 2, 2012 at 7:45 PM, Marcela <marcela.tavantzis@cityofwatsonville.org> wrote:

I would love to help you but I'm off this week on FMLA. I'm in chile!! I'll be back on Monday. Will that work?

Thanks.
m

Sent from handheld device. Please excuse typos and brevity.

On Mon, Apr 2, 2012 at 7:45 PM, Marcela <marcela.tavantzis@cityofwatsonville.org> wrote:

I would love to help you but I'm off this week on FMLA. I'm in chile!! I'll be back on Monday. Will that work?

Thanks.

m

Sent from handheld device. Please excuse typos and brevity.

On Apr 2, 2012, at 9:06 PM, Tom Brown <tom.brown@beaconed.org> wrote:

Hi Marcela:

Would you have 15 minutes tomorrow (Tuesday) to chat with me in person about our long-term plan for Watsonville?

Thank you very much.

Sincerely,

Tom

--

Tom Brown

Beacon Education Network | Ceiba Public Schools | Ceiba College Prep

280 Main Street | Watsonville, CA 95076

tel: (m) [831-239-2322](tel:831-239-2322)

email: tom.brown@ceibaprep.org | web: www.ceibaprep.org

--

Tom Brown

Beacon Education Network | Ceiba Public Schools | Ceiba College Prep

280 Main Street | Watsonville, CA 95076

tel: (m) [831-239-2322](tel:831-239-2322)

email: tom.brown@ceibaprep.org | web: www.ceibaprep.org

June 4, 2013 [DHL & Chevron]

Description:

Minutes of the June 4, 2013 Planning Commission Meeting

Summary:

The Planning Commission voted to adopt a resolution approving Ceiba's Application on June 4, 2013. During the meeting, Brown immediately shared his plans to expand Ceiba's footprint, because the Locust Street site was too small to accommodate physical fitness activities. Brown referenced both the vacant lot across the street and 220 W. Riverside Drive:

Commissioner Jenkins asked Mr. Brown if he has considered using the vacant lot across from Locust Street for parking or play fields.

Mr. Brown stated that he has and is eager to an open discussion with the property owner and has also looked at 220 Riverside Drive for possible usage of this property

June 4, 2013 [DHL & Chevron]

Description:

Minutes of the June 4, 2013 Planning Commission Meeting

Continued Summary:

The area of land which Jenkins referred to as vacant is known as the "Chevron Properties."

Commissioner Gomez-Contreras asked, "How far along is the conversation with the property owner of the vacant lot across the [sic] from the school site?" Brown responded as follows:

With regards to the vacant lot, they have just identified the property owner and no conversations have taken place.

Mr. Brown also added that Ceiba will grow beyond its site.

Commissioner Gomez-Contreras asked if they were still recruiting students and what are the chances of outgrowing this facility.

June 4, 2013 [DHL & Chevron]

Description:

Minutes of the June 4, 2013 Planning Commission Meeting

Continued Summary:

Mr. Brown stated that as a public charter school they are obligated to have a public lottery for enrollment in the event that applications exceed the number of spaces available. 525 students is a nice small school size and they don't believe it will not be necessary to grow beyond that at this site.

Staff members present at the June 4, 2013 meeting included **Senior Planner Suzi Aratin (nee Merriam)** and **Assistant Director of Public Works & Utilities Maria Esther Rodriguez**. Both of these Staff members have been intimately involved in assisting Ceiba with its rezoning proposal during the past three years.

MINUTES**REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE****COUNCIL CHAMBERS
275 MAIN STREET, 4th FLOOR, WATSONVILLE, CALIFORNIA****June 4, 2013****6:09 P.M.**

In accordance with City policy, all Planning Commission meetings are recorded on audio and videotapes in their entirety, and the tapes are available for review in the Community Development Department (CDD). These minutes are a brief summary of action taken.

1.0 ROLL CALL OF COMMISSIONERS

Present were Commissioners Marty Corley, Rick Danna, Mireya Gomez-Contreras, Aurelio Gonzalez, Dobi Jenkins, Jenny Sarmiento, and Acting Chair Pedro Castillo.

Staff members present were Secretary Marcela Tavantzis, Principal Planner Keith Boyle, Senior Planner Suzi Aratin, Interim Director of Public Works & Utilities Steve Palmisano, Assistant Director of Public Works & Utilities Maria Esther Rodriguez, Administrative Services Director Ezequiel Vega, Master Officer Leo Kafer, Recording Secretary Angela Paz and Interpreter Carlos Landaverry.

2.0 PLEDGE OF ALLEGIANCE

Commissioner Gomez-Contreras led the Pledge of Allegiance.

3.0 PETITIONS AND ORAL COMMUNICATIONS

Commissioner Danna welcomed CEIBA, he also stated that Community Development Department is in danger of losing 2 of their 3 Code Enforcement Officers and asked the community to talk to their Councilmember about safety concerns in the community.

4.0 CONSENT AGENDA**4.1 MOTION APPROVING MINUTES FOR THE MAY 7, 2013 REGULAR MEETING**

Commissioner Gomez-Contreras asked if it was standard procedure to only notify property owners.

Secretary Tavantzis stated that by law we are only required to notify property owners.

MOTION: It was moved by Commissioner Gonzalez, seconded by Commissioner Danna, and carried by and carried by the following vote to approve the Consent Agenda:

AYES:	COMMISSIONERS:	Corley, Danna, Gonzalez, Jenkins, Castillo
NOES:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	Gomez-Contreras, Sarmiento



5.0 PUBLIC HEARINGS

5.1 A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT (PP2013-86), TO ALLOW THE ESTABLISHMENT OF A CROSSFIT TRAINING FACILITY IN AN EXISTING INDUSTRIAL BUILDING, AT 57A HANGAR WAY (APN: 015-111-23), FILED BY CLIFF HODGES, APPLICANT.

a) Staff Presentation

The staff report was given by Senior Planner Suzi Aratin.

b) Applicant Presentation

Cliff Hodges, applicant, stated that he along with his partner, Sam Radetsky are the owners of Crossfit West and have been located in Santa Cruz for the last 5 years. They are hoping to open the first Crossfit training facility in Watsonville.

Sam Radetsky, applicant, stated that the Crossfit community is effective and is a very close knit community inside and outside the gym.

Commissioner Jenkins inquired about the equipment that will be used for this type of training.

Mr. Hodges stated that it's an open space gym and the equipment consists of free weights, physical objects, and mobile equipment.

Commissioner Danna asked if the 11 parking spaces would suffice for their business.

Mr. Hodges stated that it is more than adequate given the fact that the use of the gym is by appointment only.

Commissioner Gomez-Contreras wanted to know who would be teaching the classes and if youth can participate in this type of training.

Mr. Radetsky stated that they have staff that will be teaching the classes and they do offer Crossfit Kids and Crossfit Teens in Santa Cruz and will offer it at their Watsonville facility.

Acting Chairperson Castillo, inquired about hours of operations, usage of the Santa Cruz facility, and membership requirements.

Mr. Hodges stated that officially the hours will be 6:00 a.m. to 8:00 p.m.; the facility use is mostly seasonal but it does operate year round, and that membership is open to all community members.

Commissioner Sarmiento asked if employees are required to have any background checks.

Mr. Hodges stated that all employees must go through a thorough background check and extensive training program to work at the facility.



ADOPTED MINUTES

c) Public Hearing

Acting Chairperson Castillo opened the Public Hearing and hearing no public comments, closed the Public Hearing.

a) Commission Discussion

None

b) Motion:

It was moved by Commissioner Jenkins, seconded by Commissioner Gomez-Contreras, and carried by the following vote to adopt a resolution approving Application (PP2013-86) for a Special Use Permit:

AYES:	COMMISSIONERS: Corley, Danna, Gomez-Contreras, Gonzalez, Jenkins, Sarmiento, Castillo
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None

5.2 A PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2012-251), TO MODIFY AN EXISTING 27,000 SQUARE FOOT INDUSTRIAL BUILDING, TO ALLOW ESTABLISHMENT OF A 525-STUDENT CHARTER SCHOOL (CEIBA), AT 260 RIVERSIDE DRIVE (APN: 017-161-51), FILED BY TOM BROWN, APPLICANT.

Commissioner Danna excused himself from this item due to a conflict of interest.

a) Staff Presentation

The staff report was given by Principal Planner Keith Boyle.

Commissioner Corley asked if a fence would be installed along the back side of the building or a gate at the end.

Principal Planner Boyle stated that there would be no additional fencing installed because it is a shared access.

Commissioner Gonzalez asked if Second Street residents were notified and had concerns on emergency exits.

Mr. Boyle stated that the residents were notified and that possibly some residents would be speaking during the Public Hearing. The Fire Department reviewed and approved the emergency exits.

Commissioner Sarmiento asked where most of the students reside that will be attending CEIBA.

Mr. Boyle stated that a list of student locations was provided to the Commission in the packet.



ADOPTED MINUTES

Commissioner Jenkins stated that the junction at Walker Street and Second Street is a classic deep dip and asked if staff has considered improving that entrance.

Assistant Director of Public Works & Utilities Maria Esther Rodriguez stated that the situation has not been addressed but it is something that can certainly be looked at and addressed.

Commissioner Sarmiento asked if the school is taking into consideration the concerns that Youth Council expressed regarding school safety in the Second Street/Walker Street area and how they plan on addressing this issue.

Secretary Tavantzis stated that a member from the Youth Council is present and will speak on the subject.

b) Applicant Presentation

Tom Brown, applicant, stated that he will provide a snap shot of the organization, history of the extensive research for suitable school sites, student/parent and district prospective on this project, and answer any questions the Commission might have.

Commissioner Jenkins asked Mr. Brown if he has considered using the vacant lot across from Locust Street for parking or play fields.

Mr. Brown stated that he has and is eager to an open discussion with the property owner and has also looked at 220 Riverside Drive for possible usage of this property.

Commission Gonzales asked if he plans to have designated people monitoring the vehicles entering and exiting during school hours. Since this area is not designated for crosswalks for students, how will crosswalks be addressed?

Mr. Brown stated that one of the conditions of approval is to provide a student safety plan and in addition to the safety plan they will have parent volunteers stationed for traffic flow during drop off and pick up hours.

Commissioner Sarmiento readdressed her question regarding student safety.

Mr. Brown indicated that since parents have been stationed at crosswalks, crime has decreased and the area is safer.

Commissioner Corley asked if the students would have access to the south end of the building.

Mr. Brown stated that bollards will be installed and the students would have access to the school building but there would be no traffic access.

Commissioner Gonzalez expressed his concern regarding the installation of the bollards on the south end of the building and blocking the entrance for the Fire Department.

Secretary Tavantzis stated that the Fire Department approved this as shown but a condition of approval could be added to make the bollards removable.



ADOPTED MINUTES

Commissioner Gomez-Contreras asked how many high school students attend CEIBA and how many drive. How far along is the conversation with the property owner of the vacant lot across the from the school site?

Mr. Brown stated that the school has 135 high school students and none of them drive. With regards to the vacant lot, they have just identified the property owner and no conversations have taken place.

Commissioner Gomez-Contreras asked if this site is approved, where Physical Education classes be held? What kind of parent involvement have you had regarding moving into this new location and what will be done if this site is not approved?

Mr. Brown stated that there are very few perfect sites available in Watsonville but the plan is to create a number of spaces on the driveway that surrounds the building for grade level exercise. Parents will be more involved once the conditional use permit is received and conclude negotiations with the landlord. Should this site not be approved he would utilize Plan B which is continued use of the Porter Building, Institute Language and Culture, and continued use of commercial space downtown.

Commissioner Jenkins inquired about the status of the building on Airport Boulevard.

Mr. Brown stated that he has no information on this building.

Chief Business Officer with Pajaro Valley Unified School District Brett McFadden, stated that he has limited knowledge of the property.

Commissioner Sarmiento asked about the possibility of receiving a report regarding safety in this area.

Secretary Tavantzis stated that a report can be provided.

CEIBA Student Dulce Sixtos, stated that the students did not feel safe at the new downtown location, however after adapting to the downtown area the students felt safer.

Commissioner Gonzalez inquired about combining the different age groups and how the situation would be handled.

Mr. Brown stated that CEIBA is a very distinctive school culture and within the building itself, mini campuses will be created to separate the various age groups.

Commissioner Gomez-Contreras asked if they were still recruiting students and what are the chances of outgrowing this facility.

Mr. Brown stated that as a public charter school they are obligated to have a public lottery for enrollment in the event that applications exceed the number of spaces available. 525 students is a nice small school size and they don't believe it will not be necessary to grow beyond that at this site.



ADOPTED MINUTES

Acting Chairperson Castillo asked about the school being an open campus and Riverside Drive being opened for traffic.

Mr. Brown stated that CEIBA is a closed campus.

Mr. Boyle addressed Acting Chairperson Castillo's question and stated that there will be no traffic access to Riverside Drive.

c) Public Hearing

Acting Chairperson Castillo opened the Public Hearing

The following community members spoke in favor of the approval of CEIBA Charter School:

Christal Moore
Jacquie Saporito
Ulises Cisneros
Juan Duque
Juanita Alvarez
Dulce Sixtos
Brett McFadden
Maria L Santillan
Anna Rodriguez
Anthony Tapiz
E. Tapia
Yolanda DeAnda
Avelina Tapia
Jesse Ramirez
Maria Boiso-Dias
Esmeralda
Richard Rodriguez

Hearing no additional public comments, Acting Chairperson Castillo closed the Public Hearing.

d) Commission Discussion

None

e) Motion:

It was moved by Commissioner Corley, seconded by Commissioner Sarmiento, and carried by the following vote to adopt a resolution approving Application (PP2012-251) for a Special Use Permit with Environmental Review:

AYES:	COMMISSIONERS:	Corley, Gomez-Contreras, Gonzalez, Jenkins, Sarmiento, Castillo
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None
ABSTAIN:	COMMISSIONERS:	Danna excused himself due to a conflict of interest



ADOPTED MINUTES

5.3 A PUBLIC HEARING TO CONSIDER PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY'S 2013-2015 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH PROPOSED PUBLIC IMPROVEMENTS AND FIND THE PROJECTS ARE CONSISTENT WITH THE GENERAL PLAN, FILED BY THE CITY OF WATSONVILLE.

a) Staff Presentation

The staff report was given by Administrative Services Director Ezequiel Vega.

Commissioner Corley inquired about Ohlone Parkway Improvement Phase II.

Steve Palmisano, Interim Director of Public Works & Utilities stated that the section that will be improved is from the railroad crossing to Beach Street which has not been improved yet.

Commissioner Danna asked if the Downtown Streetscape Improvements was for Main Street and what the improvements consist of.

Secretary Tavantzis confirmed that it was for Main Street and "Welcome to Watsonville" signs and LED lights will be installed.

Acting Chairperson Castillo inquired about the hanging purple ribbons throughout the City.

Secretary Tavantzis stated that it was for "Relay for Life" because May was cancer awareness month.

Commissioner Gonzalez asked if the Airport runway projects were previously submitted.

Administrative Service Director stated that these were new projects.

Mr. Palmisano also stated that these projects were put out to bid but were put on hold due to Environmental Regulations and permit requirements.

Commissioner Jenkins inquired about the Main Street/Freedom Boulevard 2015/2016 operational improvements and the possibilities of a traffic circle.

Mr. Palmisano stated that they will be working with Caltrans to conduct a study of options at this intersection but nothing has been decided.

Commissioner Gonzalez inquired about the relocation of sewers at Manana Lane.

Mr. Palmisano stated that these are old sewer lines and the slope is not sloped enough to drain in a reasonable way.

Commissioner Gomez-Contreras asked for clarification of the curb wrap program.

Ms. Tavantzis stated that money is allocated every year to rehabilitate corners to proper accessibility requirements.



ADOPTED MINUTES

Commissioner Danna inquired about the costs to rehabilitate each corner.

Mr. Palmisano stated that the cost depends on how severely out of order the corner is.

Commissioner Gomez-Contreras asked how staff came to the conclusion that these would be these year's projects and if there was any public input.

Ms. Tavantzis stated that they base the selection of projects on the funding and need of each project and that the public input is taken into consideration.

Acting Chairperson Castillo asked if the monies allocated for each department are to be spent within the department only.

Mr. Vega stated that yes the monies allocated to each department should be used within the department.

Commissioner Gonzalez inquired about school traffic; will there be coordination with CEIBA and has the money been allocated to specific sites?

Ms. Tavantzis stated that Assistant Director of Public Works & Utilities Maria Esther Rodriguez will work with CEIBA on signage and crosswalks and that no specific sites have been selected.

Commissioner Danna inquired about the \$2.4 million improvements on Brodis Street and Alta Vista Avenue.

Mr. Palmisano stated that it is the next phase of the Freedom Boulevard project.

Commissioner Sarmiento asked if the Pajaro Valley High School connector is in addition to what is already planned to be built or this revised.

Ms. Tavantzis stated that this is to develop a pedestrian trail to access Pajaro Valley High School from Airport Boulevard.

Public Hearing

Acting Chairperson Castillo opened the Public Hearing and hearing no public comments, closed the Public Hearing.

c) Commission Discussion

None

d) Motion:

It was moved by Commissioner Gomez-Contreras, seconded by Commissioner Gonzalez, and carried by the following vote to recommend to the City Council to adopt the City's 2013-2015 Capital Improvement Program (CIP) with proposed public improvements and find the projects are consistent with the General Plan:



ADOPTED MINUTES

AYES: COMMISSIONERS: Corley, Danna, Gomez-Contreras,
Gonzalez, Jenkins, Sarmiento, Castillo
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: None

6.0 UNFINISHED BUSINESS

6.1 NOMINATIONS AND ELECTION OF PLANNING COMMISSION CHAIRPERSON

a) Nomination Period

Secretary Tavantzis opened the nomination period for the election of Planning Commission Chairperson.

Commissioner Sarmiento nominated Commissioner Castillo for Chairperson, seconded by Commissioner Corley.

Hearing no further nominations, Secretary Tavantzis closed the nomination period.

b) Motion Electing New Chairperson

Commissioner Castillo was elected as Chairperson by the following vote of 7-0:

AYES: Corley, Danna, Gomez-Contreras, Gonzalez, Jenkins, Sarmiento, Castillo.
NOES: None
ABSENT: None

6.2 NOMINATIONS AND ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON

a) Nomination Period

Secretary Tavantzis opened the nomination period for the election of Planning Commission Vice-Chairperson.

Commissioner Jenkins nominated Commissioner Corley for Vice-Chairperson, seconded by Commissioner Gonzalez.

Commissioner Gomez-Contreras nominated Commissioner Sarmiento for Vice-Chairperson, seconded by Commissioner Danna.

Hearing no further nominations, Secretary Tavantzis closed the nomination period.

b) Motion Electing New Vice-Chairperson

Commissioner Corley was elected as Vice-Chairperson by the following vote of 6-1:



ADOPTED MINUTES

AYES: Corley, Danna, Gonzalez, Jenkins, Sarmiento, Castillo.
NOES: Gomez-Contreras
ABSENT: None

7.0 NEW BUSINESS

7.1 APPOINT MEMBER TO DOWNTOWN COMMITTEE

Secretary Tavantzis stated that a presentation for the Downtown Committee will be given at the next Planning Commission meeting but the appointment of a representative was needed.

Commissioner Gomez-Contreras stated that she was interested in the appointment to the committee.

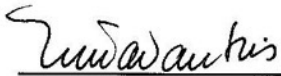
Commissioner Gonzalez stated that he would be a back up to Commissioner Gomez-Contreras.

8.0 REPORT OF SECRETARY

None

9.0 ADJOURNMENT

Acting Chairperson Castillo adjourned the meeting at 8:46 p.m. The next Planning Commission meeting is scheduled for Tuesday, July 2, 2013 at 4:30 p.m. in the City Council Chambers.



Marcela Tavantzis, Secretary
Planning Commission



Pedro Castillo, Acting Chairperson
Planning Commission

July 25, 2020 [Chevron & 129 Lot]

Description:

YouTube video from [Josh Ripp's "I Have A Dream" Speech](#) delivered during "Ceiba's Organizational Goal Setting Meeting" [Start at 52:00]

Summary:

During this meeting, Josh Ripp describes his expansion plans:

And then I want to mention it here, it feels a little bit funny mentioning it, given the financial landscape that we're in right now. But well, whatever, there is a open lot across the street from Ceiba. And I talked to the guys that were work like they were just mowing the weeds that were on the dirt. And I said who owns this, and they told me that a gas company does. And I think there might be some type of, I don't know spill or something that happened there, years back. But its proximity to Ceiba, it's literally right across the street. I have a dream of figuring out who is the owner, checking out whatever the land history is, and if there's danger on there, but then maybe trying to see if we could somehow facilitate the purchase of that and put in either a basketball court maybe at first it's just a, you know, paved open area, and then eventually maybe a gymnasium. Because one thing I think Ceiba could really use is sports are in high demand, especially soccer. But really all our sports program grows every year, I have lots of middle school parents who say why don't we have sports for middle school students. And I totally get it like who would not want that. And we run out of space really fast. We have two small spaces of turf.

July 25, 2020 [Chevron & 129 Lot]

Description:

YouTube video from [Josh Ripp's "I Have A Dream" Speech](#) delivered during "Ceiba's Organizational Goal Setting Meeting" [Start at 59:00]

Continued Summary:

Additionally, Ripp was interested in the field adjacent to 270 W. Riverside Drive:

Just to comment on that outside of the property I'm referring to right now across the street, behind Ceiba behind the Elyxir building there's actually a huge lot that would be appropriate for soccer fields. Oftentimes PG&E will stage equipment and trucks there. You could probably fit three or four soccer fields on there. That's also you know, less than a block away from Ceiba. And I don't know anything about who owns that or anything like that. But that was another spot that I thought might be good for if we went with a soccer field. Okay, well, now that we're all abreast of one of my dreams for Ceiba, let's move on to the to the next item here, being cognizant of time.

March 16, 2021 [DHL]

Description:

YouTube video of Ceiba's [March 16, 2021 - Special Board Meeting](#)

Summary:

During this board meeting, Kimberly Rodriguez, Ceiba's legal Counsel at Young Minney & Corr, provided legal guidance to Ceiba on how to best structure an LLC that will hold title to the 215 Locust Street property. This will be necessary for Ceiba's bond application to the California State Financing Authority.

Hence, Ceiba Spartan, LLC was created as one of Ceiba's related enterprise parties.

April 6, 2021 [DHL]

Description:

YouTube video of Ceiba's [April 6, 2021 - Regular Board Meeting](#).

Summary:

Ceiba finalized decisions on its Bond Counsel (Orrick, Herrington & Sutcliffe) and investment bank (Stifel, Nicolaus & Company). At this meeting Ceiba real estate broker, Elizabeth Sanborn Falcon, discussed how Ceiba Spartan, LLC would be the vehicle to purchase the 215 Locust Street facility for \$7.5M.

Sanborn also discussed how Watsonville Community Development Director Suzi Merriam would help with any necessary easements with the complicated transaction.

May 4, 2021 [DHL]

Description:

May 4, 2021 - Ceiba Regular Board Meeting Minutes

Summary:

Teacher Donna LeFever suggested that Ceiba prioritize some of its funds to go toward expanding athletics options to Ceiba students, including transportation and athletic facilities. Ripp added that Ceiba has a goal to add a gymnasium and is working with an architect to determine feasibility if land is acquired to do so.



CEIBA
PUBLIC SCHOOLS

Minutes

Regular Board Meeting

📅 Tue May 4th, 2021

🕒 5:30pm - 7:30pm PDT

📍 Meeting will be held on-line or by telephone via Zoom

👤 In Attendance

Nick Driver, Michael Jones, Olivia Madrigal, Mary Navas, Daniel Ornelas, Josh Ripp, Gershom Toriz, Larry VIlaubi

I. Opening Items

- a. **Call Meeting to Order**
- b. **Record Attendance and Guests**
 - Board
 - Present
 - Michael Jones
 - Larry VIlaubi
 - Gershom Toriz
 - Olivia Madrigal
 - Mary Navas (joined at Reports section of Agenda)
 - Staff
 - Josh Ripp
 - Daniel Ornelas
 - Donna LeFever
 - EmilyAnderson
 - Guest
 - Nick Driver
- c. **Introduction of Guests and Attendees**
- d. **Approval of the Agenda**

Decision: Motion by Madrigal, Seconded by Toriz

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Absent

Mary Navas

Approved unanimously

e. Public Comment

At this time, any person may address the Board on any item not listed on the agenda. Pursuant to the Brown Act, the Board can not consider issues or take action on requests during this comment period. Time is limited to 3 minutes per person. The length of Public Comment can be extended by the Board.

Donna LeFever (staff) presents about Ceiba's Athletics Program along with attendance from students. Discusses adding another sport in each season and adding at least MS sports. Continuation of AD role at least half time to grow sports program; agreed to .2 position in 19-20. Next year projects to be a smaller position. Proposes that we need more of a position that is dedicated. Want someone that can be dedicated to help develop transportation and facilities. Uniforms for all athletes in every sport. Provide more sport opportunities and coaches. Student trainers.

II. Action Items

a. Consent Agenda

Decision: Motion to approve consent agenda by Toriz, seconded by Madrigal

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Gershom Toriz

Absent

Mary Navas

Approved unanimously

1. Warrants through March 31st

2. Staffing Report through April 30

See email

3. Minutes:

March 2nd Regular Meeting Minutes

March 16th Special Meeting Minutes

April 6th Regular Meeting Minutes

b. Ceiba 2021-22 Reopening Resolution

Ripp proposes to the board a resolution that Ceiba Public Schools reopens fully by the fall. PVUSD plans to do the same.

Decision: Motion to approve by Madrigal, seconded by Vilaubi

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Absent

Mary Navas

Approved unanimously

c. Increasing Electrical Capacity:

Air Conditioning, Computer Lab, Electrical car ports

Ripp discusses that Ceiba is exploring expanding Ceiba's air conditioning at its facility. This involves adding electrical capacity. Regardless of moving forwarding with AC expansion, increasing capacity would allow Ceiba to explore other projects including but not limited to computer lab and car charging ports.

Decision: Motion to approve by Toriz, seconded by Madrigal

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Gershon Toriz

Absent

Mary Navas

Approved unanimously

d. Bound Counsel Engagement: Orrick, Herrington & Sutcliffe LLP

Ripp discusses the bond counsel proposal to have Orrick approved to assist in the facility purchase.

Jones asks whether or not Ceiba will be on the hook to pay this counsel if the zoning change Ceiba must complete does not get approved.

Ripp: Bonds (and bond counsel) would not be issued if the rezoning is not issued.

Decision: Motion by Vilaubi, seconded by Madrigal

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Gershon Toriz

Absent

Mary Navas

Approved unanimously

e. Student Information System Proposal - Synergy

Ripp notes that Ceiba was concerned about the idea of moving to its own SIS. This will include a higher cost to Ceiba than years past, but this would give more control of our reporting.

Keeping Synergy as the SIS, as in the 20-21 year, will ensure continuity and keep it the same as what the PVUSD district uses.

Jones has security concerns and would like to know what happens if someone hacks the SIS. To what degree are the SIS responsible?

Ripp: Not sure. Ceiba has the potential to enter and agreement to have its servers stored separately from other schools under Synergy. I can bring that up at the next meeting after researching further.

LeFever: Is Ceiba obligated to separate from the District?

Ripp: Yes. PVUSD has asked Ceiba to pay for its own SIS.

Decision: Motion by Madrigal, seconded by Vilaubi

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Gershon Toriz

Absent

Mary Navas

Approved unanimously

f. Gift Acceptance Policy

This was a requirement for Ceiba's audit. Clifton Larson Allen provided some samples and Ceiba chose to adopt this as it is simple but allows for some further review needed if necessary

Decision: Motion to approve by Madrigal, seconded by Vilaubi

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Gershon Toriz

Absent

Mary Navas

Approved unanimously

i. **Measure Ed 2021-22 Contract**

Ripp presents the Measure Ed contract. Measure Ed helps Ceiba with Calpads reporting. Our dashboard relies on clean data reported to Calpads. For this reason, Ceiba proposes to continue to work with Measure Ed in 21-22.

Decision: Motion by Vilaubi, seconded by Toriz

Aye

Michael Jones

Olivia Madrigal

Larry Vilaubi

Gershon Toriz

Absent

Mary Navas

Approved unanimously

j. **MS ELA Curriculum**

Ceiba's middle school team found the CA Amplify curriculum to be a benefit to the ELD program. Ripp proposes approval for use in the 21-22 school year.

Ceiba has been working closely with DMS and will use ESSERII funds to pay for this expense as well as other curriculum purchases.

Toriz asks what makes the CA edition much more expensive than the other curriculum.

Anderson notes that the California version has more online support. Amplify has physical and digital versions of the curriculum available. Ripp notes that there is an anthology for each grade level; these were not included in the original quote.

Decision: Motion to approve CA edition of Amplify middle school curriculum by Vilaubi, seconded by MadrigalAye

Michael Jones
Olivia Madrigal
Larry Vilaubi
Gershon Toriz

Absent
Mary Navas

Approved unanimously

III. Reports

a. Operations Report

1. Monthly Financial Update

Financial Update through March 31, 2021

Ornelas discusses Ceiba's budget. Ceiba continues to see it's expenditures project below budget. Revenues are also below budget but deferred revenues will begin to arrive in May. Ceiba projects to stay in good cash position throughout the remainder of the year.

Ornelas notes that Ceiba is receiving new one-time revenues from the state and federal governments that will be used primarily in the 21-22 school year. Ceiba continues to work with DMS to strategically plan on how to use these funds while still keeping an eye on how to keep revolving expenditures covered by Ceiba's ongoing state revenues in the years following when one-time revenues are available. This means Ceiba will have to take caution in making decisions on facilities, program, and staffing expenditures that would increase recurring expenditures beyond the years that Ceiba has these one-time revenues to cover them.

Driver notes that having a reserve policy would ensure long term savings and stability.

Ceiba plans to use ESSER II federal funds and state grant one-time funds in the 21-22 school year.

Ripp: We'd like to add summer, spring, and fall intersession credit recovery options to students in the coming school year. These programs as well as instructional curriculum adoption and facility projects are allowable expenses for ESSER II and we plan for those to take a chunk of these revenues.

LeFever notes that Ceiba should prioritize some of its funds, in light of having extra revenue available, to go toward expanding athletics options to Ceiba students. LeFever mentions transportation, athletic facilities, and added sports should be priorities for the program.

Ripp adds that Ceiba has a goal to add a gymnasium and is working with an architect to determine feasibility if land is acquired to do so.

Navas joined at this time

b. Head of School Report

1. Ceiba Facility Purchase Update

Ceiba will be submitting three applications to the City as part of the project to purchase the facility. Getting results from these applications could take 4-6 months. This could be extended to 9-12 months if there is a California Environmental Quality Assessment report.

Costs involved could range from \$10,000-\$100,000. The Conditional Use Permit is important. Bond underwriters will not issue a bond until this is approved. This is important because regardless of the outcome of the purchase, Ceiba's current CUP stands to expire in 2023.

The funds for the bond will be held in escrow until approval. If not approved, the bond funds would go back to the investors.

2. Instructional Material Adoption Update

Ceiba is making good progress. Teachers have met four times to make efforts to make progress on this.

There are five more sessions to go, but we expect to have the rest of the curriculums adopted by June.

c. Board Recruitment

Nick Driver discusses Board Recruitment efforts. Ceiba could look to promote this by posting in volunteer activities.

Anderson : Are there residency requirements?

Driver: Not for this year. In normal years, most members must be located within the county at the time of the Board meeting.

IV. Closing Items

a. Items for Next Board Meeting

b. Adjourn Meeting

Decision: Motion to adjourn by Navas, seconded by Madrigal
Approved unanimously

September 8, 2021 [DHL/Chevron]

Description:

YouTube video of Ceiba's

[September 6, 2021 - Board Meeting](#) [start at 1:17:44]. The video captures strategy – these are highlights.

Summary:

During this board meeting, Ripp details the Chevron strategy throughout the meeting. He told his board:

Chevron is the owner of the property across the street from Ceiba as you're coming in from Locust Street, and lot numbers are 228 and 234 Locust Street, and they are interested in selling the property to us for \$350,000. And it has the space to place a 7200-square-foot high school gym there. So this is something that we are exploring closely. It's actually fairly complex. I'm it's one of my regular weekly meetings where I'm checking in with a number of people. But basically, for the Chevron properties, they're currently zoned as residential. If Ceiba were able to acquire these properties, we need to make sure that we complete our environmental impact site and know that there's no detriments to students or any subsequent facility that would build on that property. Then we would need to get the city to approve either a zoning change for that particular property to be rezoned into either industrial or public institutional, so that we are permitted to build a gym on that particular lot. And then finally, Ceiba is in the processes of purchasing our facility. To do that we're going to be issuing bonds. And we really wanted to include both the gym and the lot purchase in this bond issuance for this upcoming school year. But the issue with this is just looking at the timeline of getting City approvals for this and the bond purchasers are going to want to see a complete process of what is going to be the final outcome of this. I don't anticipate this happening. The property might be purchased this school year, but being at the point where we're going to be digging and ready to build a new gym, I don't anticipate that being able to be done during this 2021-2022 school year, but it's something that is on the horizon.

September 8, 2021 [DHL/Chevron]

Description:

YouTube video of Ceiba's

[September 6, 2021 - Board Meeting](#) [start at 1:25:00]

Continued Summary:

Ripp updated about the bond structure also noted that Ceiba had drawings for the gymnasium:

Yes. So, we had drawings created. And there is a 5,800 square foot middle school gym, that fits the property perfectly. Well, this was another wrinkle. So, the way the zoning ordinance is if the building takes up more than 50% of the land, and you have to ask for a special conditional use permit. We know from purchasing this facility that bond purchasers don't want to see that conditional use permit. If we go with the larger gym, which is what we need, we need the high school-size gym, then that's going to take up about 80% of the total space. So, we'd have to figure out some way to appease that with the City. But there are ways to do that. You've met Elizabeth Sanborn before, she's really knowledgeable about this. And I feel really fortunate to be able to work with her regularly on this project.

September 8, 2021 [DHL/Chevron]

Description:

YouTube video of Ceiba's

[September 6, 2021 - Board Meeting](#) [start at 1:27:33]

Continued Summary:

Board members also asked whether Ceiba would put classrooms on the Chevron property:

It's a great question. **I know we're always desperate for more space.** And really, it comes down to finances. So, could we have you know, 35-foot-high gym and then put classrooms on top of that? Well that would go against the zoning ordinance, which maintains that buildings cannot be above 35 feet high. If we put the high school gym in the footprint of that gym is going to take up the majority of that land there. So, there wouldn't be a lot of space for additional classrooms. But I'm always open to kind of exploring creative uses. And it just comes down. I mean, one of the challenges too, when we looked at, so basically, by purchasing our building Ceiba would save about \$2.8 million over the life of the 35-year bond. The gym itself costs while the middle school gym costs \$2 million, the high school gym is close to \$3 million. So, it's close. It's close enough that I think with a concerted and concentrated fundraising effort, we could easily come up with the funds to complete that high school gym just like we want. But to go more than that and do something else special, that's just more funds that we would need to raise somehow, basically, if you want to get something really creative in that space.

September 8, 2021 [DHL/Chevron]

Description:

YouTube video of Ceiba's

[September 6, 2021 - Board Meeting](#) [start at 1:29:19]

Continued Summary:

One board member expressed concern that this meeting was recorded for public:

The only other thing I would say, this is for future agenda is that, you know, to the degree that any of all of these are both public meetings and also recorded, you know if there's anything that is sensitive, but this discussion can all be part of a closed session item next time. And, you know, I don't think we're giving away any negotiating tips to our potential sellers. But that is the reason why. If we were, that's the reason why real estate discussions can can often be done can can legally be done in closed session. So, I would just note that caution we've been very open about you know, all the angles here which is which is great because it's public meeting and some of them, you know, could could also be had next time in closed session.

September 7, 2021 [DHL/Chevron]

Description:

Minutes of the Tuesday September 6, 2021

Board Meeting (n.b., Ceiba had the wrong date)

Summary:

The Minutes provide a Facility Purchase Update:

2. Facility Purchase Update

Ceiba finally has a new address; 215 Locus St. Ceiba is currently working toward the possibility of purchasing land to build a gym as well as zoning updates for the current facility to be able to purchase the facility.

Jones: Could we use the bond sale to purchase the gym as well? Ripp: No. Ceiba would have to purchase the property and then make an amendment to the bond issuance at a later time when all the wheels are in motion toward building the gym.

Vilaubi: Where is Ceiba with getting plans? Ripp: There are drawings for a Middle School sized gym and a High School sized gym that we are in the process of finalizing. We would have to look at how a possible conditional use permit for the gym might impact Ceiba's ability to use bond funds.

Vilaubi: Would Ceiba use that site for only a gym or more classroom space? Ripp: It comes down to finances and just how much of that lot is taken up by the facility. High school gymnasium would cost nearly \$3 million.



Minutes

Regular Board Meeting

📅 Tue September 7th, 2021

🕒 5:30pm - 7:30pm PDT

📍 Meeting will be held on-line or by telephone via Zoom

👤 In Attendance

Michael Jones, Daniel Ornelas, Josh Ripp, Gershom Toriz, Larry Vilaubi

I. Opening Items

a. Call Meeting to Order

Called to order at 5:31p

b. Record Attendance and Guests

Michael Jones

Anthony Toriz

Larry Vilaubi

Staff

Josh Ripp

Daniel Ornelas

Jacqueline Alcalá

Gamaliel Vega

Ana Leonor

Students

Nick Driver (Clear Thinking)

Valori Rodgers (DMS)

Paul Khoury (DMS)

Imelda Hernandez (Parent)

c. Introduction of Guests and Attendees

Imelda Hernandez: Is it possible to have teachers teach both to Zoom and in-person students?

Ripp: That would be quite challenging for teachers and we would not want to have students on Zoom suffer from not having the teachers' full attention.

Driver: Many other charter schools are facing the same dilemma with teacher and student/parent push back with fear of students being forgotten if they are on the minority side of being either in-person or on Zoom.

2. Facility Purchase Update

Ceiba finally has a new address; 215 Locus St. Ceiba is currently working toward the possibility of purchasing land to build a gym as well as zoning updates for the current facility to be able to purchase the facility.

Jones: Could we use the bond sale to purchase the gym as well?

Ripp: No. Ceiba would have to purchase the property and then make an amendment to the bond issuance at a later time when all the wheels are in motion toward building the gym.

Vilaubi: Where is Ceiba with getting plans?

Ripp: There are drawings for a Middle School sized gym and a High School sized gym that we are in the process of finalizing. We would have to look at how a possible conditional use permit for the gym might impact Ceiba's ability to use bond funds.

Vega: Would Ceiba use that site for only a gym or more classroom space?

Ripp: It comes down to finances and just how much of that lot is taken up by the facility. High school gymnasium would cost nearly \$3 million.

3. WASC Update

WASC is coming to Ceiba to review Ceiba's self-study as a part of Ceiba's continued accreditation.

Leonor: Are counselors included in groups for feedback?

Ripp: I'll make sure to have Counseling and Admin plan for 9/13 and 9/15.

Leonor: Are students engaged in this process/review?

Ripp: They'll be a part of the agenda for the visit. Surveys will be sent to focus group. Input will be planned for but just not on this current timeline that is presented tonight.

1. Student Activities Report

ASB presents on student activities for Quarter 1.

Jones: Vaccination as a requirement to attend dance?

ASB: The Banda Night is planned to be outside.

2. Sports Report

Mr. Ripp presents on Sports for the Fall and Winter Seasons.

Leonor: Students/staff attending games?

Ripp: Students/staff may attend outdoor matches currently

3. Parent Report

Imelda Hernandez presents the Parent Report summarizing Schoolsite Council's LCAP review process and the independent study procedures and the impact it has on students. Security on the campus was brought up as well.

d. Approval of the Agenda

Decision: Motion to approve agenda (moving Action Items ahead of Reports) by Toriz, Seconded by Vilaubi

Aye

Toriz

Jones

Vilaubi

Approved unanimously

e. Public Comment

At this time, any person may address the Board on any item not listed on the agenda.

Pursuant to the Brown Act, the Board can not consider issues or take action on requests during this comment period. Time is limited to 3 minutes per person. The length of Public Comment can be extended by the Board.

II. Reports

a. Head of School Report

1. Independent Study

Ripp presents on independent study updates given guidances from local and state authorities. 69 students have been on independent study so far. We anticipate that number to go up.

4. ELAC/DELAC & School Site Council Update

Schoolsite Council will be talking about WASC at the next meeting.

III. Action Items

a. Consent Agenda

Decision: Motion to approve consent agenda by Toriz, Seconded by Vilaubi

Aye

Toriz

Jones

Vilaubi

Approved unanimously

1. Warrants through July 31, 2021

2. Staffing Report through August 31, 2021

See email

3. Minutes: 8/3/21 Regular Meeting

4. Minutes: 8/10/21 Special Board Meeting

5. Minutes: 8/21/21 Board Retreat

b. Unaudited Actuals 2020-2021

Valori Rogers from DMS presents Ceiba's Unaudited Actuals from the 2020-2021 school year

Valori Rogers and Paul Khoury from DMS present on Ceiba's Unaudited Actuals

Ceiba's fund balance ended significantly better than projected due in large part to recognizing grant funds and Payroll Protection Plan forgiveness earlier than expected. Ceiba had \$2M+ in net fund balance for the 2020-2021 school year.

Decision: Motion to approve 20-21 Unaudited Actuals by Vilaubi,
Seconded by Toriz

Aye

Toriz

Jones

Vilaubi

Approved unanimously

c. **ESSER III Funding Assurances**

Ripp: This was a required filing Ceiba had to make in order to receive the federal funding program for ESSER III

Decision: Motion to approve by Vilaubi, Seconded by Toriz

Aye

Toriz

Jones

Vilaubi

Approved unanimously

d. **Resource Teacher - Practicum Hours**

Ripp updates the Board that a current staff person that is a current Ceiba Resource teacher that is going through their credential program and needing to complete practicum hours. Board action can allow for the staff person to do the hours at Ceiba while not being paid in order to complete them at Ceiba.

Jones: Is this a full time position?

Ripp: Yes. We would work out a schedule for the staff person to work part of the time doing practicum hours and the rest of the time as a paid staff person. Ceiba would work this to be in full compliance with all necessary labor laws.

It is estimated that the staff person would work and complete practicum hours by May 2023.

Decision: Motion to approve employee to complete unpaid practicum hours at Ceiba by Vilaubi, Seconded by Toriz

Aye

Toriz

Jones

Vilaubi

Approved unanimously

e. **2021-22 Organizational Goals**

Ripp updates on Organizational Goals.

Jones: I propose that we change the term "influence instruction" to "inform and guide instruction"

Ripp: Ceiba will use Star data to use with the Fast 40 intervention programs.

Jones: Would it make sense to be able to change "Chronic Absenteeism" metric to "maintain"?

Ripp: We can look into that. Considering the challenges from Covid/independent study, that might be an appropriate choice.

Nick: I would say that for the students proficient/advanced on state assessments Ceiba might consider changing their metric considering this year where we face further hurdles with Covid-19.

Ripp: We probably sit just above 50% in ELA, under 40% in Math. I would suggest to keep this metric and establish a baseline for this school year while aspiring to reach this as a goal.

Decision: Motion to approve Organizational Goals by Vilaubi, Seconded by Toriz

Aye

Toriz

Jones

Vilaubi

Approved unanimously

f. **2021-22 Ceiba Board Bylaws Updates**

Ceiba cleaned up the Board of Director By Laws to reflect what is actually happening. It was made clear the roles of the organization and the roles of the Board of Directors.

Jones: These items were addressed at the Board retreat.

Decision: Motion to approve 21-22 Ceiba Board Bylaws Updates by
Toriz, Seconded by Vilaubi

Aye

Toriz

Jones

Vilaubi

Approved unanimously

g. **Elect 2021-22 Ceiba Corporate & Board Positions**

Ripp presents the proposed Board Positions.

Jones: I recommend some formatting changes in the Chairperson description and that Daniel Ornelas serve as Secretary and Chief Financial Officer for the corporation

Decision: Motion to approve Corporate & Board Positions
(amended as recommended by Jones) by Vilaubi,
Seconded by Toriz

Aye

Toriz

Jones

Vilaubi

Approved unanimously

IV. **Closing Items**

a. **Items for Next Board Meeting**

Security update

Addressing potential independent study instruction methods

b. **Adjourn Meeting**

Adjourned at 7:09pm

Decision: Motion to adjourn by Vilaubi, seconded by Toriz

Aye

Toriz

Jones

Vilaubi

Approved unanimously

October 15, 2021 [Chevron]

Description:

Ceiba Warrant Detail Summary shows a payment was made to to Valbridge Property Advisors to do an appraisal of the Chevron Properties

Summary:

The Appraisal cost was \$2,250.

121608	10/22/2021	School Food Solutions LLC	FSA Service August 2021	\$ 691.19
121608 Total				\$ 691.19
121609	10/22/2021	Selden & Son	Facility maintenance and repair services Sept 2021	\$ 4,479.83
121609 Total				\$ 4,479.83
121610	10/22/2021	Spinnaker Ventures LLC	November 2021 Rent	\$ 25,428.00
121610 Total				\$ 25,428.00
121611	10/22/2021	Staples Advantage	Oct 2021 office supplies	\$ 1,352.36
121611 Total				\$ 1,352.36
121616	10/27/2021	Securantty, Inc.	Laptop and chromebook ins. pmt-Remaining balance	\$ 8,292.35
121616 Total				\$ 8,292.35
121617	10/27/2021	Sync - Amazon	Art supply	\$ 311.89
			Chemistry Supply	\$ 614.78
			Classroom supply-hdmi cords	\$ 113.48
			Classroom supply-Voice amplifier	\$ 251.88
			Classroom supply-voice apmlifier	\$ 72.06
			Counseling dep. material	\$ 160.80
			PBIS Supply	\$ 109.14
			PE Supply	\$ 92.85
121617 Total				\$ 1,726.88
8043	10/15/2021	Valbridge Property Advisors	Appraisal for 228 and 234 Locust St.	\$ 2,250.00
ACH Debit Total				\$ 35,491.65
ACH Pmt	10/22/2021	Card Service Center	REQ-1125 September Credit Card Statement	\$ 3,262.95
			REQ-1126 October Credit Card Statement	\$ 4,660.47
ACH Pmt Total				\$ 7,923.42
Grand Total				\$ 331,012.94

February 1-14, 2022 [Chevron]

Description:

Emails between Melanie Seydel, Project Engineer at Cornerstone Earth and Claude Jemison, Project manager at the Department of Toxic Substance Control. Email referenced two attachments including a CEIBA Gym Feasibility Drawings 4-30-12.

Summary:

This is an excerpt from the email, dated February 1, 2022.

We have a client who is considering purchasing the 228 and 234 Locust Street properties in Watsonville. Based on our research, we understand these properties were a part of the remedial cleanup associated with the California Spray and Chemical Company VCP site. We would like to get some information from you about these properties and the ongoing oversight.

Can we set up a meeting to discuss our client's planned development (school gymnasium) of the properties and any potential mitigation measures and/or additional soil characterization studies, if any, that may be required?

Our client would also like to know the rationale behind including these properties in the annual reports prepared by Chevron and presented to DTSC for review and approval. What steps are needed to remove these properties from the annual reporting requirements. Has there been any ongoing monitoring completed at these properties since the No Further Action letter was issued in July 2002?

RE: 228 and 234 Locust St., Watsonville (Envirostor ID: 44280006)

Melanie Seydel <mseydel@cornerstoneearth.com>

Mon 2/14/2022 7:57 AM

To: Jemison, Claude@DTSC <Claude.Jemison@dtsc.ca.gov>

Cc: Kurt M. Soenen <ksoenen@cornerstoneearth.com>; Elizabeth Sanborn Falcon <esanborn@pacbell.net>; Josh Ripp <josh.ripp@ceibaprep.org>

2 attachments (3 MB)

CEIBA Gym Feasibility Drawings 4-30-21.pdf; Ceiba GE Image.pdf;

EXTERNAL:

Hi Claude,

To follow-up with our call on Friday afternoon, please see the attached plans Ceiba College Preparatory Academy has for the 228 and 234 Locust Street properties. As Elizabeth mentioned, the planned development of the school gymnasium and surrounding hardscape would act as a cap across the site.

Ceiba is hoping to receive a letter from DTSC acknowledging their planned development of the 228 and 234 Locust Street parcels and indicating that no further action would be required by DTSC for the development to proceed.

We are hoping to hear back from you this week after you discuss this topic with your supervisor. Ceiba is currently in the 60-day due diligence period for the properties.

Let us know if you need any other information.

Thank you,

Melanie J. Seydel, P.E.
Project Engineer

Cornerstone Earth Group, Inc.
T 408.245.4600 ext. 143 | C 408.470.8321

From: Melanie Seydel
Sent: Monday, February 7, 2022 3:23 PM
To: Jemison, Claude@DTSC <Claude.Jemison@dtsc.ca.gov>
Subject: RE: 228 and 234 Locust St., Watsonville (Envirostor ID: 44280006)

Claude,

Thank you for the response. We would like to set up a Zoom meeting for this Friday. I'm confirming times with our client. I'll send you a meeting invite by Wednesday.

We look forward to meeting with you.

Melanie J. Seydel, P.E.
Project Engineer

Cornerstone Earth Group, Inc.
T 408.245.4600 ext. 143 | C 408.470.8321

From: Jemison, Claude@DTSC <Claude.Jemison@dtsc.ca.gov>
Sent: Friday, February 4, 2022 7:37 PM
To: Melanie Seydel <mseydel@cornerstoneearth.com>
Subject: Re: 228 and 234 Locust St., Watsonville (Envirostor ID: 44280006)

Melanie,

I am available next week anytime after 900 for a meeting except Tuesday. On Tuesday I am available anytime after 10; properties at 228 and 234 locust street have no land use covenant and the properties can be used unrestricted future use. annual inspection and five year review are not required. The LUC and the monitoring requirement is for the capped area.

Claude Jemison, Project Manager
Site Mitigation, Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
510 540.3803

From: Melanie Seydel <mseydel@cornerstoneearth.com>
Sent: Tuesday, February 1, 2022 8:31 AM
To: Jemison, Claude@DTSC <Claude.Jemison@dtsc.ca.gov>
Cc: Pettijohn, Julie@DTSC <Julie.Pettijohn@dtsc.ca.gov>
Subject: 228 and 234 Locust St., Watsonville (Envirostor ID: 44280006)

EXTERNAL:

Hi Claude,

We have a client who is considering purchasing the 228 and 234 Locust Street properties in Watsonville. Based on our research, we understand these properties were a part of the remedial cleanup associated with the California Spray and Chemical Company VCP site. We would like to get some information from you about these properties and the ongoing oversight.

Can we set up a meeting to discuss our client's planned development (school gymnasium) of the properties and any potential mitigation measures and/or additional soil characterization studies, if any, that may be required?

Our client would also like to know the rationale behind including these properties in the annual reports prepared by Chevron and presented to DTSC for review and approval. What steps are needed to remove these properties from the annual reporting requirements. Has there been any ongoing monitoring completed at these properties since the No Further Action letter was issued in July 2002?

Feel free to call me if you would like to discuss this request over the phone.

I look forward to hearing from you.

Thank you,

Melanie J. Seydel, P.E.
Project Engineer

Cornerstone Earth Group, Inc.
1259 Oakmead Parkway | Sunnyvale, CA 94085
T 408.245.4600 ext. 143 | C 408.470.8321

www.CornerstoneEarth.com



Adjacent to the Chevron Properties is 135 Walker Street, Watsonville. This is across the street from Ceiba’s Locust access. It is listed as a toxic site on the California Department Toxic Substance Control [Envirostar website](#). Land restrictions list that public and private schools for persons under 21 are prohibited.

CALIFORNIA SPRAY & CHEMICAL (44280006)

SIGN UP FOR EMAIL ALERTS

135 WALKER STREET
WATSONVILLE, CA 95076
SANTA CRUZ COUNTY
SITE TYPE: VOLUNTARY AGREEMENT

PROJECT MANAGER:
SUPERVISOR:
OFFICE:
CENSUS TRACT:
CALENVIROSCREEN PERCENTILE SCORE:

CLAUDE JEMISON
JULIE PETTIJOHN
CLEANUP BERKELEY
6087110400
80-85%

Summary

Land Use Restrictions

Activities

Community Involvement

Site/Facility Docs

Sub-Areas

Map

Related Sites

CalEnviroScreen

Land Use Restrictions

DISCLAIMER: The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please see the Land Use Restriction document by clicking on the "VIEW COVENANT" link.

AREA	SUB-AREA	TITLE/DESCRIPTION	DATE RECORDED	SITE MANAGEMENT REQUIREMENTS
AREA 1		Deed Restriction / Land Use Covenant	6/19/2002	<ul style="list-style-type: none">• ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL• DAY CARE CENTER PROHIBITED• HOSPITAL USE PROHIBITED• LAND USE COVENANT• NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL• NOTIFY AFTER CHANGE OF PROPERTY OWNER• PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED• RAISING OF FOOD PROHIBITED• RESIDENCE USE PROHIBITED

March 11, 2022 [DHL/Chevron]

Description:

Email exchanges dated March 11-18, 2022, between Josh Ripp, Elizabeth Sanborn Falcon, Justin Meek and Maria Esther Rodriguez

Summary:

In an email dated March 11, Sanborn instructs Josh to not reveal anything about the Chevron property to the City, since it could hold up approval:

We shouldn't say anything at this point about the Chevron property because it might hold up our current approval. Also, I know that cities in general do not like crosswalks in the middle of a block. Let me know how you make out. My guess is that when we go for the approval on Chevron, they are going to require that we direct pedestrian traffic to cross at Riverside Dr. and we will probably have to put in a crosswalk there.

From: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: RE: City Contact re Ceiba
Date: March 11, 2022 at 6:26 PM
To: Josh Ripp <josh.ripp@ceibaprep.org>

ES

Hi Josh, the phone for Justin is 831-768-3077. Maria Esther is 831-768-3112

We shouldn't say anything at this point about the Chevron property because it might hold up our current approval. Also, I know that cities in general do not like crosswalks in the middle of a block. Let me know how you make out.

My guess is that when we go for the approval on Chevron, they are going to require that we direct pedestrian traffic to cross at Riverside Dr. and we will probably have to put in a crosswalk there.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

From: Josh Ripp <josh.ripp@ceibaprep.org>
Sent: Friday, March 11, 2022 1:03 PM
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Cc: Justin Meek <justin.meek@cityofwatsonville.org>; Maria Esther Rodriguez <maria.esther.rodriguez@cityofwatsonville.org>
Subject: Re: City Contact re Ceiba

Thank you, Elizabeth.

Justin and Maria,

I highlighted a photo of the area to indicate where we would like a crosswalk as well as where city staff are currently painting curbs red...





Josh Ripp

*Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786*

On Fri, Mar 11, 2022 at 12:21 PM Elizabeth Sanborn Falcon <esanborn@pacbell.net> wrote:

Justin and Maria Esther, please see email below from Josh Ripp at Ceiba. Josh, Justin is in the planning dept and Maria Esther is the City Engineer. They can help you. I will get you the phone numbers when I get to my office later.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. #100
Campbell, CA. 95008
408-685-1110
831-402-3900 (Mobile)
CADRE #00468326

Begin forwarded message:

From: Josh Ripp <josh.ripp@ceibaprep.org>
Date: March 11, 2022 at 10:29:43 AM PST
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: City Contact

Hi Elizabeth,

Do you have a contact at the Watsonville Planning Dept? City staff are painting the curbs on Locust red and asked us to contact them about painting a cross-walk in front of the school.

Thank you!

Josh Ripp
Head of School

*Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786*

March 15, 2022 [DHL/Chevron]

Description:

Email exchanges dated March 11-18, 2022, between Josh Ripp, Elizabeth Sanborn Falcon, Justin Meek and Maria Esther Rodriguez

Summary:

In an email dated March 15, 2022, Ripp expresses concern re putting in a crosswalk next to Riverside where traffic travels 55+mph.

It appears this was to promote the midblock crosswalk between Ceiba's driveway entrance and the Chevron properties.

From: Josh Ripp josh.ripp@ceibaprep.org
Subject: Re: City Contact re Ceiba
Date: March 15, 2022 at 7:31 AM
To: Maria Esther Rodriguez maria.esther.rodriguez@cityofwatsonville.org
Cc: Elizabeth Sanborn Falcon esanborn@pacbell.net, Justin Meek justin.meek@cityofwatsonville.org

Hi Maria,

Thank you for getting back to me. I appreciate the suggestions and have two follow-up questions:

1. What are the steps I need to take to have these crosswalks put in?
2. Could someone from the city come out to see our traffic flows in the morning to assess the best location? I'd be concerned about putting a crosswalk next to Riverside where traffic travels 55+mph.

Thanks,

Josh Ripp
Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

On Mon, Mar 14, 2022 at 6:23 PM Maria Esther Rodriguez <maria.esther.rodriguez@cityofwatsonville.org> wrote:
 Hello Josh,

this mid block crossing location is not one I recommend - for the safety of students.
 The crossings at the corners - at Riverside and at 2nd St - are locations where students should be crossing.

If you would like to discuss further, I would be happy to speak with you.

Maria Esther Rodriguez
 831-768-3112

On Fri, Mar 11, 2022 at 1:02 PM Josh Ripp <josh.ripp@ceibaprep.org> wrote:
 Thank you, Elizabeth.

Justin and Maria,

I highlighted a photo of the area to indicate where we would like a crosswalk as well as where city staff are currently painting curbs red...





Josh Ripp

*Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786*

On Fri, Mar 11, 2022 at 12:21 PM Elizabeth Sanborn Falcon <esanborn@pacbell.net> wrote:
Justin and Maria Esther, please see email below from Josh Ripp at Ceiba. Josh, Justin is in the planning dept and Maria Esther is the City Engineer. They can help you. I will get you the phone numbers when I get to my office later.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. #100
Campbell, CA. 95008
408-885-1110
831-402-3900 (Mobile)
CA DRE #00468326

Begin forwarded message:

From: Josh Ripp <josh.ripp@ceibaprep.org>
Date: March 11, 2022 at 10:29:43 AM PST
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: City Contact

Hi Elizabeth,

Do you have a contact at the Watsonville Planning Dept? City staff are painting the curbs on Locust red and asked us to contact them about painting a cross-walk in front of the school.

Thank you!

Josh Ripp

*Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786*

--

Maria Esther Rodriguez

Assistant Director/ City Engineer
Public Works and Utilities Department
250 Main Street
Watsonville, CA 95076
(831) 768-3112

March 16, 2022 [DHL/Chevron]

Description:

Text dated March 16, 2022 from Elizabeth Sanborn Falcon to Josh Ripp

Summary:

In this text, Elizabeth advised Ripp to withdraw the request for the mid block crosswalk, citing that it might jeopardize the current application.

Text messages between Ceiba Head of School, Josh Ripp (JR), with Elizabeth Sanborn Falcon (ESF) regarding applications submitted to the City of Watsonville

- **Monday, December 27, 2021 4:01 PM**

- **ESF:** Hi Josh hope you are having a good holiday. Sorry I was not able to take your call was traveling. I have been waiting for more input from the City on the completeness issues which I just received last week so will add to spreadsheet. We should schedule a time to discuss when you are back. I need input from Lou Bartlett on the conditions of approval so I will pass it on to him when I am done. Not sure he is in this week

- **Wednesday, March 16, 2022 5:11 PM**

- **ESF:** Hi Josh, we need to withdraw the request for the mid block crosswalk on Locust. It could jeopardize our current application and send us back to square one on the traffic analysis in the staff report. Will explain when we talk.
 - **JR:** Ok. Got it

April 5, 2022 [DHL/Chevron]

Description:

April 5, 2022, Planning Commission Meeting

Summary:

During the April 5, 2022, Planning Commission Meeting, Principal Planner Justin Meek skirted a question regarding 228 and 234 Locust Street:

When we received the original application, there was a site plan that showed that property identified and in talking to the applicant, there was the discussion of whether or not they would move forward with wanting to acquire that property and turn it into a recreational facility. They decided to not include it for various reasons. But we just wanted to make sure that it's clear that that property is not part of this approval and cannot be used for school-related activities.

April 5, 2022 [DHL/Chevron]

Description:

April 5, 2022, Planning Commission Meeting

Summary:

Although very relevant to its expansion plan, Ceiba did not properly disclose its expansion plans to the Planning Commission at the April 5th meeting last year. When Planning Commissioner Eddie Acosta asked Ripp about expansion plans, Ripp made no mention of the Chevron properties.

Acosta: “You’ve been there six years.... I take it looking into the future, you are planning on growing.

Ripp: “No, given our facility size, we will stay at 525 students.”

April 5, 2022 [DHL/Chevron]

Description:

April 5, 2022, Planning Commission Meeting

Summary:

Eddie Acosta also acknowledged the impact of the zoning request to the neighborhood.

2:03:51

And there's always the however, right? And that's where I'm a little stuck. It's a hard pill for the community to swallow those people that live in that in that community. And that's really what it's about right now. Look, I've lived in areas where things have changed, change is very difficult, right? And what's more difficult as the unknown when you really don't know what's going to happen in the future.

2:04:33

Basically, what's my point on this? My point is that I'm a little concerned because we're saying permanent, we're using words like permanent. It's a permanent location, right. And then we're changing the zoning. And I just, I can't I can't I can't be part of that. I think that you know, there's quite a few people on that in that district or that area there, they weren't willing to come and speak. They were they were scared to come out speak. As a voice for them, I'm here for them.

April 5, 2022 [DHL/Chevron]

Description:

Email exchanges dated April 5, 2022, between Ceiba's Admin Team and Josh Ripp Re Planning Commission Update

Summary:

Post the adverse effect of the April 5th Planning Commission outcome, Mike Rich, Director, Data, Assessment and Accountability, stated:

If we proceed to the Watsonville City Council meeting, it may behoove us to bring amended plans for the gymnasium that detail increased parking capacity.

The gymnasium will only result in less parking for residents.



Mike Rich

Re: Planning Commission Update

To: Josh Ripp, Cc: Admin Team II

April 5, 2022 at 9:54 PM

[Details](#)

Thank you for sharing this, Josh. It sounds like Ceiba had solid support, and I'm sorry that confusion among the commission led to such consternation.

This seems like a good level of detail to me. I'm unclear how the commission even held a meeting if there was a chance of an absent member causing a majority to fail. Even number majority is counterintuitive.

I believe that the June 2023 statement will cause concern among staff, and could drive some away.

If we proceed to the Watsonville City Council meeting, it may behoove us to bring amended plans for the gymnasium that detail increased parking capacity.

Mike

On Tue, Apr 5, 2022, 9:19 PM Josh Ripp <josh.ripp@ceibaprep.org> wrote:
Good Evening Admin Team,

Below is a synopsis of what happened tonight at our hearing. Please let me know if you think this is an appropriate amount of detail to share with staff and let me know if you have any questions. Thank you!

Tonight, Ceiba participated in a Watsonville city planning commission hearing to determine whether the planning commission would formally recommend a use permit, zoning amendment, and general plan amendment to rezone our site from industrial to institutional. A Watsonville city staff member presented why the planning commission should support the recommendation. I followed with a presentation about Ceiba, our mission, the students we serve, and our successes. Finally, the agenda item was opened for public comment. Approximately 20 families came to show their support by attending the meeting in person and 3 parents, 2 students, and 1 alumnus spoke. Two neighbors of Ceiba also spoke about their frustrations with Ceiba, particularly the lack of parking and the traffic at the start and dismissal of school.

The commission voted after hearing from the presenters and public comments. A motion was made to support the recommended zoning change that was quickly seconded. The vote stopped at this point and two commissioners voiced their concerns about the recommendation. The two commissioners in opposition to the recommendation were concerned the mitigation measures the city outlined would be insufficient to address the complaints made by Ceiba's neighbors about parking off-site, traffic, trash in the area from students, and occasional poor student and parent interactions. Next, there was some confusion between the commissioners, assistant city attorney, and community development director about whether the commission could even vote not to support the motion as the city staff had not prepared arguments for why the motion should be denied. Another commissioner requested the motion be amended to include language that Ceiba submit an encroachment permit to the city to build our crosswalks within 12 months and finally the vote was held.

Finally, the Watsonville Planning commission voted 3-2 in support of the recommended zoning change. While this is a majority, there are 6 total commissioners and 1 was absent. Thus, the commission later explained that 4 votes of "yes" are necessary to officially approve a recommendation.

As the planning commission is only a recommending body, I am unclear at this time whether Ceiba will still be permitted to proceed to the Watsonville City Council meeting, tentatively scheduled for April 26, 2022. The Watsonville City Council is the body that will make the final approval or denial of our zoning change request. Unfortunately, if Ceiba does not gain approval for our zoning change we will no longer be able to operate at our present location past June 2023.

Thanks,

Josh Ripp

Head of School

Ceiba College Prep

215 Locust St

Watsonville, CA 95076

(831) 740-8786

April 6, 2022 [DHL/Chevron]

Description:

Email exchanges dated April 6-7, 2022, between Josh Ripp and Elizabeth Sanborn Re Spoke with Suzi

Summary:

In these emails, Ripp and Sanborn discuss next steps with underwriters, attorneys, etc. Additionally, they recapped Sanborn's discussion with Suzi Merriam regarding the Chevron site.

Sanborn's takeaway regarding the Chevron site was that:

I discussed the Chevron site. She recommends resubmitting our application and adding a new application that would include the Chevron site (she is ok with the idea of it being used for outdoor play, not parking, since we will be getting the spaces back that are currently being used for outdoor play.



Elizabeth Sanborn

Spoke with Suzi

To: Josh Ripp

April 6, 2022 at 3:02 PM



Siri Found a Phone Number

Elizabeth Sanborn Falcon
(408) 885-1110

Update



Hi Josh, I just spoke with Suzi Merriam and here is my takeaway.

1. The reason they needed 4 votes is that they needed a majority of the 7 commissioners.
2. Since there was a motion to approve which did not pass, it will now go to council with a recommendation of denial. I do not recommend that we go this route.
3. I discussed the Chevron site. She recommends resubmitting our application and adding a new application that would include the Chevron site (she is ok with the idea of it being used for outdoor play, not parking, since we will be getting the spaces back that are currently being used for outdoor play).
4. She liked the idea of contacting Hexagon and exploring the idea of getting a report on the existing conditions with recommendations (such as staggered drop off) and pick up that might mitigate any observed conditions.
5. She suggested a chart such as you have in mind that would list (at least the major) conditions of approval and our intended compliance timeline.
6. She would like to see a stronger neighborhood outreach and student behavior modification program along the lines that I talked with you about this morning.

I'll pursue Hexagon and let you know what I find out.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326



Elizabeth Sanborn

Re: Spoke with Suzi

To: Josh Ripp

April 7, 2022 at 8:11 AM



Siri Found a Phone Number

Elizabeth Sanborn Falcon
(408) 885-1110

Update



I just sent you a text. I was thinking we should get that out. I have calls until around 10 but can review before.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. #100
Campbell, CA. 95008
408-885-1110
831-402-3900 (Mobile)
CA DRE #00468326

On Apr 7, 2022, at 7:54 AM, Josh Ripp <josh.ripp@ceibaprep.org> wrote:

Hi Elizabeth,

If we can chat today. I would like to write a detailed email to our underwriters, attorneys, Karl, and Sarah today. I am going to draft and I'll follow-up with you.

Thanks,

Josh Ripp

Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

On Wed, Apr 6, 2022 at 3:31 PM Josh Ripp <josh.ripp@ceibaprep.org> wrote:

Thanks for the update. That makes sense.

Josh Ripp

Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

April 13, 2022 [DHL/Chevron]

Description:

Email exchanges dated April 13 – April 18, 2022 between Josh Ripp and Dr. Faris Sabbah Re Ceiba gymnasium expansion and help to outreach to Council Members

Summary:

On April 13th, Josh apprised Dr. Sabbah of the bonds and the purchase of the Chevron properties (n.b., the date of Grant Deeds was May 10, 2022)

For additional context, this zoning change is the final step Ceiba needs to take before we issue bonds to purchase our building; everything else is complete. We also recently purchased property across the street from Ceiba with hopes of building a high school size gym for our students as part of this building purchase process.



Josh Ripp

Ceiba Facility Update - 215 Locust St

To: Faris Sabbah

April 13, 2022 at 6:25 AM

Good Morning Faris,

We've missed each other the last two weeks on the charter calls and I will be out again today. I wanted to provide you with a brief update about Ceiba.

On Tuesday 4/5, Ceiba attended a Watsonville planning commission hearing to request that our current site at 215 Locust be rezoned from industrial to institutional. Schools are not technically allowed in industrial zones within Watsonville, but Ceiba was granted a 10 year conditional use permit in 2013 to operate in our current location by the city council. We anticipated that the Planning Commission would recommend approval, but six of our neighbors complained about both the traffic and student behavior at dismissal. Their complaints led to the Planning Commission not recommending us for approval for a zoning change. The city council makes the final decision on zoning ordinance changes (with recommendations from the Planning Commission), but given the outcome we're going to go back to the planning commission at a later date - May or June, to address each concern the commissioners expressed in hopes they recommend us for approval at that time.

The denial has caused some concern in the Ceiba community about the future of our school and whether we will be able to continue to operate after the 22-23 school year. I will be hosting meetings later this month to meet with families to let them know our story and our plans moving forward.

For additional context, this zoning change is the final step Ceiba needs to take before we issue bonds to purchase our building; everything else is complete. We also recently purchased property across the street from Ceiba with hopes of building a high school size gym for our students as part of this building purchase process.

I wanted to keep you updated in case you hear any concerns from the wider-community about our school. Please let me know if you have any thoughts, questions, or concerns.

Thanks,

Josh Ripp

Head of School

Ceiba College Prep

215 Locust St

Watsonville, CA 95076

(831) 740-8786



Josh Ripp

Re: Ceiba Facility Update - 215 Locust St

To: Faris Sabbah

April 18, 2022 at 7:47 AM

Good Morning Faris,

I have not reached out to the City Council yet. The Watsonville Community Development Director, Suzi Merriam, recommended we reapply after we correct a few concerns the planning commissioners identified. Once we reappear in front of the planning commissioners, likely in May or early June, I will begin reaching out to the Watsonville city council members themselves to request their vote of support for the rezoning.

I'll let you know when this happens. Of course, any positive words you could say about Ceiba to the council members would go a long way.

Thank you,

Josh Ripp

Head of School

Ceiba College Prep

215 Locust St

Watsonville, CA 95076

(831) 740-8786

On Sun, Apr 17, 2022 at 10:13 PM Faris Sabbah <fsabbah@santacruzcoe.org> wrote:

Hi Josh,

Thanks for the heads up. I think it is wise to reach out to the City Council on this as they will be the final decision makers. I have some friends on the Council who I will reach out to.
Have you done any outreach to them?

Faris



Dr. Faris Sabbah

County Superintendent of Schools

(831) 466-5900 | fsabbah@santacruzcoe.org

www.santacruzcoe.org

400 Encinal St. Santa Cruz, CA 95060

pronouns: he, him, his



April 13-22, 2022 [DHL/Chevron]

Description:

Emails dated April 13-18, 2022, from Elizabeth Sanborn Falcon and Michelle Hunt with a cc: to Josh Ripp re Ceiba School Watsonville

Summary:

In this email, Sanborn notes that just one week after telling the Planning Commission they have no intention of expanding, the Chevron properties were “under contract.” Sanborn references issues with the Chevron property and alternative drop off sites involving walking students across Highway 129 and the other other next to a trucking company.

Also, Sanborn cautions using the Chevron properties for drop off and pick up because Ceiba may need to **acquire yet another property**

From: Michelle Hunt <mhunt@hextrans.com>
Sent: Wednesday, April 13, 2022 2:08 PM
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: RE: Ceiba School Watsonville

Hi Elizabeth,

I spoke with Justin today about our scope of work. He mentioned that Ceiba may be seeking to pursue development of an off-site recreation area for students at 234 Locust Street with a mid-block pedestrian crossing. Can you let me know what status of that effort is as it could affect our recommendations regarding on-site improvements to address parking and traffic congestion.

Also, we discussed potential offsite locations for adding parking and/or providing an off-site student drop-off/pick-up area to reduce congestion on Locust Street. Has the school explored this idea already? Would they be open to such a measure?

If we need to explore off-site improvements, we would need to expand our scope of work.

Michelle Hunt

Vice President and Principal Associate

Hexagon Transportation Consultants, Inc.

San Jose | Gilroy | Phoenix | Pleasanton

NOTE NEW OFFICE ADDRESS:

100 Century Center Court, Suite 501 | San Jose, California 95112
phone 408.971.6100 | fax 408.971.6102 | direct 669.207.4452

www.hextrans.com

Please consider the environment before printing this material.

From: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Sent: Wednesday, April 13, 2022 3:12 PM
To: Michelle Hunt <mhunt@hextrans.com>
Subject: RE: Ceiba School Watsonville

Hi Michelle, we now have these properties under contract. I've attached an aerial (they are shown as the Chevron properties and consist of approx. 15,000 sf total.) I've also attached a drawing of the future gym we would like to put there. We are not seeking approval for the gym at this time just a rezoning to allow an outdoor recreation area for the students. The design for the gym calls for 6 parking spaces. We don't want to commit to more than 6 spaces on that site because we would then not be able to fit a full size high school basketball court there.

I am talking with the owner of the adjacent property at 230 W. Riverside about some parking spaces on that site, but I don't have a commitment yet.

As far as I know there has not been any consideration of off-site drop off and pick up but I am familiar with all of the nearby sites and I don't believe that there is feasible location for that.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

From: Michelle Hunt <mhunt@hextrans.com>
Sent: Wednesday, April 13, 2022 3:36 PM
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: RE: Ceiba School Watsonville

Justin mentioned two possible sites for off-site drop-off and pick-up: one on First Street and one on Pine between 2nd and Watson where there is a large vacant lot (currently designated as industrial). It seems that it would be worthwhile to discuss Justin's ideas with Ceiba. Also, would Ceiba be open to using the Chevron site as a drop-off/pick-up area as an interim solution while the school seeks for approval of the gym and a different off-site drop-off/pick-up location? It could still be used for recreation during the middle of the school day and before/after the peak drop-off/pick-up periods.

What was the City's response to a mid-block crosswalk between the school and outdoor recreation area? Should we expand our scope to study that? We would need a count of traffic volumes on Locust Street and would need to evaluate how a crossing guard or beacon would affect traffic operations on Locust Street.

Michelle Hunt

Vice President and Principal Associate

Hexagon Transportation Consultants, Inc.

San Jose | Gilroy | Phoenix | Pleasanton

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www.hextrans.com

Please consider the environment before printing this material.

From: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Sent: Wednesday, April 13, 2022 3:50 PM
To: Michelle Hunt <mhunt@hextrans.com>
Subject: RE: Ceiba School Watsonville

Hi Michelle, I think there is actually more queuing area on site that there would be on the Chevron site because cars go all the way around the building so we do not want to use the Chevron site for drop off and pick up. The main school administration is away this week so I will not be able to get you an answer on the off site drop off and pick up until early next week. However, I believe there will be major objection to that because it will involve acquisition of another site.

Suzi Merriam told me that there are other schools in Watsonville that have recreation across the street so you should probably add that to your study. We'll make sure the City agrees with the scope once you have prepared it.

I appreciate your thoroughness in looking at this.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

From: Michelle Hunt
Sent: Wednesday, April 13, 2022 4:08 PM
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: RE: Ceiba School Watsonville

My idea is to use both the Chevron site and the school site for student drop off and pick up. This would allow parents approaching the school from the south on Locust Street to turn right into the Chevron site while parents approaching from the other direction could turn right into the school eliminating the need for left turns into the school and increasing the queuing area outside the public right of way. It would off course require a second driveway on the Chevron site so it wouldn't work with a full size gym which is why I suggested it only as an interim measure. We can discuss these ideas further later after we are under contract and have conducted our observations if Ceiba is open to it.

Let me know if your discussions with the site at 230 W. Riverside Drive are successful.

I will revise our proposal to add in analysis of a mid-block crosswalk between the school and the Chevron site.

Michelle Hunt
Vice President and Principal Associate

Hexagon Transportation Consultants, Inc.
San Jose | Gilroy | Phoenix | Pleasanton

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phone 408.971.6100 | fax 408.971.6102 | direct 669.207.4452

www.hextrans.com
Please consider the environment before printing this material.

From: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Sent: Monday, April 18, 2022 10:21 AM
To: Michelle Hunt <mhunt@hextrans.com>
Subject: RE: Ceiba School Watsonville

Hi Michelle, the client is Ceiba Public Schools. 215 Locust Street. Watsonville 95076. Attn. Josh Ripp, head of school. Apologies. I just noticed this. Please send revised proposal and contract and I will get it back to you ASAP.

Also, I verified with the school that all traffic is supposed to come in from Locust and 2nd making a right turn into the school and a right turn out. We should also include an observation of how many come in from Riverside and make a left into the school.

We really don't want to consider an off site drop off or drop off on the Chevron property at this point because it involves traffic coming in from Riverside Dr/HWY 129. Also one of the sites Justin mentioned would involve walking the students across Hwy 129 and the other is next to a trucking company.

We'd rather see what the conditions are and determine if and how we can mitigate the problem using current resources, i.e. behavior modification and use of the current queuing area which is 1220' long.

Let me know if you have further thoughts.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326



Elizabeth Sanborn

RE: Ceiba School Watsonville

To: Michelle Hunt, Cc: Josh Ripp

April 22, 2022 at 11:43 AM

[Details](#)

Hi Michelle, you should have the contract back by now. I know Josh sent it a couple of days ago. I wanted to let you know that I will be traveling for the next couple of weeks and there may be a delay in responding, but if you have any questions/thoughts for me let me know and I will get back to you as soon as I can.

Please schedule the observation days with Josh, copied above. His cell phone is 719-247-0641. Also, please confirm with Josh the hours for use of the mid block crosswalk on Locust. The site will be used for recreational/gym purposes and I believe that use will be primarily during recess hours, not drop off and pick up hours.

I'd be interested in any thoughts you have as you work your way through this. I also wanted to let you know that I have a commitment for 10 (and possibly 20) parking spaces at the property next door at 270 W. Riverside (I think I said 230 before but I meant 270).

Thanks and Best,
Elizabeth

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
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Campbell, CA 95008

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831-402-3900 (Cell)
CA BRE# 00468326

April 19, 2022 [DHL/Chevron]

Description:

Email dated April 19, 2022, from Elizabeth Sanborn to Justin Meek and Suzie Merriam Re Ceiba GP Amendment Application Chevron Properties

Summary:

In this email, Ceiba expressed its intention to apply now for GP and Zoning Map Amendments for the Chevron properties changing the land use designation to PQP and the zoning designation to N to be heard at the same time as the current application.

From: [Elizabeth Sanborn Falcon](#) on behalf of [Elizabeth Sanborn Falcon <esanborn@pacbell.net>](#)
To: [Justin Meek](#); [Suzi Merriam](#)
Subject: Ceiba GP Amendment Application Chevron Properties
Date: Tuesday, April 19, 2022 10:29:20 AM

Hi Justin and Suzi, in giving this more thought, Ceiba would like to apply now for GP and Zoning Map Amendments for the Chevron properties changing the land use designation to PQP and the zoning designation to N to be heard at the same time as the current application. They will hold off applying for a CUP until their plans are more solidified.

I will try and get you the applications by the end of this week. Please let me know if you have any thoughts regarding this or if we need to set up a call.

Thank you,
Elizabeth

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

April 19, 2022 [DHL / Chevron]

Description:

Email dated April 19, 2022, from Josh Ripp to Daniel Ornelas and his Board re Property Acquisition Update

Summary:

In this email, Ripp indicated that he has intention of acquiring an additional property across the street and show a map of the households within nearby blocks who have sent their students to Ceiba in hopes this will sway 4 of the 7 Watsonville City Council members to vote to approve our zoning change request.

Ripp also noted that Dr. Faris Sabbah would recommend the zoning change, and Council Member Dutra would approve the zoning change request.



Josh Ripp

Property Acquisition Update

Email-Pick...p@ceibaprep.org

April 19, 2022 at 3:07 PM

To: Josh Ripp, Cc: Daniel Ornelas, Bcc: Michael Jones, Olivia Madrigal Work, Larry Vilaubi, Javier A. Gonzalez & 2 more

[Details](#)

Good Afternoon Ceiba Board of Directors,

Ceiba made a change in our zoning change approval process plans. In an April 7th email, I shared that Ceiba planned to return to the planning commission to ask for another recommendation of approval because we were concerned the city council would receive a recommendation of denial from the planning commission after the April 4th hearing. However, after reviewing the [Watsonville planning commission's bylaws](#) as well as reviewing page 2 of the [League of CA City voting requirements](#), I learned that a majority of the **total** commissioners or councilmembers (not just a majority of the quorum present) is required to approve a zoning change.

This means that while the Watsonville Planning Commission's 3-2 vote in favor of our zoning change was short of the needed majority (4) of the 7 total commissioners, 1 commissioner was absent and 1 seat is vacant, Ceiba's zoning change request will still move forward to the Watsonville City Council, but without a planning commission recommendation. The Watsonville Planning Commission will neither recommend nor recommend denial of our zoning change request. These facts were confirmed by the Watsonville Community Development Director, Suzi Merriam. Ceiba is tentatively scheduled to appear before the City Council on June 28, 2022.

Ceiba still plans to conduct a traffic study with an outside consultant, communicate with our students and their families, reach out to our neighbors, acquire additional parking, acquire the property across the street, and show a map of the households within nearby blocks who have sent their students to Ceiba in hopes this will sway 4 of the 7 Watsonville City Council members to vote to approve our zoning change request. I also communicated with Dr. Faris Sabbah, the Santa Cruz County Superintendent, who shared that he knows the Watsonville City Council members and would recommend they approve our zoning change request. Finally, Watsonville City Councilman Jimmy Dutra of District 4, shared that he would approve our request.

Please let me know if you have any questions or comments.

Thanks,

Josh Ripp

Head of School

Ceiba College Prep

215 Locust St

Watsonville, CA 95076

(831) 740-8786

April 21, 2022 [DHL / Chevron]

Description:

Ceiba Application to the California State Finance Authority

Summary:

On or about April 21, it appears that Ceiba Spartan, LLC submitted an application to the California School Finance Authority for a \$14,000,000 Charter School Revenue Bond. Ceiba Public Schools will be the Borrower.

Ceiba Spartan, LLC will be the landlord of the DHL facility.

It is interesting to note that although Ceiba changed its address in September 2021, it lists the 260 W. Riverside Drive address.

CALIFORNIA SCHOOL FINANCE AUTHORITY

Fiona Ma, CPA, Chair
California State Treasurer

Financing Program Application

FINANCING FOR CHARTER SCHOOLS,
SCHOOL DISTRICTS, AND
COMMUNITY COLLEGE DISTRICTS

300 South Spring Street, Suite 8500
Los Angeles, California 90013
Phone: (213) 620-4608
Fax: (213) 620-6309
kjohantgen@treasurer.ca.gov

CSFA Conduit Application

Please provide the following information about the applicant. For further information about eligibility and program fees please visit the CSFA at www.treasurer.ca.gov/csfa for further information.

Project Name:	Ceiba College Preparatory Academy
Applicant/Borrower/Owner:	Ceiba Spartan LLC
Sole Member of Borrower:	Ceiba Public Schools
Project Description/Users:	<ul style="list-style-type: none"> - Finance the acquisition of charter school facilities - Finance the acquisition of charter school facilities improvements - Refinance outstanding loans
Project Address:	<u>Ceiba College Preparatory Academy</u> 260 W. Riverside Drive Watsonville, CA 95076
County:	Santa Cruz
District in which Project is Located:	Pajaro Valley Unified School District
Charter Authorizer:	Pajaro Valley Unified District
Total Not-to-Exceed Amount:	\$14,000,000
Tax-Exempt Not-to-Exceed Amount:	\$12,500,000
Taxable Not-to-Exceed Amount:	\$1,500,000
Expected Issuance Date:	6/1/2022
Bond Type:	Charter School Revenue Bonds
Est. Annual Payment:	\$650,000
Expected Rating Date:	TBD
Structure:	Stand Alone
Sale Method:	Public Offering
Underwriter*:	Stifel, Nicolaus & Company, Incorporated
Bond Counsel*:	Orrick, Herrington & Sutcliffe LLP
Trustee*:	Wilmington Trust

**Financing team participants are subject to approval by the Authority and the State Treasurer's Office (STO). The Authority and the STO may require additional participants be added to the financing team.*

I. Use of Bond Proceeds/Project Information

The description should address how the projects are eligible under California Education Code, Section 17180.

Project Description

Under EC 17180, the Authority is permitted to "make loans" to a "participating party" to "finance or refinance a project." Based on information provided by the Borrower, the Facility proposed to be financed as set forth in this application is an "educational facility" under the definition of "project" in EC 17173(h) and the project set forth in the Application is eligible under EC 17180.

Ceiba Spartan LLC (the Borrower) will borrow the loan proceeds from the Authority. Ceiba Spartan LLC (the Lessor) will lease the Facilities to Ceiba Public Schools for use in conjunction with the School. The Borrower will be entering into the loan agreement with the Authority in conjunction with the School, as the "participating party" under paragraph 2 of the definition thereof as set forth in the California School Finance Authority Act.

Relevant statutory provisions are set forth below for reference.

17173(h) "Project" means the acquisition, construction, expansion, remodeling, renovation, improvement, furnishing, or equipping of an educational facility to be financed or refinanced pursuant to this chapter. "Project" may include any combination of the foregoing undertaken jointly by any participating district with one or more other participating parties.

17180(i) Pursuant to an agreement between the authority and the participating party, make, directly or through a lending institution, secured or unsecured loans to a participating party, or purchase secured or unsecured loans from a participating party, or purchase all or part of any participating party's rights to or possibilities regarding the state share of funding for school facilities approved by the State Allocation Board pursuant to Chapter 12.5 (commencing with Section 17070.10). The purchase of all or part of any rights to, or possibilities regarding, the state contribution for funding for school facilities approved by the State Allocation Board shall be limited to amounts approved and funded or amounts approved but not yet funded from proceeds of state bonds already authorized by the electors but not yet issued. Loans or purchases completed pursuant to this section may be used to finance or refinance a project or provide working capital. A loan to finance or refinance a project shall not exceed the total cost of the project, as determined by the participating party and approved by the authority.

17173(g) "Participating party" means:

- (1) A school district, charter school, county office of education, or community college district that undertakes, itself or through an agent, the financing or refinancing of a project or of working capital pursuant to this chapter.
- (2) Any person, company, association, state or municipal government entity, partnership, firm, or other entity or group of entities that undertakes the financing or refinancing of a project pursuant to this chapter in conjunction with an entity described in paragraph (1).
- (3) "Participating party" shall also be deemed to refer to the agent to the extent the agent is acting on behalf of the school district, charter school, county office of education, or community college district for any purpose of this chapter.
- (4) For purposes of subdivision (d) of Section 17183, and Section 17193.5, subdivisions (a) and (b) of Section 17199.1, and Section 17199.4, "participating party" shall be deemed to refer to an entity described in paragraph in conjunction with which an entity described in paragraph (2), if any, applied for financing from the authority.

Project Breakdown

#	Site	Landlord	Location	Purpose	Amount
1.	Ceiba College Preparatory Academy	Ceiba Spartan LLC	260 W. Riverside Drive, Watsonville, CA 95076	Acquisition/Improvements	\$7,500,000
2.	Ceiba College Preparatory Academy	Ceiba Spartan LLC	260 W. Riverside Drive, Watsonville, CA 95076	PVUSD Loan Refinancing	\$465,790
3.	Ceiba College Preparatory Academy	Ceiba Spartan LLC	260 W. Riverside Drive, Watsonville, CA 95076	SCCB Loan Refinancing	\$897,810
4.					\$ _____
Total Estimated Project Costs					\$8,863,600

II. Borrower, Sole Member, and School Information

Ceiba Public Schools ("CPS") is a California non-profit 501c3 organization operating Ceiba College Preparatory Academy ("the School") in Watsonville, CA. Since Ceiba was founded in 2008, the school has been a direct-funded, single site charter school serving over 500 students in grades 6-12.

III. Financial Structure Information

- Level Debt Service
- 40 year term
- Fixed Interest Rate
- Fully amortizing

IV. Security and Sources of Payment Information

- Secured by payments of rent from the School
- Bond Reserve Fund
- State Intercept Payment Mechanism
- Leasehold or real property mortgage on all facilities

V. Preliminary Sources and Uses/Costs of Issuance Information

Sources and Uses

Sources:	Series 2022A (Tax-Exempt)	Series 2022B (Taxable)	Total
Bond Proceeds			
Par Amount:	\$9,920,000.00	\$505,000.00	\$10,425,000.00
Bond Premium :	\$	\$	\$0.00
Equity Contribution:	\$	\$	\$0.00
Total:	\$9,920,000.00	\$505,000.00	\$10,425,000.00
Uses:	Series 2022A (Tax-Exempt)	Series 2022B (Taxable)	Total
Project Fund Deposits			
Project #1: <u>Acquisition/Improvements</u>	\$7,500,000.00	\$0.00	\$7,500,000.00
Project #2: <u>SCCB Loan Refinancing</u>	897,810.00	0.00	897,810.00
Project #3: <u>PVUSD Loan Refinancing</u>	465,790.00	0.00	465,790.00
Project #4: <u> </u>	\$	\$	\$
Total:	\$8,863,600.00	\$0.00	\$8,863,600.00
Other Fund Deposits			
Debt Service Reserve Fund:	\$622,295.64	\$31,679.36	\$653,975.00
Capitalized Interest Fund:	\$237,889.69	\$12,110.31	\$250,000.00
Delivery Date Expenses			
Cost of Issuance:	\$139,135.67	\$328,640.58	\$467,776.25
Underwriter's Discount:	54,264.33	128,173.17	182,437.50
Total:	\$193,400.00	\$456,813.75	\$650,213.75
Other Uses of Funds			
Contingency:	\$2,814.67	\$4,396.58	\$7,211.25
Total	\$9,682,110.31	\$492,889.69	\$10,425,000.00

Cost of Issuance

Cost of Issuance	Budgeted Amount
Issuer Fee	15,307.50
Annual Admin Fee	1,592.25
Agent-for-Sale Fee	6,000.00
CDLAC Fee	2,000.00
Issuer's Counsel Fee	8,000.00
Financial Advisor Fee (If Applicable)	85,000.00
Bond Counsel Fee	100,000.00
Borrower's Counsel Fee	50,000.00
Underwriter's/Disclosure Counsel Fee	100,000.00
Rating Agency Fee (If Applicable)	30,000.00
Trustee Fee	9,000.00
Trustee's Counsel Fee	1,000.00
Financial Printer Fee	5,000.00
Underwriter Fee (If Applicable)	185,762.50
Title Insurance Fee	20,000.00
Appraiser Fee	10,000.00
Contingency	25,000.00
Other:	\$ _
Total COI	653,662.25

VI. Borrower Financial Data

Pursuant to Section 17183.5 of the CSFA Act, financing through the Authority is to be provided only to projects demonstrated by the participating party to be financially feasible. In demonstration feasibility, the participating party may take into account all of its funds, and may base future projections upon historical experience or reasonable expectations, or a combination thereof. Nothing in Section 17183.5 shall be construed to imply that any project is required to produce revenue in order to be financed under this chapter.

- Attach the borrower's consolidated audited financial statements for the three most recent fiscal years
- Attach the borrower's adopted budget for the current fiscal year
- Attach the borrower's 5-year budget projections
- Attach the project schools' 5-year enrollment projections

VII. Rating Information

Rated: ☐ Unrated: ☐

If rated, what is the anticipated rating: _____

If unrated, describe reasons for not seeking a rating:

VIII. Bond Sales Restrictions

The following sales restrictions are in place for all financings issued through CSFA. Please review the guidelines and check which guidelines you expect will apply to the financing depending on rating status. <http://treasurer.ca.gov/csfa/financings/guidelines.pdf>.

I. Debt Rated A-/A-/A3 or Better <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Bonds may be publicly offered without transfer restrictions • Bond payments will be made via the intercept mechanism outlined in Section 17199.4 of the Education Code
II. Debt Rated a minimum BBB-/BBB-/Baa3 <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Bonds will be in minimum denominations of \$25,000 • Bonds may be publicly offered or privately placed • Bonds will be sold initially only to Qualified Institutional Buyers (QIBs) and Accredited Investors (AIs) • Subsequent transfers of bonds are limited to QIBs and AIs • Sales restrictions conspicuously noted on bond and described in detail in offering materials, if any, as well as in the bond documents • Bond payments will be made via the intercept mechanism outlined in Section 17199.4 of the Education Code
III. Debt Rated less than BBB-/BBB-/Baa3, or unrated <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <input type="checkbox"/> Bonds will be in minimum denominations of \$100,000 <input type="checkbox"/> Bonds will be privately placed or publicly offered initially to QIBs and AIs <input type="checkbox"/> Initial bond purchasers will be required to execute an Investor Letter <input type="checkbox"/> Subsequent transfers of bonds will be limited to QIBs and AIs <input type="checkbox"/> Sales restrictions conspicuously noted on bond and described in detail in offering materials, if any, as well as in the bond documents <input type="checkbox"/> One or more of the following will be required depending on the transaction, as requested by the financing team and approved by the Authority: <ul style="list-style-type: none"> <input type="checkbox"/> Traveling Investor Letter; or <input type="checkbox"/> Higher minimum denominations of \$250,000; or <input type="checkbox"/> Physical Delivery; or <input type="checkbox"/> Limited initial sale to QIBs, with subsequent transfers limited to QIBs as well; or <input type="checkbox"/> Other investor protection measures <input type="checkbox"/> Bond payments will be made via the intercept mechanism outlined in Section 17199.4 of the Education Code

IV. For all Debt purchased on behalf of initial investors by a Bondholder Representative



- The Bondholder Representative must be a QIB or registered investment advisor responsible for managing at least \$1 billion in assets.
- The Bondholder Representative must have discretionary authority over the investments of its clients who will be the holders of the bonds.
- The clients who will be the holders of the bonds must meet the applicable purchase guidelines, as outlined above, including the required minimum denomination and any limitation to QIBs or AIs.
- Any subsequent transfers by the Bondholder Representative out of the firm's clients or accounts must be limited as required by the sales restrictions applicable to the bonds.
- The Bondholder Representative will be required to execute a Bondholder Representative Letter substantially similar to the Investor Letter that would otherwise be required by initial investors and representing that, among other things:
 - ☐ The Bondholder Representative can satisfy all requirements contained in this section (IV).
 - ☐ The Bondholder Representative is authorized to act on behalf of the initial investors it represents.
 - ☐ All initial investors it represents are aware of, and agree to comply with, the restrictions associated with the debt, as outlined above, and are aware of the risks associated with such restrictions.

IX. Fees Information

The Authority has proposed fees that would apply to all participating parties for stand-alone or pooled financings. The Authority's fees are as follows:

Note Financing	
Fee	Amount
Application Fee	\$1,500
Issuance Fee*	0.075% of par amount
Annual Administration Fee	Not Applicable

Bond Financing	
Fee	Amount
Application Fee*	\$1,500
Initial Issuance Fee**	
0.15% of par amount of bonds issued up to \$10,000,000 0.05% on amounts above \$10,000,000 - Maximum Fee of \$75,000 per transaction	
Annual Administration Fee	0.015% of outstanding principal, minimum \$500

* The above-referenced application fee would be payable upon the submission of an application for financing through the Authority. The application fee is nonrefundable.

**New Money and Refunding Debt.

The applicant also shall reimburse the Authority for all reasonable and necessary out of pocket expenses which the Authority may incur at the applicant's request and all other expenses direct or indirect, properly allocable to the proposed financing. Unless paid out of the proceeds of the bonds issued, all fees for a particular proposed financing shall be paid by the applicant and deposited in the Authority Fund.

Application Certification: Please transfer the following certification language onto letterhead and have the appropriate official sign and date the certification. I, (name of signatory), as (name of position), an authorized officer of (name of applicant), certify that, to the best of my knowledge, the information contained in this application is true and accurate, and I further certify that no Event of Default currently exists under any prior loan agreement between (name of applicant) and the Authority.

By (Print Name)

Signature

Title

Date

Exhibit A

LEGAL STATUS QUESTIONNAIRE

1. Disclose material information relating to any legal or regulatory proceeding or investigation in which the applicant/borrower/project sponsor is or has been a party and which might have a material impact on the financial viability of the project or the applicant/borrower/project sponsor. Such disclosures should include any parent, subsidiary, or affiliate of the applicant/borrower/project sponsor that is involved in the management, operation, or development of the project.

Response:

None.

2. Disclose any civil, criminal, or regulatory action in which the applicant/borrower/project sponsor, or any current board members (not including volunteer board members of non-profit entities), partners, limited liability corporation members, senior officers, or senior management personnel has been named a defendant in such action in the past ten years involving fraud or corruption, or matters involving health and safety where there are allegations of serious harm to employees, the public, or the environment.

Response:

None.

Disclosures should include civil or criminal cases filed in state or federal court; civil or criminal investigations by local, state, or federal law enforcement authorities; and enforcement proceedings or investigations by local, state or federal regulatory agencies. The information provided must include relevant dates, the nature of the allegation(s), charters, complaint or filing, and the outcome.

Certifications on behalf of (enter school name): Ceiba College Preparatory Academy

I/We attest that we have provided full disclosure as indicated in response to the items #1 and #2 above.

Signature of Principal, CEO, or Lead Administrator

Date

Print or Type Name: _____

Signature of President or Chair of Governing Board

Date

Print or Type Name: _____

Exhibit B

APPLICATION DOCUMENTS CHECKLIST

This checklist is provided to assist applicants in ensuring that a complete Application Package is filed with the Authority.

The following items, at a minimum, should be provided to the Authority and counsel no later than the Application Deadline for the board meeting at which the Financing Applicant is seeking board approval. Application deadlines are approximately five weeks prior to each scheduled board meeting and can be found here: http://www.treasurer.ca.gov/csfa/meeting_schedule.asp

In certain circumstances, upon a showing of urgency, Authority staff may consider Applications that are missing one or more items from this list by the Application Deadline. **All items on this list are Mandatory.**

Original

Applicable Items

☐

Completed Application and Fee

☐

Distribution List

☐

Draft TEFRA notice

☐

Preliminary Title Report (and Completed EIR for new construction)

☐

Authority Resolution

☐

Draft Indenture, Loan Agreement, with Lease or Supplement where an intermediary Borrower is involved

☐

Draft Preliminary Official Statement or Preliminary Limited Offering Memorandum

☐

A description and timing of all required local approvals and demonstration that approvals will be in place prior to the bonds pricing.

☐

If the Applicant is seeking a rating, evidence that the rating has been applied for, that the rating process has begun, and the anticipated date a rating is expected.

☐

Term Sheet from Underwriter/Placement Agent/Direct Purchaser

☐

Borrower's Articles of Incorporation

☐

Historical and Projected Enrollment with Coverage Ratios

**Ceiba College Preparatory Academy
Financial Projections**

	Projected 2021-22	Projected 2022-23	Projected 2023-24	Projected 2024-25	Projected 2025-26	Projected 2026-27
Enrollment						
Grades Served	TK-12	TK-12	TK-12	TK-12	TK-12	TK-12
Enrollment	511	515	515	515	515	515
ADA %	93.8%	96.0%	96.0%	96.0%	96.0%	96.0%
Average Daily Attendance ("ADA")	479.3	494.4	494.4	494.4	494.4	494.4
Revenue						
Local Control Funding Formula (LCFF) Revenue	\$ 5,940,648	\$ 6,270,080	\$ 6,463,544	\$ 6,707,426	\$ 6,945,116	\$ 7,190,778
Federal Revenue	1,359,482	1,328,275	658,398	676,167	696,452	717,345
Other State Revenue	1,025,476	957,382	980,404	1,004,116	1,028,540	1,028,540
Other Local Revenue	191,000	196,730	202,632	58,711	60,472	62,286
Total Revenue	\$ 8,516,606	\$ 8,752,467	\$ 8,304,978	\$ 8,446,419	\$ 8,730,580	\$ 8,998,949
Expenditures						
Certificated Salaries	\$ 3,106,790	\$ 3,251,035	\$ 3,332,311	\$ 3,415,619	\$ 3,501,009	\$ 3,588,534
Non-Certificated Salaries	921,275	1,011,057	1,036,333	1,062,241	1,088,797	1,116,017
Employee Benefits	1,090,554	1,203,041	1,233,117	1,263,945	1,295,544	1,327,933
Books & Materials	697,514	545,889	559,537	573,525	587,863	602,560
Services & Operations (ex Rent)	1,089,139	1,116,813	1,144,733	1,173,351	1,202,685	1,232,752
Other Outgo	1,599,474	250,000	-	-	-	-
Bond Interest	63,409	-	-	-	-	-
Depreciation	786,528	5,280	4,752	4,277	3,849	3,945
Prior Rent on Facility	304,183	-	-	-	-	-
Base Rent - 2022 Bonds	-	403,375	653,975	649,300	649,625	649,675
Total Expenditures	\$ 9,658,866	\$ 7,786,490	\$ 7,964,758	\$ 8,142,258	\$ 8,329,372	\$ 8,521,416
Revenues less Expenditures	\$ (1,142,260)	\$ 965,976	\$ 340,220	\$ 304,161	\$ 401,208	\$ 477,533
Add Back: Adjustment for Transfer of Assets to LLC	1,599,474					
Add Back: Depreciation	786,528	5,280	4,752	4,277	3,849	3,945
Add Back: 2022 Bond Base Rent	-	403,375	653,975	649,300	649,625	649,675
Net Operating School Revenue	\$ 1,243,741	\$ 1,374,631	\$ 998,947	\$ 957,738	\$ 1,054,682	\$ 1,131,153
Debt Service - PVUSD	209,024					
Debt Service - SCCB	425,900	-	-	-	-	-
Base Rent - 2022 Bonds	-	403,375	653,975	649,300	649,625	649,675
Total Debt Service + Base Rent	\$ 634,924	\$ 403,375	\$ 653,975	\$ 649,300	\$ 649,625	\$ 649,675
Debt Service + Base Rent Coverage Ratio	1.96x	3.41x	1.53x	1.48x	1.62x	1.74x
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Beginning Cash Balance	2,460,086	4,447,110	5,407,302	5,740,987	6,037,913	6,431,227
Plus: Revenues less Expenditures	(1,142,260)	965,976	340,220	304,161	401,208	477,533
Plus: Depreciation	786,528	5,280	4,752	4,277	3,849	3,945
Plus: Adjustment for LLC Asset Transfer	1,599,474	-	-	-	-	-
Net Cash Flow from Other Operating Activities (11)	1,300,585	(11,065)	(11,286)	(11,512)	(11,742)	(11,977)
Net Cash Flow from Investing Activities (12)	1,363,600					
Net Cash Flow from Financing Activities (13)	(1,920,902)					
Ending Cash Balance	4,447,110	5,407,302	5,740,987	6,037,913	6,431,227	6,900,728
Total Expenditures	9,658,866	7,786,490	7,964,758	8,142,258	8,329,372	8,521,416
Less: Depreciation	(786,528)	(5,280)	(4,752)	(4,277)	(3,849)	(3,945)
Less: Adjustment for LLC Asset Transfer	(1,599,474)					
Less: Base Rent & Debt Service	(634,924)	(403,375)	(653,975)	(649,300)	(649,625)	(649,675)
Plus: Maximum Annual Base Rent + DS	653,975	653,975	653,975	651,775	651,775	651,775
Operating Expenses	7,291,916	8,031,810	7,960,006	8,140,456	8,327,673	8,519,571
Days Cash On Hand	223 days	246 days	263 days	271 days	282 days	296 days

Ceiba College Preparatory Academy
HISTORICAL ENROLLMENT

Grade	2016-17	2017-18	2018-19	2019-20	2020-21
6	64	83	86	90	74
7	89	75	86	89	90
8	84	83	82	82	89
9	75	74	73	71	82
10	71	65	70	71	67
11	67	68	57	64	68
12	59	65	63	56	63
Total	509	513	517	523	533

Ceiba College Preparatory Academy
HISTORICAL AVERAGE DAILY ATTENDANCE

Grade	2016-17	2017-18	2018-19	2019-20	2020-21 ¹
K-3	-	-	-	-	-
4-6	63.52	81.33	85.88	87.33	87.33
7-8	166.85	153.21	161.93	165.58	165.58
9-12	260.55	258.33	251.73	250.62	250.62
Total	490.92	492.87	499.54	503.53	503.53

(1) Frozen at 2019-20 levels due to "hold harmless" legislation

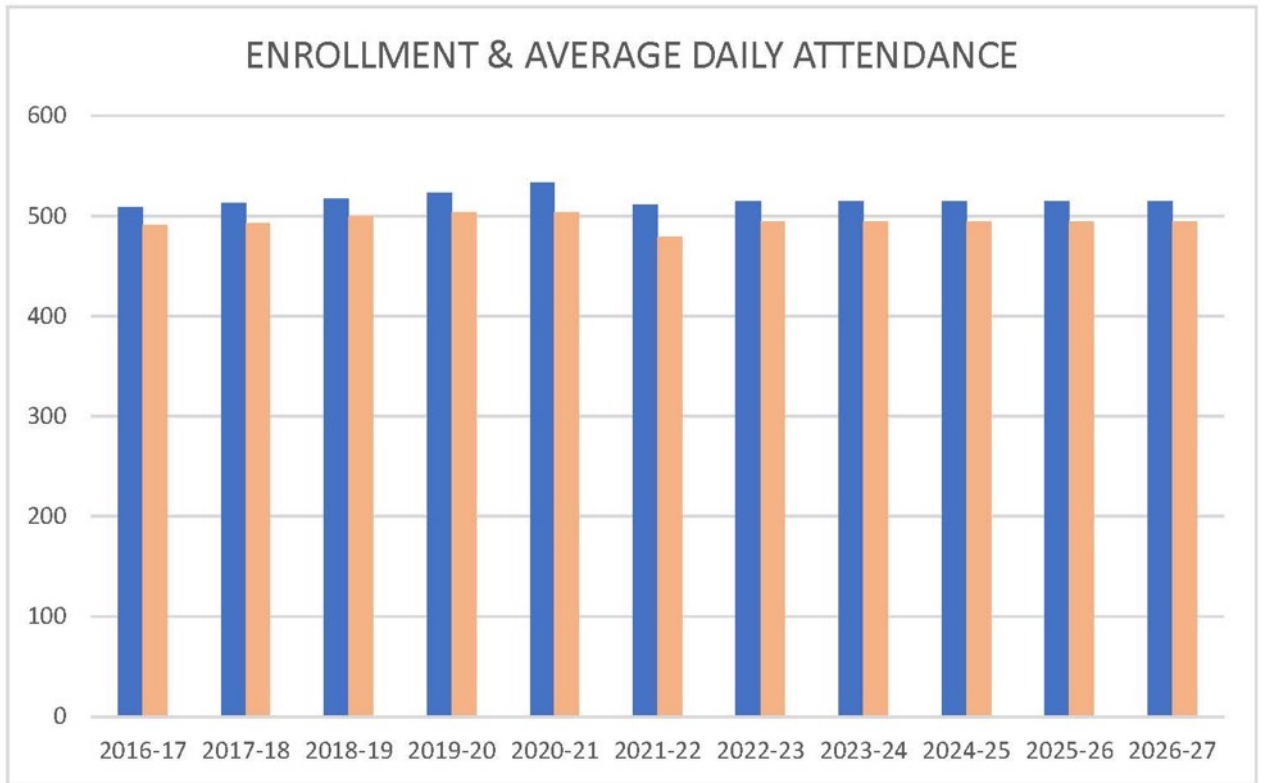
Ceiba College Preparatory Academy
PROJECTED ENROLLMENT

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
6	72	73	73	73	73	73
7	86	86	86	86	86	86
8	85	86	86	86	86	86
9	79	80	80	80	80	80
10	64	65	65	65	65	65
11	65	65	65	65	65	65
12	60	60	60	60	60	60
Total	511	515	515	515	515	515

Ceiba College Preparatory Academy
PROJECTED AVERAGE DAILY ATTENDANCE

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
K-3	-	-	-	-	-	-
4-6	68.31	69.12	69.12	69.12	69.12	69.12
7-8	149.58	155.52	155.52	155.52	155.52	155.52
9-12	261.36	269.76	269.76	269.76	269.76	269.76
Total	479.25	494.40	494.40	494.40	494.40	494.40

Ceiba College Preparatory Academy
HISTORICAL & PROJECTED ENROLLMENT/ADA CHART



April 28, 2022 [DHL/Chevron]

Description:

Various email exchanges dated April 28, 2022 involving Josh Ripp, Elizabeth Sanborn, Justin Meek, and Suzi Merriam

Summary:

These emails indicate that Ceiba had every intention of bundling the Chevron Properties with their existing application in order to avoid CEQA. It is unclear if City Staff ever discouraged Ceiba from doing this prior to April 28, 2022.

What is most disconcerting is Sanborn's claims that Ceiba doesn't need a CEQA and her instruction to Ripp to "avoid further contact with Justin" and her insights into his employment status.

From: Elizabeth Sanborn Faleon esanborn@pacbell.net
Subject: RE: 228 & 234 Locust City Application Follow-up
Date: April 28, 2022 at 3:34 PM
To: Josh Ripp josh.ripp@ceibaprep.org

ES

Hi Josh, I had already sent the application to Justin by e-mail and had mentioned to Suzi and him on our most recent call that we would like to include these with our current applications, so I find his action/comments very inappropriate, especially since there has been no response to that e-mail which I will forward to you.

First of all, under the CEQA code, a pure rezoning in and of itself without any building planned does not constitute a project under CEQA in and does not require a rezoning. I can understand that the staff may not take the application for the Chevron property to the 6/28 council meeting because it was not part of the original application, although they (Justin and Suzi) did not mention this to me in either of our calls.

My suggestion is that you avoid any further contact with Justin mail the application and checks to Suzi Merriam with a letter that copies Justin and me and tell her that I will be in contact with them regarding the applications.

My recommended plan of action is that we first have the Chevron property rezoned and the general plan designation changed and then submit for the CUP for the gym in a separate application. There are 3 reasons for this.

1. I think that we may have a chance at getting it to the 6/28 council meeting if we do it this way because I can make the argument that the Chevron rezoning is an enhancement to the current application in that the property will eventually be used for recreational purposes which will free up additional parking on the existing site.
2. If the property has an Institutional zoning and PQP general plan designation, we can argue at the time of the application that it is "an urban infill project under 5 acres" and there is a CEQA exemption for this. They used this exemption for Navigator.
3. There is no way that we will make it to the 6/28 hearing with a CUP application for the gym because it will require drawings, engineering, etc.

We can talk later about how to handle the conversation regarding the future gym at the council meeting and in conversations with the City.

I have always found Justin to be a little testy but based on this reaction when you met, I am now thinking that he may have another agenda. The planning commission raked him over the coals and I agree with the one commissioner that he did not handle the presentation well. I can go into that in more detail with you later on why I feel that way, but in any event, he may be about to leave or he may be in a tenuous position with the department. Somehow we'll get to the bottom of it and get this done.

If you'd like to talk, we can find a time. I am chilling out in the Bahamas at this very moment with the gulf tide gently rolling in, but very appreciative that you let me know about this.

Best,
Elizabeth

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

From: Josh Ripp <josh.ripp@ceibaprep.org>
Sent: Thursday, April 28, 2022 12:49 PM
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: 228 & 234 Locust City Application Follow-up

Hi Elizabeth,

I met with Justin at the City to file and pay for our rezoning applications of the Locust St property and he appeared taken aback that I would take such an action. He asked me if I knew that we had to complete CEQA and whether I knew the process may take an extended period of time. Justin also shared that this application could not go before the June 28, 2022, City Council hearing.

I responded that I thought it may be able to go as a joint application, but regardless, if the process is going to take a lengthier time, we might as well begin now. I also shared and showed him the DTSC letter on my phone indicating "no further action is needed."

He again flipped through the papers outwardly frustrated that I was there to file the application, and said CEQA would still apply.

I told him that my intent was not to frustrate anyone and that ultimately I just want to buy our building, build a gym on the vacant land, and make the area safe for our kids to come to school. As he appeared so flustered, I told him I would return next week to file after I checked in with you one more time. He will be out through Wednesday next week.

He was also very firm in saying that CEQA would apply to this project and that this may even delay our current rezoning hearing set for 6/28.

Thanks,

Josh Ripp
Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

From: [Elizabeth Sanborn Falcon](#) on behalf of [Elizabeth Sanborn Falcon <esanborn@pacbell.net>](#)
To: ["Justin Meek"](#)
Cc: ["Suzi Merriam"](#)
Subject: RE: Ceiba GP Amendment Application Chevron Properties
Date: Monday, May 9, 2022 10:56:55 AM

Hi Justin, I am back in the country and available for a call. I am pretty flexible except that I will be traveling on Friday. Please send me a few suggested times.

Thank you,
Elizabeth

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

From: Justin Meek <justin.meek@cityofwatsonville.org>
Sent: Thursday, April 28, 2022 4:52 PM
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Cc: Suzi Merriam <suzi.merriam@cityofwatsonville.org>
Subject: Re: Ceiba GP Amendment Application Chevron Properties

Hi Elizabeth,

I spoke with Ceiba's principal this afternoon about their plans for acquiring the property across the street for the purpose of constructing a recreational facility. I attempted to explain the implications of amending the project application to include this request, such as requiring new environmental review. At the conclusion of our discussion, he chose to fold off and not submit an application for changing the GP Land Use Diagram and Zoning Map designations for the vacant lot.

I would like to speak with you further about this matter. As I will be away the next few days at the 2022 American Planning Association conference, let's plan on holding a call next week Thursday or Friday.

Regards,
Justin

May 3, 2022 [DHL / Chevron]

Description:

Email dated May 3, 2022, from Elizabeth Sanborn Falcon to Justin Meek with a cc to Suzi Merriam re Ceiba GP Amendment Application Chevron Properties

Summary:

In this email, Sanborn notes that Ceiba intends to move forward with the zoning/GP change on the Chevron property.

From: [Elizabeth Sanborn Falcon](#) on behalf of [Elizabeth Sanborn Falcon <esanborn@pacbell.net>](#)
To: [Justin Meek](#)
Cc: [Suzi Merriam](#)
Subject: Re: Ceiba GP Amendment Application Chevron Properties
Date: Tuesday, May 3, 2022 1:53:08 PM

Hi Justin, I am traveling and will not be available this week. I do know that Ceiba intends to move forward with the zoning/GP change on the Chevron property. I believe that Josh may have mailed the applications and fees to Suzi in your absence. The environmental review should be minimal since a zoning change in and of itself is exempt from CEQA.

I'll get back to you so we can set up a call when I know my schedule.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. #100
Campbell, CA. 95008
408-885-1110
831-402-3900 (Mobile)
CA DRE #00468326

May 7, 2022 [DHL/Chevron]

Description:

Ceiba Town Hall Meeting Slides, dated May 7, 2022

Summary:

During Ceiba's Town Hall Meeting there are slides that list the Best- and Worst- Case Scenarios.

Best case includes a gym to be built in 2023-2024 School Year.

The slides include a photo of the Chevron Properties outlined and an architectural sketch.

At no point in the Slides, does Ceiba mention:

1. The Planning Commission lacked the legal authority to approve the CUP in 2013.
2. The Settlement Agreement with the PVUSD, whereby Ceiba waived its Proposition 39 rights.
3. The amount of money that Ceiba was spending on property and planning on spending on building improvements.

Ceiba Town Hall

May 7, 2022



CEIBA PAST and PRESENT

Fall 2008

Ceiba opens for 160 6th and 7th Graders at 315 Main St

August 2014

Ceiba students begin attending school at 215 Locust St

June 2023

Ceiba's 10 year "Conditional Use Permit" expires

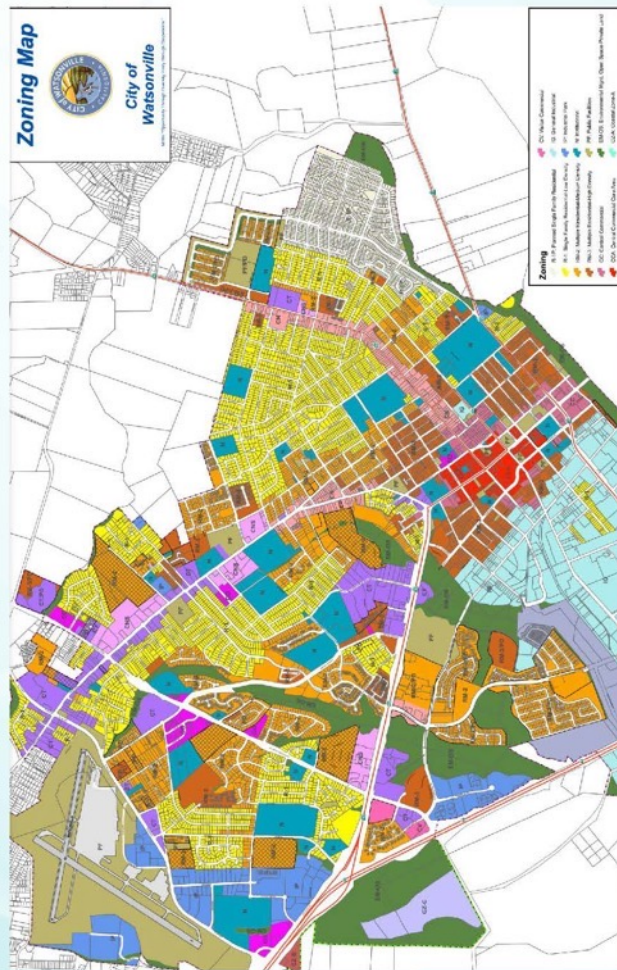
June 2013

Ceiba receives 10 year "Conditional Use Permit" to operate school at 215 Locust

October 2020

Ceiba receives unanimous 5-year charter renewal from PVUSD, authorizing district

Watsonville Zoning Map



Industrial	Residential	Institutional	Commercial

WATSONVILLE ZONING PROCESS



Watsonville Planning Commission

- Make **recommendations** about city zoning ordinances to the Watsonville City Council
- **Voted 3-2** in favor of rezoning on April 4, 2022
- Planning Commission bylaws require **majority** (4) of **total commissioners** (7) to make zoning recommendations (1 absent / 1 seat vacant)
- Ceiba's zoning application will go to the Watsonville City Council without a recommendation (neither recommend nor deny recommendation)



Watsonville City Council

- Make **final decision** about city zoning ordinances to the Watsonville City Council
- Ceiba scheduled to appear before Watsonville City Council on **June 28, 2022**
- City Council bylaws require **majority** (4) of **total council members** (7) to make zoning change

Watsonville Planning Commission Concerns

CONCERN	DETAILS	CEIBA Response
TRAFFIC	<ul style="list-style-type: none"> • Start/D dismissal • Locust St not passable • Crossing guards favor students 	<ul style="list-style-type: none"> • Consultant Recommendations • Cross-walks • Street signs
PARKING	<ul style="list-style-type: none"> • Insufficient parking for staff • Students and parents park on Locust St 	<ul style="list-style-type: none"> • Acquire additional parking • Encourage students to park further away from school
INDIVIDUAL BEHAVIOR	<ul style="list-style-type: none"> • Students litter on neighboring properties • Students trespass on neighboring properties • Rude interactions between students/parents and neighbors • Loud music is played during dances 	<ul style="list-style-type: none"> • CEIBA CARES "Clean Up" Crew • Encourage community to respect neighbors and their property • Host dances inside our building

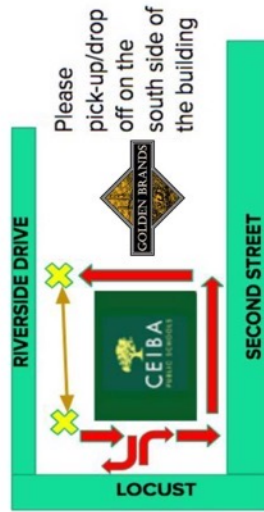


HEXAGON TRANSPORTATION CONSULTANTS, INC.

Hexagon will...

- Study Ceiba traffic flow week of May 9th
- Compare Ceiba Traffic to other schools in area
- Make recommendations for how to reduce traffic and make area safer

Student Pick-Up and Drop-Off



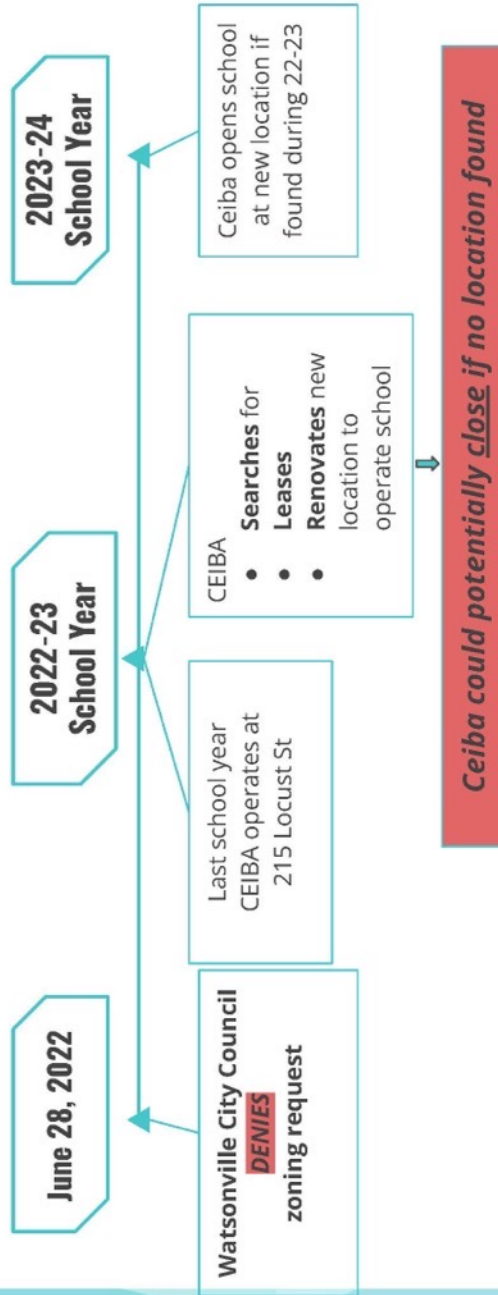
Crosswalks & Street Signs



- Ceiba will finance:
 - 6 high-visibility crosswalks
 - School zone signs with lights
 - Handicap accessibility ramps
- Encourage students to walk or ride bikes to school



Worst-Case Scenario Watsonville city council denies CEIBA'S zoning request



School-site Consideration *CEIBA invested over **\$5.5 Million** in 215 Locust St*



- Ceiba began leasing site in July 2013
- Invested **\$5 million** to convert building from package-transfer facility to school
- Invested **\$500,000** to create science lab in 2018

Best-Case Scenario Watsonville city council approves CEIBA'S zoning request

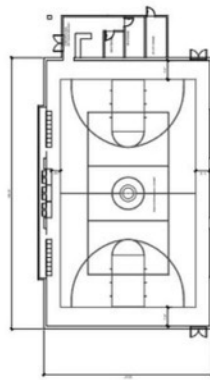
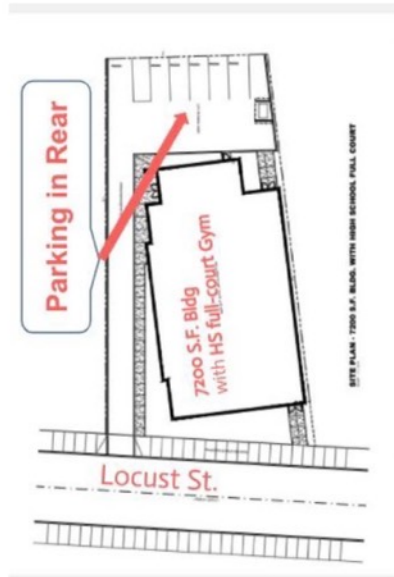


Best Case Scenario: CEIBA Gymnasium - 228 & 234 Locust St

Size	14,800 square feet / .34 acres
Current Zoning	Residential
Current Owner	Ceiba Public Schools
Current Structures	Vacant



Best Case Scenario: CEIBA Gymnasium - 228 & 234 Locust St



CEIBA COMMUNITY NEXT STEPS...



CEIBA CARES Group

Clean neighborhood
around CEIBA



CEIBA COMMUNITY OUTREACH Group

Connect with CEIBA neighbors

- **Listen** to neighbors' concerns
- **Show benefits** of Ceiba to community

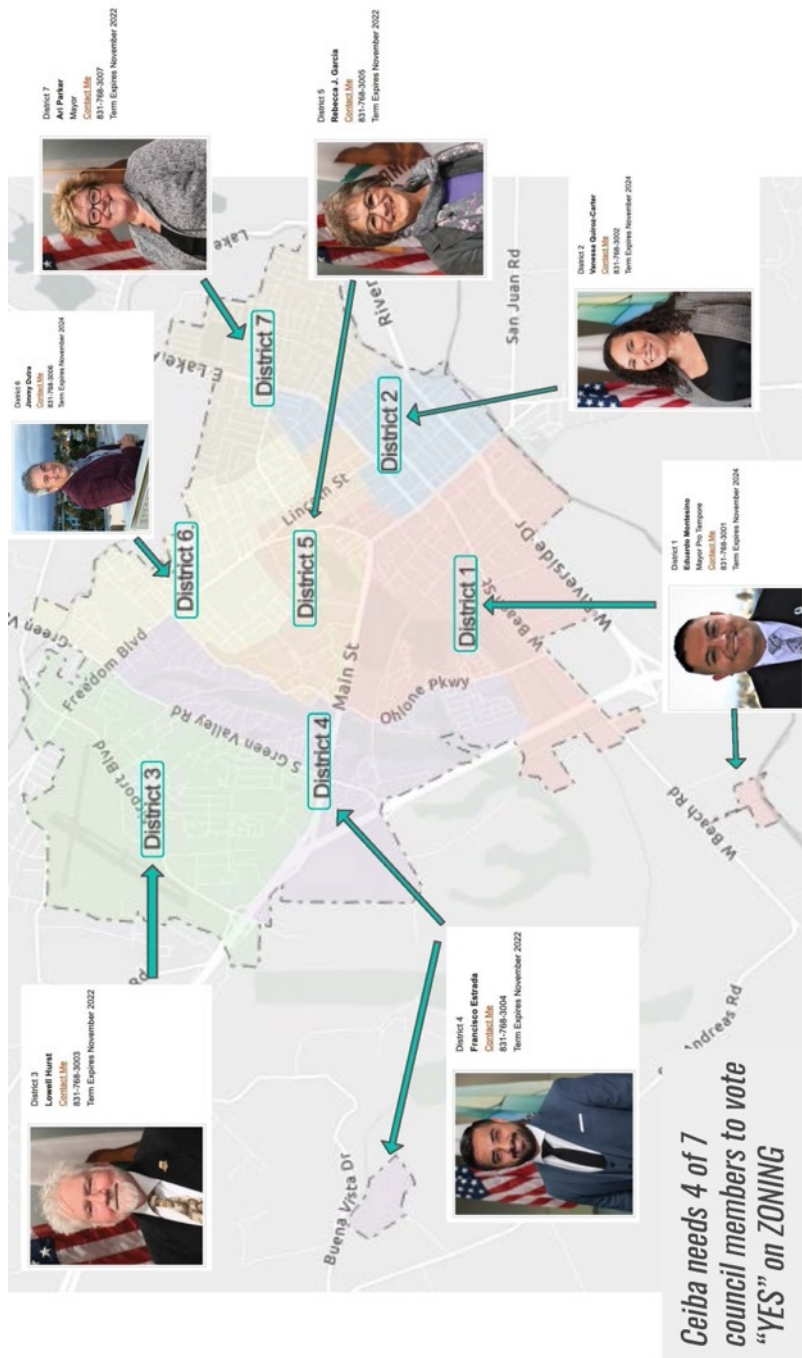


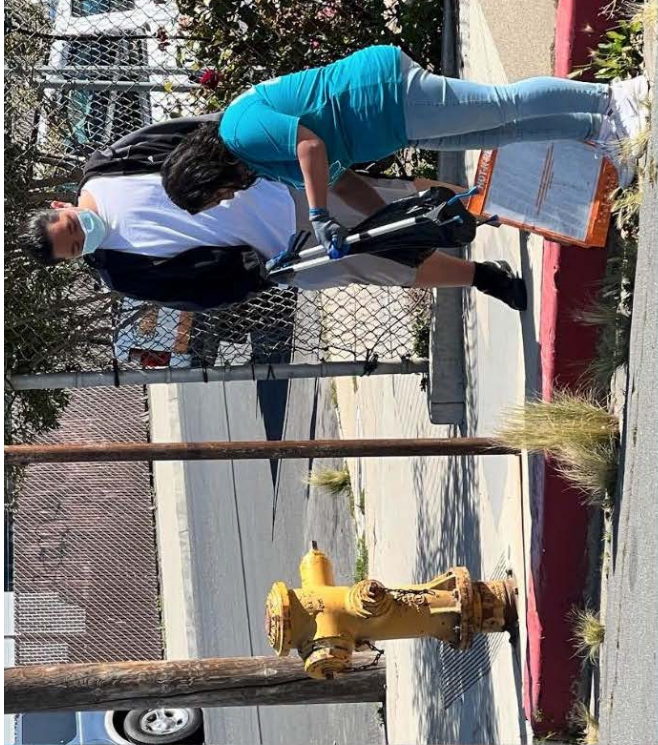
CONTACT YOUR CITY COUNCIL REPRESENTATIVE

Explain **WHY** CEIBA should
continue to operate **at 215**
Locust St

[Contact Information](#)

[Community Letter](#)





Ceiba Cares Group
Students, Staff, Parent picking up litter near Ceiba



Questions/Comments
Please write on
spreadsheet

May 10, 2022 [Chevron]

Description:

The deeds for the Chevron Properties were recorded on May 10, 2022.

Summary:

Ceiba Public Schools used school funding to pay for escrow, but Ceiba Public Schools Foundation holds the title. This appears to be a "related-party transaction."

5	<input type="checkbox"/>	2022-0015575	05/17/2022	DEED	[E] CEIBA PUBLIC SCHOOLS FOUNDATION [R] CHEVRON ENVIRONMENTAL MANAGEMENT CO	01716215	Perm
6	<input type="checkbox"/>	2022-0015576	05/17/2022	DEED	[E] CEIBA PUBLIC SCHOOLS FOUNDATION [R] CHEVRON USA INC	01716216	Perm

CEIBA COLLEGE PREPARATORY ACADEMY	CEIBA PUBLIC SCHOOLS	CEIBA PUBLIC SCHOOLS FOUNDATION	CEIBA SPARTAN, LLC
Ceiba College Preparatory Academy's mission is to prepare students in the Watsonville area to graduate from four-year colleges	Ceiba Public Schools prepares historically underserved students in non-urban communities to succeed in college and in life. We do this by opening and operating exceptional and sustainable public charter schools that provide opportunities for young people to flourish and succeed in 4-year college and university programs.	Ceiba Public Schools Foundation provides funding to support the educational purposes of Ceiba Public Schools	Ceiba Spartan, LLC is a shell company formed to purchase the 215 Locust Street facility for \$7.5M and lease it to the school. Ceiba Spartan is listed as the Applicant / Borrower on CFSA Application

2022-0015575 5/17/2022 2:21 PM

OFFICIAL RECORDS OF Santa Cruz County

Sean Saldavia Recorder



RECORDING FEE: \$30.00

COUNTY TAX: \$13.75

CITY TAX: \$13.75

2263 ER FIRST AMERICAN TIT DEED

Electronically Recorded 3 PGS

RCD177

Recording Requested By
And When Recorded Mail To:
Mail tax statements to:

Ceiba Public Schools Foundation
215 Locust Street
Watsonville, CA 95076

Assessor's Parcel No. 017-162-15

File No.: NCS-1108726-SC (TM)

(Space Above for Recorder's Use)

GRANT DEED

The undersigned Grantor declares the DOCUMENTARY TRANSFER TAX is
\$ 27.50 computed on full value of property conveyed. City of
Watsonville

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, **CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY**, a California corporation ("Grantor") hereby grants to **CEIBA PUBLIC SCHOOLS FOUNDATION**, a California non-profit corporation ("Grantee") all of that certain real property in the City of Watsonville, County of Santa Cruz, State of California, as more particularly described in Schedule 1 attached hereto and by this reference incorporated herein, together with all improvements and appurtenances thereto (the "Property"). THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO ALL MATTERS OR RECORD AND ANY MATTERS THAT WOULD BE REVEALED BY A SURVEY OF THE PROPERTY.

Dated: May 12, 2022

GRANTOR:

**CHEVRON ENVIRONMENTAL
MANAGEMENT COMPANY,**
a California corporation

By: 

Name: Scott M. Banks

Its: Assistant Secretary

ACKNOWLEDGMENT FORMS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

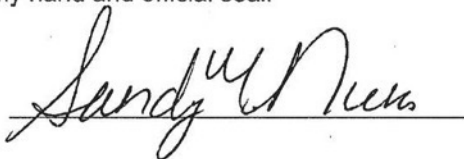
State of California)
County of Contra Costa)

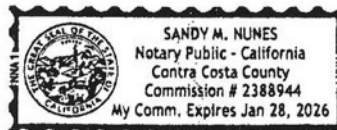
On May 12, 2022, before me, Sandy M. Nunes, a Notary Public, personally appeared Scott M. Banks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





SCHEDULE 1 TO GRANT DEED

Legal Description

Real property in the City of Watsonville, County of Santa Cruz, State of California, described as follows:

BEGINNING ON THE NORTHEASTERN WALL LINE OF LOCUST STREET, DISTANT THEREON SOUTH 41 DEGREES 25' EAST 306.25 FEET FROM THE SOUTHEASTERN WALL LINE OF SECOND STREET AND RUNNING THENCE ALONG THE SAID NORTHEASTERN WALL LINE OF LOCUST STREET, SOUTH 41 DEGREES 25' EAST 47.74 FEET; THENCE LEAVING LOCUST STREET AND ALONG LANDS OF THE CALIFORNIA SPRAY CHEMICAL CO., AND OTHERS, NORTH 38 DEGREES 55' EAST 179.65 FEET TO LANDS OF ONE PISTA; THENCE ALONG SAID LANDS OF PISTA, NORTH 45 DEGREES 25' WEST 32.50 FEET; THENCE LEAVING SAID LANDS OF PISTA SOUTH 43 DEGREES 39' WEST 175.49 FEET TO THE PLACE OF BEGINNING.

APN: 017-162-15

2022-0015576

5/17/2022 2:21 PM

OFFICIAL RECORDS OF Santa Cruz County

Sean Saldavia Recorder



RECORDING FEE: \$30.00

COUNTY TAX: \$13.75

CITY TAX: \$13.75

2263 ER FIRST AMERICAN TIT DEED

Electronically Recorded 3 PGS

RCD177

Recording Requested By
And When Recorded Mail To:
Mail tax statements to:

Ceiba Public Schools Foundation
215 Locust Street
Watsonville, CA 95076

Assessor's Parcel No. 017-162-16

File No.: NCS-1108727-SC (TM)

(Space Above for Recorder's Use)

GRANT DEED

The undersigned Grantor declares the DOCUMENTARY TRANSFER TAX is
\$ 27.50 computed on full value of property conveyed. City of
Watsonville

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, **CHEVRON U.S.A INC.**, a Pennsylvania corporation ("**Grantor**") hereby grants to **CEIBA PUBLIC SCHOOLS FOUNDATION**, a California non-profit corporation ("**Grantee**") all of that certain real property in the City of Watsonville, County of Santa Cruz, State of California, as more particularly described in Schedule 1 attached hereto and by this reference incorporated herein, together with all improvements and appurtenances thereto (the "**Property**"). THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO ALL MATTERS OF RECORD AND ANY MATTERS THAT WOULD BE REVEALED BY A SURVEY OF THE PROPERTY.

Dated: May 12, 2022

GRANTOR:

CHEVRON U.S.A INC.,
a Pennsylvania corporation

By: 

Name: Scott M. Banks

Its: Assistant Secretary

ACKNOWLEDGMENT FORMS

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State of California)
County of Contra Costa)

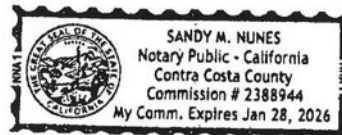
On May 12, 2022, before me, Sandy M. Nunes, a Notary Public, personally appeared Scott M. Banks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Sandy M. Nunes



SCHEDULE 1 TO GRANT DEED

Legal Description

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APN: 017-162-16

May 10, 2022 [Chevron]

Description:

Ceiba College Preparatory Academy filed Application 3539 listing the Owner of 228 and 234 Locust Street listed as Ceiba Public Schools Foundation

Summary:

On May 10, 2022, Ceiba filed a Zoning Amendment and General Plan Amendment for the Chevron Properties.

ZONING AMENDMENT
CITY OF WATSONVILLE — *Community Development Department*
250 Main Street
Watsonville CA 95077
(831) 768-3050



APPLICATION FEES

5208 – Zoning Map Amendment \$ 13,000
5208 – Zoning Text Amendment \$ _____
5208 - Public Hearing mailing list \$ 222 -

AUTHORITY: City of Watsonville Municipal Code, Title 14 –Amendment to the Zoning Code and Map. All Rezoning applications shall be processed in accordance with Zoning Ordinance, Chapter 14-12.800

RECEIVED
MAY 10 2022
City of Watsonville
Community Development Dept

City Use Only	
File No.	<u>3539</u>
Receipt #	_____
Date Paid	<u>5/10/22</u>

GENERAL INFORMATION

APPLICANT NAME: **Ceiba College Preparatory Academy** PHONE: **831-742-8800**
APPLICANT ADDRESS: **215 Locust Street, Watsonville, CA 95076**
MAIN CONTACT EMAIL: **esanborn@pabell.net (Elizabeth Sanborn, Consultant. 831-402-3900)**
OWNER NAME: **Ceiba Public Schools Foundation (In Escrow)** PHONE: **831-742-8800**
OWNER ADDRESS: **215 Locust Street, Watsonville, CA 95076**
SITE LOCATION: **228 and 234 Locust Street, Watsonville, CA 95076**
AREA OF PROPERTY: **.34 acres +/- 14,800 SF+/-** Assessor's Parcel Number(s): **017-162-15 and 017-162-16**

PROPOSED ZONING MAP AMENDMENT

EXISTING ZONING: **R1 Residential** Proposed Zoning: **N Institutional**

PROPOSED ZONING TEXT/MAP AMENDMENT

The City of Watsonville Zoning Ordinance states that the Zoning Ordinance and/or Map may be amended when public necessity, the general community welfare and good zoning practices permit. Explain how public necessity, the general community welfare and good zoning practices would be served by this zone change. Attach additional sheets, if necessary.

The property across the street at 215 Locust has been occupied by the applicant (Ceiba) since June, 2013, pursuant to Watsonville Conditional Use Permit CUP 08-13. CUP 08-13 provided for a 10 year term with a renewal provision and expires in June, 2023. Ceiba has applied for a general plan amendment, zoning map amendment and conditional use permit on the 215 Locust Street property so that it can occupy that site permanently.

Ceiba has proven to be of great benefit to the Watsonville community in that it is a public charter school that offers a rigorous, high quality, tuition free college preparatory program for students in grades 6-12. Ceiba's mission is to prepare its students not only for acceptance to a four-year college but, more importantly, success in graduating from college. Ceiba believes that every student, regardless of background, can prepare for college success in an environment of high expectations, individualized support, and a small school culture that values each student's unique contribution.

A General Plan Designation change to Public/Quasi Public has been submitted concurrently with this application. A zoning change to N (Institutional) and a General Plan Designation change to Public/Quasi Public would allow Ceiba to apply at a later date for a conditional use permit to allow an educational use on this site. Ceiba plans to eventually use this site for recreational/gymnasium purposes. The property at 215 Locust contains minimal recreation area for the students.

Findings Required

The Planning Commission and City Council shall, in Planning Commission recommending or the City Council in approving an amendment to the Zoning Map or text, make the following findings:

- (a) That the proposed amendment is consistent with the policies embodied in the General Plan;
- (b) That the proposed amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties.

ATTACHMENTS

In order to accept your application, the Community Development Department requires the following information:

1. Application form and fees. Make check payable to "City of Watsonville."
2. A MAP OF THE AREA. The map must be drawn to scale. Property lines must be dimensioned. **ATTACHED**
The map MUST include:
 - ☐ Adjacent property lines
 - ☐ Adjacent street
 - ☐ Existing uses on the site and adjacent to the site.
3. COMPLETED ENVIRONMENTAL ASSESSMENT APPLICATION. **ATTACHED.**

Additional information may be required by the Planning Commission or City Council at a later date.

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application. I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in this application is true and correct.

OWNER(S) OF RECORD (Include extra sheets if necessary)

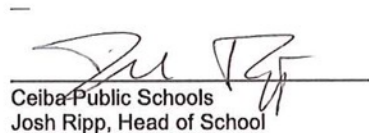


Ceiba Public Schools Foundation (In Escrow)
Josh Ripp, Head of School

Date: 5/10/22

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the California Statutes and Watsonville Municipal Code, and have been drawn to a standard engineering scale (e.g., 1"=20', 1"=50', 1"=100') or architectural scale (e.g., 1/4" = 1", 1/8" = 1") that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:



Ceiba Public Schools
Josh Ripp, Head of School

Date: 5/10/22

GENERAL PLAN AMENDMENT
CITY OF WATSONVILLE — *Community Development Department*
250 Main Street
Watsonville CA 95077
(831) 768-3050



RECEIVED
MAY 10 2022
City of Watsonville
Community Development Dept

APPLICATION FEES

5208 - General Plan Amendment \$ 13,000

5208 - Public Hearing mailing list \$ _____

AUTHORITY: California Government Code as amended. All General Plan Amendment applications shall be processed in accordance with Sections 65350-65361. The application must be filed by a property owner or an authorized agent.

City Use Only	
File No.	<u>3539</u>
Receipt #	_____
Date Paid	<u>5/10/22</u>

GENERAL INFORMATION

APPLICANT NAME **Ceiba College Preparatory Academy:** PHONE **831-742-8800**

APPLICANT ADDRESS: **215 Locust Street, Watsonville, CA 95076**

OWNER NAME **Ceiba Public Schools Foundation (In Escrow)** PHONE: **831-742-8800**

OWNER ADDRESS: **215 Locust Street, Watsonville, CA 95076**

SITE LOCATION: **228 and 234 Locust Street, Watsonville, CA 95076**

AREA OF PROPERTY: **.34 Acres+/- 14,800 +/-** Assessor's Parcel Number(s) **017-162-15 and 017-162-16**

PROPOSED GENERAL PLAN AMENDMENT

Existing General Plan Designation: **Residential**

Proposed General Plan Designation: **Public/Quasi Public**

The California Government Code states that the General Plan is a policy document for the entire community and that it may only be amended "in the public interest." In other words the plan should only be amended when the city, with the support of a broad consensus, determines a change is necessary not merely because a property owner or group of citizens desires the amendment. Explain why the proposed General Plan Amendment is in the public interest. Attach additional sheets, if necessary.

The property across the street at 215 Locust has been occupied by the applicant (Ceiba) since June, 2013, pursuant to Watsonville Conditional Use Permit CUP 08-13. CUP 08-13 provided for a 10 year term with a renewal provision and expires in June, 2023. Ceiba has applied for a general plan amendment, zoning map amendment and conditional use permit on the 215 Locust property so that it can occupy that site permanently.

C:\Users\esanb\Documents\Benchmark Documents\Ceiba\Chevron\GP and Zoning Change\Ceiba General Plan Amendment Chevron.docx

The 228 and 234 Locust site will eventually be used for recreational/gymnasium purposes. The site at 215 Locust contains minimal recreation area for the students.

Ceiba has proven to be of great benefit to the Watsonville community in that it is a public charter school that offers a rigorous, high quality, tuition free college preparatory program for students in grades 6-12. Ceiba's mission is to prepare its students not only for acceptance to a four-year college but, more importantly success in graduating. Ceiba believes that every student, regardless of background, can prepare for college success in an environment of high expectations, individualized support, and a small school culture that values each student's unique contribution.

A zoning change to N (Institutional) has been submitted concurrently with this application.

A General Plan Designation change to N is consistent with the following General Plan Goals and Policies:

- **Provide public and institutional land uses and services in proportion to population growth**
- **PUBLIC AND QUASI PUBLIC LAND USES: The City shall plan for and designate an adequate amount of land to accommodate the institutional land uses needed to serve residential neighborhoods and the entire City**

ATTACHMENTS

Along with this completed application, the following must be submitted:

 X A MAP OF THE AREA. The map MUST include:

 X Adjacent property lines X Adjacent street

 X Existing uses on the site and adjacent to the site.

The map must be drawn to scale. Property lines must be dimensioned. Twenty (20) copies of all plans must be submitted. Plans shall be folded to fit in a legal size folder. Additional copies may be requested.

COMPLETED ENVIRONMENTAL ASSESSMENT APPLICATION ATTACHED

Additional information may be required by the Planning Commission or City Council at a later date.



SIGNATURE of Owner (If Escrow)

 5/10/22

Date

C:\Users\esanb\Documents\Benchmark Documents\Ceiba\Chevron\GP and Zoning Change\Ceiba General Plan Amendment Chevron.docx



ENVIRONMENTAL INFORMATION FORM

CITY OF WATSONVILLE – Community Development Department

250 Main Street
Watsonville, CA 95076
(831) 768-3050 (831) 768-6154 fax

The following environmental information form is to be completed by the project applicant, in accordance with section 21160 of the California Environmental Quality Act (CEQA) and section 15060 of the CEQA Guidelines. Please provide answers to the questions below. Attach additional sheets, if necessary.

GENERAL INFORMATION

APPLICANT NAME: **CEIBA COLLEGE PREPARATORY ACADEMY** PHONE: **831-742-8800**
APPLICANT ADDRESS **260 W. RIVERSIDE DRIVE, WATSONVILLE, CA 95076**
ASSESSOR'S PARCEL NUMBER(S) **017-161-51** ZONING DISTRICT: **EXISTING R1 ; PROPOSED N**
SITE ADDRESS (OR LOCATION): **228 AND 234 LOCUST STREET, WATSONVILLE, CA 95076**
AIRPORT SAFETY ZONE: **N/A**

PROJECT INFORMATION

PROJECT DESCRIPTION (i.e., What will be constructed? Proposed use? Project objectives?)

The site is currently vacant. Ceiba plans to eventually use the site for recreational/gymnasium purposes. This form is being submitted in connection with an application for a zoning change from R1 (Residential) to N (Institutional) and a General Plan Amendment from Residential to Public Quasi Public.

SITE SIZE : **.34 Acres+/- 14,800 SF +/-**

PROJECT DEVELOPMENT: **NOTHING AT THIS TIME**

NUMBER OF PARKING SPACES (off-street) **N/A.**

IMPERVIOUS SURFACE AREA (square feet) **N/A**

PROPOSED PROJECT SCHEDULING/PHASING: **N/A NO NEW CONSTRUCTION AT THIS TIME**

FOR RESIDENTIAL PROJECTS, indicate the number of units, schedule of unit sizes, and household size(s) expected. _____

FOR COMMERCIAL PROJECTS, indicate the type, estimated employment per shift, estimated occupancy, square-footage of sales area, loading facilities, hours of operation, and whether it is neighborhood, city or regionally oriented. _____

FOR INDUSTRIAL PROJECTS, indicate type, estimated employment per shift, and loading facilities. _____

FOR INSTITUTIONAL PROJECTS, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, hours of operation, and anticipated community benefits.

CONDITIONAL ENTITLEMENTS: if the project involves a Variance, Conditional Use Permit, or Rezoning, state this and indicate clearly why the application is required.

ENVIRONMENTAL SETTING

EXISTING SETTING: Describe the natural characteristics (e.g., topography, drainage, soil stability, vegetation, habitat, etc.) on the project site.

EXISTING LAND USES: *SITE IS CURRENTLY VACANT*

ADJACENT LAND USES: Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, retail stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. ***Tire shop, industrial/warehouse buildings, single family residential are adjacent. Ceiba School across street.***

TECHNICAL STUDIES: Are there any known technical reports that evaluate the property or the proposed project (e.g., biological, archaeological/cultural, historic, geologic, soils, etc.)? Indicate which reports will be submitted with this application. _____

N/A NO NEW CONSTRUCTION

APPLICABLE ENVIRONMENTAL ASPECTS

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO

- ☐ **X** 1. Change in existing features of any hills or substantial alteration of ground contours.
- ☐ **X** 2. Change in scenic views or vistas from existing residential areas or public lands or roads.
- ☐ **X** 3. Change in pattern, scale or character of general area of project.
- ☐ **X** 4. Significant amounts of solid waste or litter.
- ☐ **X** 5. Change in dust, ash, smoke, fumes or odors in vicinity.
- ☐ **X** 6. Change in stream or groundwater quality or quantity or alteration of existing drainage patterns.
- ☐ **X** 7. Substantial change in existing noise or vibration levels in the vicinity.
- ☐ **X** 8. Site on filled land or on slope of 10 percent or more.
- ☐ **X** 9. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- ☐ **X** 10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- ☐ **X** 11. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- ☐ **X** 12. Relationship to a larger project or series of project.
- ☐ **X** 13. Creation of one acre or more of impervious surface area on the project site.

REDUCTION OR AVOIDANCE OF IMPACTS

Discuss possible actions that could reduce or avoid any potential adverse environmental impacts associated with the project or its effects, as raised in the previous section (Applicable Environmental Aspects). _____

N/A NO APPLICABLE ENVIRONMENTAL ASPECTS; NO NEW CONSTRUCTION

May 10, 2022 [Chevron]

Description:

Email exchanges dated May 10, 2022 between Suzi Merriam, Justin and Matt Orbach **re Ceiba gym expansion**

Summary:

Suzi's email indicates that Ripp submitted a rezoning/gp amendment for the Chevron Properties.

Josh Ripp also indicated that if the City could help Ceiba enforce things like not allowing students to drive to school, then he could enforce them. It is notable that Ceiba does no enforcement of traffic, nuisances, parking in the neighborhood.

Ripp was also going to get Staff the traffic report and "narrative" on how they're planning to be better neighbors going forward.

From: [Justin Meek](#) on behalf of [Justin Meek <justin.meek@cityofwatsonville.org>](#)
To: [Suzi Merriam](#)
Cc: [Matt Orbach](#)
Subject: Re: Ceiba gym expansion
Date: Thursday, May 19, 2022 11:46:27 AM
Attachments: [2022-05-19 eMail - Ceiba Planning Applications 228 and 234 Locust Street.pdf](#)

Matt,

Elizabeth Sanborn Falcon on behalf of Ceiba has withdrawn the application to amend the General Plan land use designation and corresponding zoning district for the vacant lots at 228-234 Locust Street (see attached).

Justin



On Tue, May 10, 2022 at 2:30 PM Suzi Merriam <suzi.merriam@cityofwatsonville.org> wrote:

Josh from Ceiba came in this afternoon and submitted a rezoning/gp amendment for the vacant lot across the street. I talked with him and was very clear that environmental review was necessary and we'd have to flesh out the activities that would be proposed there, and that the project would not be going to the June Council meeting. He understood, but wanted to get the ball rolling.

He asked whether we were good to go for the school itself on June 28, and I said we needed more information from Ceiba on their plans to handle traffic and deal with complaints in the future. They're working on it, and said it would be helpful if we (the city) could help them enforce things like not allowing students to drive to school. If we were to condition their use permit to prohibit these things, then he could enforce them.... Josh will get us the traffic report and narrative on how they're planning to be better neighbors going forward.

I am assigning this expansion project to Matt since Justin- you're going to be neck-deep in general plan update and DWSP this summer/fall.

And that's it for now!

Suzi

--



May 19, 2022 [Chevron]

Description:

Email dated May 19, 2022, from Suzi Merriam to Justin Meek and Matt Orbach **re Ceiba gym expansion**

Summary:

This email exchange references Sanborn, on behalf of Ceiba, withdrawing the application for the Chevron Properties.

From: [Justin Meek](#) on behalf of [Justin Meek <justin.meek@cityofwatsonville.org>](#)
To: [Suzi Merriam](#)
Cc: [Matt Orbach](#)
Subject: Re: Ceiba gym expansion
Date: Thursday, May 19, 2022 11:46:27 AM
Attachments: [2022-05-19 eMail - Ceiba Planning Applications 228 and 234 Locust Street.pdf](#)

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Josh from Ceiba came in this afternoon and submitted a rezoning/gp amendment for the vacant lot across the street. I talked with him and was very clear that environmental review was necessary and we'd have to flesh out the activities that would be proposed there, and that the project would not be going to the June Council meeting. He understood, but wanted to get the ball rolling.

He asked whether we were good to go for the school itself on June 28, and I said we needed more information from Ceiba on their plans to handle traffic and deal with complaints in the future. They're working on it, and said it would be helpful if we (the city) could help them enforce things like not allowing students to drive to school. If we were to condition their use permit to prohibit these things, then he could enforce them.... Josh will get us the traffic report and narrative on how they're planning to be better neighbors going forward.

I am assigning this expansion project to Matt since Justin- you're going to be neck-deep in general plan update and DWSP this summer/fall.

And that's it for now!

Suzi

--



May 19, 2022 [Chevron]

Description:

Email exchanges dated May 19, 2022, with Elizabeth Sanborn, Josh Ripp, Justin Meek and Suzi Merriam Regarding Planning Approvals Chevron Property

Summary:

This email exchange references Ceiba's recognition that the City Attorney "has advised the planning staff that they cannot process the application for the zoning change and general plan amendment as a separate application. It needs to be considered an "expansion" of the existing use at 215 Locust.

Ceiba then withdrew its Chevron application.



Elizabeth Sanborn

May 19, 2022 at 10:34 AM

RE: Planning Approvals Chevron Property

To: Josh Ripp

Roger. I'll get out an e-mail asking them to withdraw the application and will copy you.

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

From: Josh Ripp <josh.ripp@ceibaprep.org>
Sent: Thursday, May 19, 2022 10:32 AM
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>
Subject: Re: Planning Approvals Chevron Property

Yes, I agree. This was my concern from the start. Let's move forward with just 215 Locust, we can revisit the Chevron property after June 28th.

Josh Ripp
Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

On Thu, May 19, 2022 at 10:06 AM Elizabeth Sanborn Falcon <esanborn@pacbell.net> wrote:

Hi Josh, I spoke with Justin at length yesterday. The city attorney has advised the planning staff that they cannot process the application for the zoning change and general plan amendment as a separate application. It needs to be considered an "expansion" of the existing use at 215 Locust. This leaves us with the option of:

1. Revise the current application to include the Chevron site which will require a lot more information (detailed plans of the gym building, review of the DTSC file and remediation history, study to determine if further CEQA review is required, etc) which will result in a delay of at least several months. I'm not sure I agree with that determination, but fighting it will cause the same delays, especially since they now have brought in the city attorney.

1. Withdraw the application on the Chevron site and resubmit it once we have approval on the main site.

My recommendation is that we withdraw which is contrary to what I recommended before but I don't want to run the risk of losing the opportunity to purchase and finance the main site because the planning delays take us past the August 15 date.

Let's find a time to discuss. I'm leaving the office around 10:30 but will be back around 2:30 and will be in all day tomorrow.

Best,
Elizabeth

Elizabeth Sanborn Falcon
Benchmark Realty Advisors
900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326



Justin Meek

May 19, 2022 at 3:28 PM

Re: Ceiba Planning Applications 228 and 234 Locust Street

To: Elizabeth Sanborn, Cc: Suzi Merriam, Josh Ripp

[Details](#)

Elizabeth,

I am confirming receipt of this email. Staff will proceed with the original request to allow the establishment of school on a permanent basis and will process a refund minus staff time expended on the new application.

Please note that when you resubmit an application for a recreation facility, it likely won't be exempt and will require CEQA review to address contamination and other issues.

Respectfully,
Justin



Justin Meek, AICP | Principal Planner

.....
City of Watsonville

250 Main Street
Watsonville, CA 95076
p. 831.768.3077

On Thu, May 19, 2022 at 10:43 AM Elizabeth Sanborn Falcon <esanborn@pacbell.net> wrote:

Justin and Suzi,

Josh Ripp, Head of School at Ceiba (copied above) has authorized me to request that you withdraw the applications for the rezoning and general plan amendments for the site and 228 and 234 Locust. We were unaware of the detail of the information that would be required and we will not have that until a great deal more investigation and design have been completed on our part.

We would like to proceed with the application for 215 Locust Street and we will resubmit an application for 228 and 234 Locust Street once we have finalized our plans for use of that site and have completed the required architectural and other studies.

Please issue a check to Ceiba for a refund of the fees and mail to Josh Ripp at 215 Locust Street, Watsonville. 95076.

Thank you,

Elizabeth

Elizabeth Sanborn Falcon

Benchmark Realty Advisors

900 E. Hamilton Ave. Suite 100

Campbell, CA 95008

408-885-1110 (Office)

831-402-3900 (Cell)

CA BRE# 00468326

May 25, 2022 [Chevron]

Description:

Email exchanges dated May 22, 2022, with Sanborn to Hunt, cc: to Katie Riutta, Luis Descanzo, and Josh Ripp Regarding New Time Proposed: Zoom Meeting to Discuss Ceiba Traffic Observation

Summary:

This email exchange references Ceiba's gymnasium and Sanborn's suggestion to put a midblock crosswalk where the current driveway is to monitor the usage.



Michelle Hunt

May 25, 2022 at 2:13 PM

RE: New Time Proposed: Zoom Meeting to Discuss Ceiba Traffic Observation

To: Elizabeth Sanborn, Josh Ripp, Cc: Katie Riutta, Luis Descanzo

[Details](#)

Since there are many students crossing Locust Street at this location now, it would be a good idea to add crosswalk striping to formalize it and draw motorists attention to it. In addition, we suggest adding curb bulb outs on each approach to the crosswalk to improve the visibility of pedestrians as the current on-street parking may impair drivers ability to see students attempting to cross at this location. We recommend having a crossing guard present whenever there are large numbers of pedestrians crossing (before and after school). If/when Ceiba builds a gymnasium on the other side of the street, you will need a crossing guard here during the school day as well.

Michelle Hunt

Vice President and Principal Associate

Hexagon Transportation Consultants, Inc.

San Jose | Gilroy | Phoenix | Pleasanton

NOTE NEW OFFICE ADDRESS:

100 Century Center Court, Suite 501 | San Jose, California 95112
phone 408.971.6100 | fax 408.971.6102 | direct 669.207.4452

www.hextrans.com

Please consider the environment before printing this material.

From: Elizabeth Sanborn Falcon <esanborn@pacbell.net>

Sent: Wednesday, May 25, 2022 11:46 AM

To: Michelle Hunt <mhunt@hextrans.com>; 'Josh Ripp' <josh.ripp@ceibaprep.org>

Cc: Katie Riutta <kriutta@hextrans.com>; Luis Descanzo <ldescanzo@hextrans.com>

Subject: RE: New Time Proposed: Zoom Meeting to Discuss Ceiba Traffic Observation

Thank you, Michelle. How would you feel about putting a crosswalk where the current driveway is to the school and monitoring that useage?

Elizabeth Sanborn Falcon

Benchmark Realty Advisors

900 E. Hamilton Ave. Suite 100

Campbell, CA 95008

408-885-1110 (Office)

831-402-3900 (Cell)

CA BRE# 00468326

Cc: Katie Riutta <kriutta@hextrans.com>; Luis Descanzo <ldescanzo@hextrans.com>
Subject: RE: New Time Proposed: Zoom Meeting to Discuss Ceiba Traffic Observation

Hi Elizabeth,

The most important observation is that there are a large number of students being dropped off and picked up on the streets in the vicinity of the school. In fact, there seem to be more vehicles dropping off students on the street than on site in the AM. We also counted a high number of pedestrians crossing Locust Street at the school driveway due to students being dropped off and picked up on the street as well as students walking to/from school. Our recommendations will likely be focused on improving the flow through the on-site student loading area to reduce congestion and interruptions in traffic flow on Locust Street.

Josh, can you describe what the "Fast 40" is that is shown on the bell schedule from 3:45 – 4:25 PM? How many students participate in this program? Please provide a description of any other before/after school activities and the number of participants in each. One of the best ways to reduce congestion before/after school is to reduce the number of students being dropped off at the same time by either staggering start/end times or through before/after school programs/activities that cause students to come early and/or stay late. Let me know if Ceiba is considering adding or expanding any before or after school programs that could help spread out the trips over a longer time period.

Also, are students allowed to arrive late or leave early if they have a free period at the start or end of the day?

Michelle Hunt

Vice President and Principal Associate

Hexagon Transportation Consultants, Inc.

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phone 408.971.6100 | fax 408.971.6102 | direct 669.207.4452

www.hextrans.com

Please consider the environment before printing this material.

From: Elizabeth Sanborn Falcon <esanborn@pacbell.net>

Sent: Wednesday, May 25, 2022 10:40 AM

To: 'Josh Ripp' <josh.ripp@ceibaprep.org>; Michelle Hunt <mhunt@hextrans.com>

Cc: Katie Riutta <kriutta@hextrans.com>

Subject: RE: New Time Proposed: Zoom Meeting to Discuss Ceiba Traffic Observation

Yes, that works for me as well. Is there any input you can share at this point?

Elizabeth Sanborn Falcon
Benchmark Realty Advisors

900 E. Hamilton Ave. Suite 100
Campbell, CA 95008

408-885-1110 (Office)
831-402-3900 (Cell)
CA BRE# 00468326

From: Josh Ripp <josh.ripp@ceibaprep.org>
Sent: Wednesday, May 25, 2022 10:38 AM
To: Michelle Hunt <mhunt@hextrans.com>
Cc: Elizabeth Sanborn Falcon <esanborn@pacbell.net>; Katie Riutta <kriutta@hextrans.com>
Subject: Re: New Time Proposed: Zoom Meeting to Discuss Ceiba Traffic Observation

Yes, that works for me.

On Wed, May 25, 2022 at 10:18 AM Michelle Hunt <mhunt@hextrans.com> wrote:

Hi Elizabeth,

We need to postpone today's meeting until next week as the data we collected have raised some questions so we want to go back out and conduct further observations/data collection. Does next Thursday, 6/2, at 1 PM work for you and Josh?

Michelle Hunt

Vice President and Principal Associate

Hexagon Transportation Consultants, Inc.

San Jose | Gilroy | Phoenix | Pleasanton

NOTE NEW OFFICE ADDRESS:

[100 Century Center Court, Suite 501 | San Jose, California 95112](#)

phone 408.971.6100 | fax 408.971.6102 | direct 669.207.4452

www.hextrans.com

Please consider the environment before printing this material.

--

Josh Ripp

Head of School

Ceiba College Prep

215 Locust St

Watsonville, CA 95076

(831) 740-8786

June 2, 2022 [Chevron]

Description:

Email exchange dated June 2, 2022, between Josh Ripp, Rachael and Ms. Haney Re Science 6 Project Today – Classes walk across the street to view new lot?

Summary:

Ms. Haney requests permission to “borrow the cross-walk gear” to walk her 6th grade class to analyze the lot. She was “encouraging our 6th graders to develop a eco-sustainable building design (Gym).

It is unclear if Ms. Raney is a trained crossing guard or if the class studied the toxic history of the site.

From: Josh Ripp josh.ripp@ceibaprep.org
Subject: Re: Science 6 Project: Today - Classes walk across the street to view new lot?
Date: June 2, 2022 at 8:09 AM
To: Ms. Raney athena.raney@ceibaprep.org
Cc: Rachael Pedley rachael.berg@ceibaprep.org

Good Morning Athena,

How fun! Yes, you can take your kids across the street. Please be mindful of traffic. Also, there is a chain-link fence in front of the property so you will not be able to walk around on the land.

I look forward to hearing what ideas our 6th graders develop!

Josh Ripp
Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

On Thu, Jun 2, 2022 at 7:31 AM Ms. Raney <athena.raney@ceibaprep.org> wrote:

Hello Josh and Rachael,

I know this may be a long shot, yet I am encouraging our 6th graders to develop a eco-sustainable building design (Gym) on our newly purchased lot across the street from our school. If I borrow the cross-walk gear, may I walk our classes across the street to analyze the lot?

Warm Regards,

Ms. Raney

(She/Her/Hers)

6th Grade Science Teacher

Ceiba College Preparatory Academy

215 Locust Street, Watsonville, CA 95076

Email: athena.raney@ceibaprep.org | Phone (802) 695-0761

~Believe in the possibilities.~

From: Ms. Raney athena.raney@ceibaprep.org
Subject: Re: Science 6 Project: Today - Classes walk across the street to view new lot?
Date: June 2, 2022 at 9:03 AM
To: Josh Ripp josh.ripp@ceibaprep.org
Cc: Rachael Pedley rachael.berg@ceibaprep.org

Thank you Josh! I will make sure they stay on the sidewalk behind the fence.

Warm Regards,

Ms. Raney

(She/Her/Hers)

6th Grade Science Teacher

Ceiba College Preparatory Academy

215 Locust Street, Watsonville, CA 95076

Email: athena.raney@ceibaprep.org | Phone (802) 695-0761

~Believe in the possibilities.~

On Thu, Jun 2, 2022 at 8:09 AM Josh Ripp <josh.ripp@ceibaprep.org> wrote:

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I look forward to hearing what ideas our 6th graders develop!

Josh Ripp

Head of School

Ceiba College Prep

215 Locust St

Watsonville, CA 95076

(831) 740-8786

On Thu, Jun 2, 2022 at 7:31 AM Ms. Raney <athena.raney@ceibaprep.org> wrote:

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Warm Regards,

Ms. Raney

(She/Her/Hers)

6th Grade Science Teacher

Ceiba College Preparatory Academy

215 Locust Street, Watsonville, CA 95076

Email: athena.raney@ceibaprep.org | Phone (802) 695-0761

~Believe in the possibilities.~

June 8-9, 2022 [Chevron]

Description:

Email exchange dated June 9, 2022, between Martha Vega and Justin Meek RE Case 844 & 845: 234 and 238 Locust Street (See Attached Notice and Photos)

Summary:

This email exchange references the City's inspection on the Chevron parcels regarding weed abatement.

From: [Martha Vega](#) on behalf of [Martha Vega](#) <martha.vega@cityofwatsonville.org>
To: [Justin Meek](#)
Subject: Fwd: Case 844 & 845: 234 and 238 Locust Street (See Attached Notice and Photos)
Date: Thursday, June 9, 2022 11:09:02 AM
Attachments: [Weed Abatement Letter.pdf](#)
[Weed Abatement Letter.pdf](#)
[Photos 06082022.pdf](#)
[Weed Abatement Letter 845 234 LOCUST 01716216.pdf](#)

Hi Justin,

Just sending this as an for your information only. Yesterday, I conducted an inspection and sent a letter to Chevron as the GIS and parcel report indicated Chevron as the owner. Today, in doing a Deed search, I found Ceiba Public School as being the owner.

Kind regards,
Martha

----- Forwarded message -----

From: **Martha Vega** <martha.vega@cityofwatsonville.org>
Date: Thu, Jun 9, 2022 at 11:02 AM
Subject: Case 844 & 845: 234 and 238 Locust Street (See Attached Notice and Photos)
To: <josh.ripp@ceibaprep.org>, <daniel.ornelas@ceibaprep.org>

Re: Code Enforcement Case 844 & 845 Regarding Ceiba Public Schools Foundation
APN: 017-162-15 & 017-162-16

Dear Josh Ripp,

Hope all is well. On 6/9/2022 at approximately 1040 hours, I called Ceiba College and was transferred to a male who identified himself as Daniel, Head of Operation. I identified myself and advised him of the city wide enforcement on weed abatement as fire season is upon us. I informed him that I had mailed a letter out to Chevron but according to new data (Deed through the Santa Cruz County Recorder) identified the vacant lot with overgrown weeds as well as impeding on pedestrian movement as now being owed by Ceiba Public Schools Foundation. Daniel referred me to you. Therefore, I am reaching out for your assistance. Know I have mailed the attached documents as a formality. As a courtesy, I have attached here for your review and appropriate action. I thank you in advance for your assistance in this matter.

If you have any questions, please feel free to reach out to me at 831-768-3064.

Kind regards,
Martha

--



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City of Watsonville

"A Community of Opportunities"

June 9, 2022

ATTN: JOSH RIPP, PRINCIPAL OF CEIBA COLLEGE PREPARATORY ACADEMY
CEIBA PUBLIC SCHOOLS FOUNDATION
215 LOCUST STREET
WATSONVILLE, CA 95076

RE: Overgrown Vegetation at: 234 Locust Street, APN: 017-162-16, Munis # 845

Dear Property Owner:

It is the time of the year where overgrown vegetation on parcels may become a fire hazard (WMC 8-9.304.1.2) and are required to be cut, mowed, and/or disc. Your property has been identified as requiring removal of overgrown vegetation and/or debris within ten (10) days of this notice. Failure to comply with this request will result in the issuance of an Administrative Citation and may result in the City (through a contractor) abating the weeds with all costs to be borne by the property owner.

In the event that this property has been cleared of overgrown vegetation and/or debris, please disregard.

Thank you in advance to your prompt attention to this matter. If you have any questions and/or concerns regarding this notice please call (831) 768-3050.

Sincerely,

Martha Vega, Code Enforcement Officer
City of Watsonville
Community Development Department
831-768-3050

831-768-3050
cdd@cityofwatsonville.org
www.cityofwatsonville.org

Community Development
Department
250 Main Street









City of Watsonville

"A Community of Opportunities"

June 8, 2022

CHEVRON USA INC
ATTN: PROP TAX DEPT
P.O. BOX 1392
BAKERSFIELD, CA 93302

RE: Overgrown Vegetation at: 234 Locust Street, APN: 017-162-16, Munis # 845

Dear Property Owner:

It is the time of the year where overgrown vegetation on parcels may become a fire hazard (WMC 8-9.304.1.2) and are required to be cut, mowed, and/or disced. Your property has been identified as requiring removal of overgrown vegetation and/or debris within ten (10) days of this notice. Failure to comply with this request will result in the issuance of an Administrative Citation and may result in the City (through a contractor) abating the weeds with all costs to be borne by the property owner.

In the event that this property has been cleared of overgrown vegetation and/or debris, please disregard.

Thank you in advance to your prompt attention to this matter. If you have any questions and/or concerns regarding this notice please call (831) 768-3050.

Sincerely,

Martha Vega, Code Enforcement Officer
City of Watsonville
Community Development Department
831-768-3050

831-768-3020
hr@cityofwatsonville.org
www.cityofwatsonville.org

Human Resources
275 Main Street, Suite 400
Watsonville, CA 95076

July 13, 2022 [Chevron]

Description:

Email exchange dated July 13, 2022, with Sanborn to Hunt, cc to Katie Riutta and Josh Ripp Regarding Ceiba School Traffic Operations Study

Summary:

This email exchange references potentially using the Chevron site for drop off for the cars coming in from Riverside Drive.

From: Elizabeth Sanborn Falcon esanborn@pacbell.net
Subject: Re: Ceiba School Traffic Operations Study
Date: July 13, 2022 at 12:04 PM
To: Michelle Hunt mhunt@hextrans.com
Cc: Katie Riutta kriutta@hextrans.com, Josh Ripp josh.ripp@ceibaprep.org

Hi Michelle, another question and a request.

1. were the left turns into the site a major source of congestion or was it primarily the fact that the students were not crossing in groups?
2. Can you think of any other schools that have drop off or other facilities across the street? I know that Rocketship has one in East San Jose. In giving this more thought I really like your idea of using the Chevron site for drop off for the cars coming in from Riverside Dr. We can't do that now because the property needs to be re zoned.

Thanks,
 Elizabeth

Elizabeth Sanborn Falcon
 Benchmark Realty Advisors
 900 E. Hamilton Ave. #100
 Campbell, CA. 95008
 408-885-1110
 831-402-3900 (Mobile)
 CA DRE #00468326

On Jun 21, 2022, at 6:01 PM, Michelle Hunt <mhunt@hextrans.com> wrote:

Hi Elizabeth,

Based on historical images on Google Earth, high visibility striping and curb extensions (bulb-outs) were added some time between 9/2020 and 9/2021. Prior to that, there was a crosswalk with only basic striping and no curb extensions.

Michelle Hunt

Vice President and Principal Associate

Hexagon Transportation Consultants, Inc.

San Jose | Gilroy | Phoenix | Pleasanton

NOTE NEW OFFICE ADDRESS:

100 Century Center Court, Suite 501 | San Jose, California 95112
 phone 408.971.6100 | fax 408.971.6102 | direct 669.207.4452

www.hextrans.com

Please consider the environment before printing this material.

July 14, 2022 [Chevron]

Description:

Incident with City Planning Department Regarding Application 3539

Summary:

A citizen attempted to get a copy of application 3539 from the the City Planning Office.

1. On July 14, 2022, I attempted to get a copy of application 3539 at the City Planning office.
2. After a certain amount of City Staff delay and disarray, I was informed the application had not been digitized and that the physical application was at the home of Principal Planner - Justin Meek, who was sequestered at the time with Covid. I specifically asked if this was the only copy, and Ivan, an Assistant Planner at the Planning Office, confirmed that they had no scan or digital copy. He would not say if this document would be available via a public document request, even though he was asked repeatedly. Instead, he instructed me that I would have to reach out to Justin Meek after Meek returns to the office and schedule a meeting to discuss this application.
3. I asked for clarification regarding the custodianship of City Planning documents that are removed from the government premises and was told again that Meek had the only copy.

October 13, 2022 [Elyxir]

Description:

Email exchanges from October 12-13, 2022, with Rene Mendez and Josh Ripp; and Rene Mendez and Suzi Merriam Regarding Requested Ceiba Site Search Information.

Summary:

This email exchange references all sites Ceiba reviewed in its search for a permanent location. It also verifies that the City of Watsonville is “pushing” Ceiba to move or expand to the Elyxir Building on 270 W. Riverside Drive, going deeper into the Industrial Zone.

From: [Rene Mendez](#) on behalf of [Rene Mendez <rene.mendez@cityofwatsonville.org>](#)
To: [Suzi Merriam](#)
Subject: Re: Requested Ceiba Site Search Information
Date: Thursday, October 13, 2022 1:17:16 PM

Hi, building from scratch may be an option. Do you have some locations in mind?

On Thu, Oct 13, 2022 at 10:39 AM Suzi Merriam <suzi.merriam@cityofwatsonville.org> wrote:

not that I can point to off the top of my head. Unless they want to build from scratch.

On Thu, Oct 13, 2022 at 10:02 AM Rene Mendez <rene.mendez@cityofwatsonville.org> wrote:

Are there any other locations?

On Thu, Oct 13, 2022 at 9:56 AM Suzi Merriam <suzi.merriam@cityofwatsonville.org> wrote:

On Thu, Oct 13, 2022 at 9:33 AM Rene Mendez <rene.mendez@cityofwatsonville.org> wrote:

Good morning, yup I am pushing Josh in that direction.

On Thu, Oct 13, 2022 at 8:53 AM Suzi Merriam

<suzi.merriam@cityofwatsonville.org> wrote:

you know what's not included in their list? The property coming available right behind them!

On Wed, Oct 12, 2022 at 4:21 PM Rene Mendez

<rene.mendez@cityofwatsonville.org> wrote:

Hi, I asked Josh for a list of the areas they had looked to move their school and attached is what he provided. I don't know if we could adequately evaluate the other school sites, but is it plausible that the other non-school sites where evaluated and don't work for them. Also based on what they say they need, are there any other areas in the City that may work besides them expanding or moving to the soon to be vacant site behind them?

Thank

----- Forwarded message -----

From: **Josh Ripp** <josh.ripp@ceibaprep.org>

Date: Wed, Oct 12, 2022 at 1:54 PM

Subject: Requested Ceiba Site Search Information

To: Rene Mendez <rene.mendez@cityofwatsonville.org>

Good Afternoon Rene,

Thanks again for meeting with me last week for lunch. Attached is a letter listing

all sites Ceiba reviewed in our search for a permanent location that you requested.

Please let me know if you have any questions or need any additional information.

Thank you!

Josh Ripp

*Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786*





City Council <citycouncil@cityofwatsonville.org>

Ceiba Zoning Comments from California Giant, Inc.

1 message

Jay Brown <jbrown@calgiant.com>

Tue, Feb 28, 2023 at 9:12 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Cc: Joe Barsi <jbarsi@calgiant.com>, Jay Brown <jbrown@calgiant.com>

Dear Watsonville City Council,

California Giant has been a supporter of the City of Watsonville for several decades. We support the work of Ceiba College, but have concerns with their current location as it is not compatible with the surrounding industrial businesses. Attached is a signed letter from Bill Moncovich in opposition to the Ceiba zoning amendment.

Regards,

Jay Brown

CFO

California Giant Berry Farms

Office: 831-728-1965 x224

Cell: 831-970-5523

jbrown@calgiant.com



PO Box 1359

Watsonville, CA 95076

www.calgiant.com

www.facebook.com/calgiant



20230228084543265.pdf

22K



February 27, 2023

Watsonville City Council

Public Comment Re: Ceiba Academy General Plan and Zoning Amendment

Dear City Council Members,

I am writing in strong opposition to the proposal to amend the general plan and general industrial zone designation of Ceiba College Preparatory at 215 Locust Street.

The chief concern for our company is the safety of the students in the event of an ammonia leak at our New West Cooling facility. This leak could be the result of an accidental fire or an earthquake that is out of our control. While uncommon, these accidents do occur (Taylor Farms had one in Salinas in 2019)

In addition, traffic in front of Sakata Lane office is negatively impacted by the cars making U-turns during the afternoon pickup. The Sakata-Riverside intersection is already dangerous as evidenced by one of our employees getting t-boned in 2019, destroying the vehicle, but luckily our employee only suffered minor injuries.

California Giant is a significant supporter of the Watsonville community, and we believe Ceiba Academy is doing great work. However, giving the school permanent residence in an industrial zone full of toxic chemicals would be a mistake that could cost lives. In addition, the extra afternoon traffic is making an already dangerous intersection even more risky for our employees.

Regards,

A handwritten signature in black ink, appearing to read "Bill Moncovich". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William Moncovich, CEO



City Council <citycouncil@cityofwatsonville.org>

Please Vote to rezone Ceiba

1 message

Alyssa James Workman-Torres <alyssa.w.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 9:19 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because Ceiba is close to my house and lots of kids walk to school because it's close to houses.

Also I have nice friends and teachers.

An Invention Convention is coming up. There are sports too and the coaches are really nice and you can go to camps. If the school closes down then where are we all going to go because there are less teachers at other schools.

Sincerely Alyssa Torres, 6th grade Ceiba scholar



City Council <citycouncil@cityofwatsonville.org>

Please rezone our school

1 message

Lianna Espinoza <lianna.e.2033@ceibaprep.org>

Tue, Feb 28, 2023 at 9:19 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because Ceiba has helped me in a lot of ways. It has helped me with my grades, My grades would go down because I wouldn't do my work but the teachers gave me opportunities to get my grades up. The school does a lot of fun things for us they took us to US Santa Cruz, Science workshop and so much more. Not only are the staff amazing and the counselors but they support us no matter what. Also they have a cross walker to make sure we get to school safely and I have built new friendships and they encourage me to work hard in school. My experience so far has been amazing and I hope it can keep going.

Lianna Espinoza

Grade 6th



City Council <citycouncil@cityofwatsonville.org>

please don't close ceiba

1 message

Aiden Geondrae Cantolan-Pantoja <aiden.c.2033@ceibaprep.org>
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Tue, Feb 28, 2023 at 9:20 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is it's the only school that I had a good education with. Sometimes we have special events and we have great teachers. I hope to go to college and get a good job and make money because of Ceiba. Last semester we went bowling at the Boardwalk and we went to UCSC, a college. I had never been to a college campus before. And it was a great field trip and I have learned a lot from all my classes the teachers are great to have. I hope you guys and gals don't close down ceiba.

Sincerely,

Aiden Cantolan
6th grade ceiba scholar



City Council <citycouncil@cityofwatsonville.org>

Don't close down Ceiba because i will be sent to a ghetto school

1 message

Samuel Yoel López-Garcia <samuel.l.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 9:22 AM

Dear Watsonville City Council,

I know that you should not close the school because I will have to go to a ghetto school and I don't want that. I also love the teachers' energy and they are very nice. I also need a better education and I don't want to be involved in bad influences and not to be closed.

Please vote in support of rezoning Ceiba College Preparatory Academy.

Sincerely,

Samuel Lopez Garcia Diaz
Grade 6



City Council <citycouncil@cityofwatsonville.org>

If Ceiba closes down I won't get to see my best friends

1 message

Amber Biririana Sanchez Flores <amber.s.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 9:27 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is I loved the field trip. We went to UCSC college and I like the parties and events. I can't wait to do more fun things in Ceiba :D .

What I learn in Ceiba is cool in History, Math, English, science and PE. I am really starting to like soccer. And I also have 5 friends and one of them is my best friend and if Ceiba closes down I won't get to see them anymore. Next year if Ceiba does not close down i can join the girls sport team :D

So I hope Ceiba does not close down.

Sincerely,

a 11 year old named Amber 6th grade Ceiba scholar :D.



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open

1 message

Zaira Gutierrez-Canada <zaira.g.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 9:29 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is I feel comfortable and also my mom feels comfortable and so does my sister because they want me to stay here.

They should keep it open because I am really excited that they are going to make a soccer field and a gym if they keep it open. Another reason they should keep it open is because there was banda night, glow battle and other things that were fun .

I like that they took us to the field trip and had lots of fun. I like the teacher from here that they are really nice and I am nice to them. Also they should keep it open because there is fast 40 here after school that the teacher could help you with your work .

Another is they should keep it open because They have dancing and I love to dance with my friends or with teachers. During P.E they are fun things with Ms. Gonzalez I have playing.

Lastly, I won't see my friends if the school closes down.

Sincerely,

Zaira Gutierrez



City Council <citycouncil@cityofwatsonville.org>

Please re-zone Ceiba

1 message

Melissa Ireta Romero <melissa.i.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 9:32 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because we get better education than all the other schools. 95% of the people in Ceiba graduate to college. Also if Ceiba stays rezoned they will make Watsonville safer and in all the other schools there are bullies and teachers don't care.

In this school they care about everybody .All the classrooms are safe and we probably have better practice for an emergency than all the other schools . A lot of the students have straight A's. We have dances and festivals like every month.

Sincerely,

Melissa Ireta Romero



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open

1 message

Brianna Jocelynn Barrera-Castillo <brianna.b.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 9:33 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is that Ceiba in my opinion is different from other middle schools.

I really like how they teach and their education and the teachers are all really nice and help you if you don't understand anything. I also want to go to college and this is the perfect school for me to get ready for it and learn a lot. Ceiba gives us lots of opportunities like for example, we have a thing called fast 40 which we use if we are not passing a class or if we have missing assignments we may go and do the work with our teacher. I've actually gone to fast 40 because I wasn't passing a class and I left that class with a B-.

The teachers here are amazing and this school has really taught me a lot and I'm grateful for everything they have done for all of their students, staff and workers. I also feel really safe in this school because in other middle schools there's always fights and in Ceiba they really try to keep us all safe from fights and we also have counseling in case you feel like talking about something or if you feel uncomfortable about something/someone. So please keep ceiba open.

Sincerely, Brianna Barrera 6th grade.



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Feb. 28, 2023 Council Meeting--Agenda Item--Ceiba: Letter to Council Ceiba needs CEQA review

1 message

nick bulaich <princelazar1389@yahoo.com>

Tue, Feb 28, 2023 at 8:21 AM

To: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Good Morning Irwin: Please add the attached letter (Ceiba need CEQA review) to the Agenda Packet for the February 28, 2023 Special Council Meeting.

Please distribute the letter, at a minimum, to the following departments:

City Manager
City Attorney
Community Development
Public Works

If you have any questions, feel free to contact me.

Thank you,

Nick Bulaich



Ltr to Council--Ceiba needs CEQA review-Council Meeting Feb 28 2023.pdf
415K

305 Second Street
Watsonville, CA 95076
February 28, 2023

Watsonville City Council
275 Main Street, Suite 400 (4th Floor)
Watsonville, CA 95076

**re: Ceiba school: Intensification of employees—CEQA review required.
Agenda Item-Watsonville City Council February 28, 2023.**

Dear Council Members:

The California Environmental Quality Act (CEQA) has been in effect for over 50 years. CEQA is a complex field, but I have frequently come across mention of in respect to issues that have come before public agencies, such as the City.

In the Staff Report regarding Ceiba's request for permanent status to operate their school, City Staff (Staff) claim the Ceiba project is exempt from CEQA "because the project would not result in the change, intensification or expansion of an existing use."

I disagree.

For the June 4, 2013 Watsonville Planning Commission meeting, City Staff stated the following:

"The applicant has indicated that there will be 23 teachers and administrators at the location."¹ (Underline added for emphasis.)

In a document dated November 4, 2021, Hexagon Transportation Consultants, Inc. (Hexagon) stated the following:

"The school currently has 525 students in grades 6-12 and 63 staff members."² (Underline added for emphasis.)

This is a 174% increase in the number of Ceiba employees (teachers and administrators) at the 215 Locust Street site.

With almost a tri-fold increase in employees, surely this will have a "significant effect on the environment." Having so many extra employees (intensification of the existing use) will clearly add more automobiles coming and going to the project on a daily basis during school operations. We all know that automobiles have an effect on the environment.

¹ See page 3 of Staff Report from June 4, 2013 Watsonville Planning Commission Meeting.

² See page 1 of Hexagon's parking study from April 5, 2022 Watsonville Planning Commission Meeting.

To make matters worse, as pointed out in one of my earlier letters to the Council, Ceiba's traffic operations are a nightmare with a hodge-podge of ever changing failed solutions that have been cooked up by either Staff or consultants hired by Ceiba.³

Some of these solutions offered have been a circulation loop which is inadequate to handle all the automobiles coming and going to the site, having Ceiba staffers ensuring that queuing vehicles don't overspill on to city streets which means the drivers would have to circulate around city blocks waiting for the queue to clear up, or even creating a loading zone that can only accommodate a handful of cars which would create another backup of idling cars polluting the environment.

With that many extra employees, the problem of harming the environment has only gotten worse.

One can start to see the environmental impact being caused by Ceiba's greatly increased number of employees.

Now, I imagine Staff and Ceiba might try to claim that the number of employees is the same as it was when the City gave Ceiba a temporary use permit to operate their school back in 2013.

But such a claim would be problematic because Staff and Ceiba used the lesser figure of employees to make a far lower parking space requirement for their initial application to operate their school at its current site.⁴

Ceiba's use has intensified which has caused significant impacts on the environment and its proposal does require a thorough CEQA study and review.

Sincerely yours,



Nick Bulaich
(831) 728-5640

cc: City Manager
City Clerk
City Attorney
Community Development
Public Works
Register-Pajaronian

³ See my letter to Council dated February 24, 2023 dealing with "Ceiba School Traffic Analysis."

⁴ See my letter to Council dated February 27, 2023 dealing with "Ceiba School: Parking issues."



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Fwd: Ceiba

1 message

City Manager <citymanager@cityofwatsonville.org>
To: City Council <citycouncil@cityofwatsonville.org>
Cc: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Tue, Feb 28, 2023 at 11:00 AM

Dear Mayor and Council,

Good morning.

FYI below RE: CEIBA.

Thank you,

Marisa

----- Forwarded message -----

From: **Ana Merino** <anamerino622@gmail.com>
Date: Mon, Feb 27, 2023 at 10:51 PM
Subject: Ceiba
To: <citymanager@cityofwatsonville.org>

Good night my name is Ana Merino.
I live in Locust st
My family needs to keep Ceiba
My son is attending classes on Ceiba.
My retire parents are walking around Ceiba
My neighbors children going to play there.

My son is a 13 years old he had Dixlexia hard to learn but he's doing better now with the techers a ceiba he had dreams and plans for his future.
My Parents are sick with diabetes don't drive at night after dinner they got a walk around Ceiba felling safe.
My neighbors children going by themselves to play ball when the classes dismiss parents are surveillance by the back fence felling safe.
Here is 3 reason for Ceiba to stay.
And I can say many other's.
So please vote YES for Ceiba!
Vote YES for Ceiba!



City Council <citycouncil@cityofwatsonville.org>

Fwd: Adobe Link to Cal Spray report

1 message

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>
Bcc: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 11:38 AM

Dear Council,

Please see the email below from Elizabeth Sanborn Falcon regarding Ceiba. There is a hyperlink to a large document.

----- Forwarded message -----

From: **Elizabeth Sanborn Falcon** <esanborn@pacbell.net>

Date: Tue, Feb 28, 2023 at 9:37 AM

Subject: Adobe Link to Cal Spray report

To: Justin Meek <justin.meek@cityofwatsonville.org>, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Justin and Irwin, here is an adobe cloud link to the Cal Spray report. Let me know if you are able to access it.

You can view "CalSpray Fourth 5-Year Review_10.28.2021.pdf" at: <https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:920bc9e3-4f7d-4c88-9dce-0eedcb23eb08>**Elizabeth Sanborn Falcon****Benchmark Realty Advisors****900 E. Hamilton Ave. Suite 100****Campbell, CA 95008****408-885-1110 (Office)****831-402-3900 (Cell)****CA BRE# 00468326**

--

**Irwin I. Ortiz, CMC**
City Clerk**Office:** (831) 768-3040**Direct:** (831) 768-3048**Fax:** (831) 761-0736

275 Main St, Suite 400, Watsonville, CA 95076



Irwin I. Ortiz, City Clerk
City Clerk's Office (831) 768-3048
275 Main Street, Suite 400, Watsonville, CA 95076
FAX: 831-761-0736
E-mail: irwin.ortiz@cityofwatsonville.org
Open Monday - Friday 8:00 AM to 5:00 PM

****Public Records Requests (PRR)** submitted via email, fax, USPS, or dropoff after 5:00 p.m. on a business day, Saturday, Sunday, holidays, will be processed as received on the next open business day. The 10-day response period begins when the PRR is received.



City Council <citycouncil@cityofwatsonville.org>

Please vote to rezone Ceiba and save the school!

1 message

Kailani Giron <kailani.g.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 11:48 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because Ceiba is a great and amazing school with amazing and hard working teachers/staff.

One of the many reasons Ceiba is different and unique is it has something called "5 star", and how a five star works is by behaving well to get points. With the points you can buy items like soccer balls, foot balls, toys, air pods, play stations, and much more.

Ceiba is different from most schools because Ceiba is a college preparatory school, and what that means is if Ceiba will help you get into colleges which is amazing. Ceiba has fun events like Glow in the dark dance, Banda night, and more which are really fun. Ceiba has an after school program which is called "fast 40". Fast forty is when teachers go over time and help their students catch up and explain to the students how to do the work.

I really like this school because I love how the staff is so kind and dedicated to help the students in school to have an amazing future. The parents are also very dedicated.

Sincerely,

Kailani Giron



City Council <citycouncil@cityofwatsonville.org>

Fwd: Elizabeth Sanborn Falcon shared "CEIBA" with you

1 message

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>
Bcc: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 11:51 AM

Dear Council,

We received the email below and asked that it be forwarded to you. The file needs a login, so I uploaded it instead.
Please use this link to view it

<https://www.cityofwatsonville.org/DocumentCenter/View/20868/1315-2-1-Phase-I-ESA-215-Locust-Street-1>

----- Forwarded message -----

From: **Justin Meek** <justin.meek@cityofwatsonville.org>

Date: Fri, Feb 24, 2023 at 5:29 PM

Subject: Fwd: Elizabeth Sanborn Falcon shared "CEIBA" with you

To: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>, Samantha Zutler <szutler@bwslaw.com>, Denise Bazzano <dbazzano@bwslaw.com>, Rene Mendez <rene.mendez@cityofwatsonville.org>

Irwin and Sam,

I downloaded and then saved the entire Phase I ESA report to the following folder:
M:\CDD\CC Packet\CCPKT 2023\2-28-23 Special Meeting\Ceiba\Additional Info

**Justin Meek, AICP | Principal Planner**.....
City of Watsonville250 Main Street
Watsonville, CA 95076
p. 831.768.3077

----- Forwarded message -----

From: **Elizabeth Sanborn Falcon (via Dropbox)** <no-reply@dropbox.com>

Date: Fri, Feb 24, 2023 at 5:08 PM

Subject: Elizabeth Sanborn Falcon shared "CEIBA" with you

To: <justin.meek@cityofwatsonville.org>

Hi Justin,

Elizabeth Sanborn Falcon (esanborn@pacbell.net) invited you to edit the
folder "**CEIBA**" on Dropbox.

Add to Dropbox

Enjoy!

The Dropbox team

[Report to Dropbox](#)

© 2023 Dropbox



Irwin I. Ortiz, CMC
City Clerk

Office: (831) 768-3040
Direct: (831) 768-3048
Fax: (831) 761-0736

275 Main St, Suite 400, Watsonville, CA 95076



Irwin I. Ortiz, City Clerk
City Clerk's Office (831) 768-3048
275 Main Street, Suite 400, Watsonville, CA 95076
FAX: 831-761-0736
E-mail: irwin.ortiz@cityofwatsonville.org
Open Monday - Friday 8:00 AM to 5:00 PM

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City Council <citycouncil@cityofwatsonville.org>

Agenda for Ceiba School Application - 215 Locust Street

1 message

Bill Seligmann <bill@southbaylaw.com>

Tue, Feb 28, 2023 at 11:59 AM

To: cityclerk@cityofwatsonville.org, Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Cc: citycouncil@cityofwatsonville.org, rene.mendez@cityofwatsonville.org, szutler@bwslaw.com, suzi.merriam@cityofwatsonville.org, justin.meek@cityofwatsonville.org

Dear Mr. Ortiz:

I have attached a letter expressing concerns about the agenda for the above-referenced application, which is scheduled to be heard this evening. If you have any questions, please let me know; and please ensure that this letter is made a part of the administrative record for this project.

Bill Seligmann

Law Offices of Wm. R. Seligmann

333 Church Street, Suite A

Santa Cruz, California 95060

Ph (831) 423-8383

Fax (831) 438-0104

bill@southbaylaw.com



Agenda Concern Ltr 022823.pdf

145K

LAW OFFICES
William R. Seligmann
333 Church Street, Suite A
Santa Cruz, California 95060
Telephone: (831) 423-8383
Fax: (831) 438-0104

Mailing Address:

PO Box 481
Santa Cruz, California 95061

February 28, 2023

Silicon Valley Office:
(408) 356-1950

City Clerk Irwin Ortiz
City of Watsonville
cityclerk@cityofwatsonville.org
Irwin.ortiz@cityofwatsonville.org

Re: Ceiba School Application Hearing for February 28, 2023

Dear Mr. Ortiz:

I would like to call your attention to a concern regarding the posted agenda for the above-referenced hearing. I am concerned that the agenda incorrectly states that the City will be engaging in "ENVIRONMENTAL REVIEW," when in fact no environmental review of the proposed project has been conducted, and instead, the Council is being asked to approve an exception to conducting the environmental review normally required under the California Environmental Quality Act. As written, the notice is quite misleading.

I have also noted that the agenda does not reference consideration of any exceptions to the parking requirements of the Municipal Code. Hence, I wish to confirm that no such exceptions will be considered by the City Council at the February 28th meeting.

I appreciate your attention to this matter, and I ask that this letter be made a part of the administrative records on the Ceiba project.

Sincerely,

William R. Seligmann
William R. Seligmann

cc: *email only*:
City Council
City Manager
City Attorney
City Clerk



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open!

1 message

Jade Nunez Huichapa <jade.n.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 11:59 AM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is that there are many students here. Who has an opportunity to graduate and go to their dream college, And you are expecting for Watsonville to have young people working and managing the society. But you are not giving them an opportunity to follow their dreams.

What I've heard is that many young people today aren't focused on studying and working. But Ceiba and many other schools give students opportunities. They give the support that many other schools don't give. Even a scholarship if you're a good student.

Ceiba is a safe community where kids can express themselves. Many things can happen if you close Ceiba. Many students are gonna have to move to other schools which is really hard to do. Staff members aren't gonna have jobs. Graduates that have a dream college to go to. Ceiba is like a big family, yes sometimes things don't work out when there are problems. But in the end everyone is happy here. All the teachers and staff are really nice too!

That is my reason why Ceiba needs to stay open!

From a Ceiba scholar, Jade Nunez Huichapa. :) ♡



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open

1 message

Anahi Ferreyra Escobedo <anahi.f.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 12:10 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is that it is going to affect the economy because all of the small businesses for example, La Rosa, The Discount mall , The Watsonville food market every friday ect. The neighbors complain that there is traffic but don't all of the schools have traffic? Another complaint that the neighborhood has is the safety. But Ceiba has a solution to this problem. They will make crosswalks for students and pedestrians to cross the street safer .

Ceiba is a good school because 95% of their students graduate and go to a 4 or 2 year college . My experience at Ceiba has been the best because Ceiba encouraged me to meet new people and socialize and the teachers encouraged their students far and beyond to follow their dreams. With you closing Ceiba you are not letting over 500 students achieve their dreams.

Sincerely,

Anahi Ferreyra

FEB 28 '23 PM 12:27

2546 Rolling Hills Ct.
Alamo, CA 94507

Received
Watsonville
City Clerk

February 28, 2023

Watsonville City Council
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: Ceiba College Preparatory Academy Zoning Amendment
February 28, 2023, Agenda Item 3(a) - Watsonville City Council Meeting**

Members of the Council:

I object to the Memorandum dated January 31, 2023, written by Suzi Merriam and Justin Meek regarding "Ceiba Listening Session: Q&A."¹

The memo is significantly defective.

1. Item 4. The Memo states:

"Marta Bulaich asked City staff and Ceiba officials to confirm whether using Riverside Drive (SR 129) between Walker Street and Sakata Lane is an appropriate, safe drop-off location. As a follow-up question, Ms. Bulaich inquired about whether a condition of approval would require drop-offs onsite."

This statement is inaccurate. The memo misquotes me and misconstrues my questions. My two questions were as follows:

MARTA QUESTION 1:

"Although highways are in the jurisdiction of Caltrans, does the City of Watsonville and Ceiba consider the shoulder of State Highway 129 in the

¹ n.b., "Ceiba Listening Session: Q&A" is also a new title for the September 29, 2022 event.

vicinity of Ceiba an appropriate and safe drop-off and pick-up location for students?"

Concerning Question 1, Traffic Coordinator Adolfo Gonzalez did not answer my question at the meeting and said that the safety determination would be up to Caltrans.

Since then, **two traffic studies have been conducted by registered traffic engineers** that have shown that this City-enabled Highway 129 protocol is reckless and irresponsible, creating a hazardous situation for Ceiba students and all entities that use public roadways. Gonzalez, Meek, and Merriam appear to be avoiding the fact that **Highway 129 has a 45 MPH speed limit sign located shortly after Locust Street.** As has been demonstrated to this Council in multiple submissions, this is where many Ceiba students are dropped off and picked up on the State Highway.

Staff's answer to my question is off-topic. I never asked about the Riverside Drive access, and that driveway is not germane to this Q&A session.

MARTA QUESTION 2:

"Why doesn't the City want a condition of approval that requires all student drop-offs and pick-ups to occur on the school property?"

At the September 29, 2022 meeting, Gonzalez said the following:

"The school, is they do have a pick-up and drop-off within inside the school, and it is recommended that they do use the route within the school. Unfortunately, we, the City, cannot control where, you know, the parents choose to drop off kids. We have identified locations where they could safely drop off their kids or alternative locations and made those recommendations."

City Staff and Ceiba have had nine years to create a safe and appropriate solution. Resorting to using a dangerous protocol of Highway 129 is a sign of recklessness and a concession that the loop is not viable.

Merriam and Meek also make no mention of Justin Meek's statement in the April 5, 2022 Planning Commission Meeting:

"One of the things that's new to this particular permit are conditions with additional language around developing a Safe Routes to School plan that the

school would be responsible for implementing. And again, the intent there is to show how kids can get to and from the school safely, whether on foot or their means, and for those that are driving to not block the street, but to come on to the site itself. And again, the language has been enhanced so as to make clear the responsibility of school and trying to address these congestion issues and safety concerns.”

No amount of language can make an inadequately sized traffic loop work. There is a physical limitation. Moreover, the alternative locations proposed by the City Staff are highly problematic since Staff has yet to do traffic analyses on these alternative drop-off and pick-up sites. All of them are dangerous for students:

- (1) one is located on First Street, requiring students to cross Highway 129;
- (2) one is adjacent to a trucking yard on Pine Street; and, bizarrely,
- (3) one is marked along a **business's driveway** on Second Street with heavy truck traffic for delivery.

Even worse, impacted residents have observed over the past months that Ceiba students have been directed to scattered locations in the adjacent neighborhoods in an organized manner for drop-off and pick-up activity. This dispersal of the traffic impact is being done without legitimate review and noticing.

I addressed the requirement to “apply” for a Caltrans encroachment in my letter to the Council dated February 21, 2023.

Respectfully



Marta J Bulaich

Attachment - 1

MEMORANDUM



DATE: January 31, 2023
TO: File
FROM: Suzi Merriam, Community Development Director
Justin Meek, AICP, Principal Planner
RE: Ceiba Listening Session: Q&A

OVERVIEW & PURPOSE

On Thursday, September 29, 2022, from 6:00 to 7:30 PM, the City of Watsonville (City) and Ceiba College Preparatory Academy (Ceiba) held a joint information and listening session concerning Ceiba's general plan amendment and rezoning application. The purpose of this meeting was to provide community members information on the current status of the project and also to answer questions from the community. The meeting was held in the City Council Chambers with additional seating and live video streaming in the Watsonville Community Rooms located at 275 Main Street, 4th Floor. Spanish translation and interpretation services were provided along with child care for children ages 5-10 years old.

MEETING AGENDA

The agenda for the meeting was as follows:

1. Introductions
2. Intent of the meeting (Rene Mendez, City Manager)
3. Status of the Ceiba general plan and rezoning application and next steps (Suzi Merriam, Community Development Director)
4. Ceiba College Prep presentation and information (Josh Ripp, Head of School)
5. Public comment/questions

QUESTIONS/REQUESTS FOR FURTHER INFORMATION & ANSWERS

A number of the parents in attendance at the meeting expressed support for Ceiba and inquired about when its application would move forward for consideration by the City Council for approval. In response, City Manager Mendez noted that a date has not been set but all interested parties would be notified ahead of time.

Below is a list of questions raised during the meeting concerning impacts to the neighborhood. Answers are provided in *blue italic* text.

1. Nick Bulaich requested that staff confirm the number of parking spaces provided at the school site.

As shown on Existing Site Plan (sheet A101), the site provides 63 parking spaces, including 3 ADA spaces. However, as noted on the plan, the area representing spaces 50-57 is not

used for parking; rather, existing pavement markings indicate this area is used by children as an outside play area. (Site visits confirmed that children play outside in this area.) Therefore, the site has 55 parking spaces for staff and visitor use.

2. During Head of School Ripp's presentation, he also indicated that 128 students were observed walking or biking to school during the traffic operations study conducted by Hexagon on June 8, 2022. Nick Bulaich requested that this figure be confirmed.

This figure was based on the Traffic Operations Study prepared on June 8, 2022 by Hexagon for the school. This study indicates that "128 pedestrians were counted crossing Locust Street during the AM peak hour and 106 pedestrians were counted during the PM peak hour."

As shown on Figure 2 (Maximum Observed Vehicle Queues) and included in Appendix A (Traffic Counts), these crossings occurred mid-block at the driveway leading into the school site. The study further clarifies that many students were dropped off or picked up on nearby streets, which may account for the large number of students crossing the street to go to and from school, stating: "On-street drop-offs and pick-ups (including both vehicles parking along the curb and stopping in the travel lane) were observed during the AM and PM peak one-hour periods along Locust Street, Riverside Drive, and 2nd Street."

Hexagon staff observed a total of 89 vehicles dropping students off on the street in the morning, more than the number of parents dropping students off on the school site (80 vehicles exiting the site during the AM peak hour). In addition, Hexagon staff observed 30 vehicles picking up students along the street in the afternoon, which was about half the number of parent vehicles that picked students up on the school site (61 vehicles exiting the site during the PM peak hour). In addition, three students were observed to drive and park on-street. One bicyclist was observed entering the site in the morning time.

3. A member of the public raised traffic and parking concerns, and inquired about the number of students that drive to school.

According to the Traffic Operations Study prepared by Hexagon, three students were observed driving to school and parking on the street.

4. Marta Bulaich asked City staff and Ceiba officials to confirm whether using Riverside Drive (SR 129) between Walker Street and Sakata Lane is an appropriate, safe drop-off location. As a follow-up question, Ms. Bulaich inquired about whether a condition of approval would require drop-offs onsite.

One of the conditions of approval indicates that school access for student drop off and pick up shall be limited to the driveway off of Locus Street, and that the Riverside Drive access shall not be utilized. The intent of this condition is for parents to drop off and pick up their children onsite.

Other conditions require the school to prepare a plan that identifies safe routes to school and for school administration staff to be responsible for traffic flow to and from the site during drop off and pick up periods. The City's Traffic Operations Manager has reviewed and approved the updated safe routes to school plan along with crossing guard training materials. This plan shows drivers entering and existing the site via the Locust Street

driveway. Please note, however, that according to the City's Traffic Operations Manager, whether parents choose to follow said routes is not something that the City can control.

While Riverside Drive is not considered a safe drop-off location, currently there is a posted 25 mph speed limit in the area of the school. Ceiba is also conditioned to apply for an encroachment permit with Caltrans to establish a "school zone" in this area, in accordance with the California Manual on Uniform Traffic Control Devices (CA MUTCD) guidelines.

5. Imelda inquired about the process for rezoning the site from industrial to institutional and, noting that Ceiba is looking into solutions to traffic congestion, asked what else might impede the requested approval.

Please refer to the Planning Commission staff report dated April 5, 2022 under the heading "Process" for a description about changing the site's general plan designation and zoning. In short, an amendment to the City's General Plan Land Use Diagram and Zoning Map may be changed by the City Council according to procedures in the Watsonville Municipal Code whenever the public necessity, the general community welfare, and good zoning practices permit such amendment. WMC §§ 14-12.700 et seq., 14-12.800 et seq.

The project site is designated Industrial on the General Plan Land Use Diagram and is within the General Industrial (IG) Zoning District. Ceiba is a public charter school on land designated for industrial-type uses. As discussed on pages 7-8 of the staff report under the heading "General Plan / Zoning Amendment," public and quasi-public uses, such as elementary, junior and high schools, are not intended to be located in areas of the City designated for industrial uses. In addition, elementary, junior high and high schools are not an allowed use in the IG Zoning District. These types of educational facilities, however, are allowed in areas designated as Public/Quasi-Public on the General Plan Land Use Diagram and zoned Institutional (N). Since Ceiba was permitted to establish at the site on a temporary basis, has made substantial improvements to the existing building, and has not found another site for purchase, the proposed amendments to the General Plan Land Use Diagram and Zoning Map would enable the formal recognition of the existing school use on the premises. Therefore, the project includes changing the site's land use designation and zoning as follows:

- General Plan: Industrial → Public/Quasi-Public*
- Zoning: IG (General Industrial) → N (Institutional)*

The purpose of the Public/Quasi-Public designation is to allow government or quasi-public buildings or facilities, including schools. Educational facilities for school-age children are allowed in N Zoning District with issuance of a Special Use Permit and may be operated by a public or private entity. WMC § 14-16.802(a)(6).

6. A member of the public inquired whether people can park in the lot across the street?

No, people may not park in the vacant lot across the street.

FEB 28 '23 PM 12:27

Alice Bankhead
18 Kilburn Street
Watsonville, California 95076

Received
Watsonville
City Clerk

February 27, 2023

Watsonville City Council
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: Ceiba College Preparatory Academy Zoning Amendment
February 28, 2023 Agenda Item 3(a) - Watsonville City Council Meeting**

Members of the Council:

I am a long-time resident in the west side of Watsonville and I am familiar with most of the varied neighborhoods there: That includes the Second Street/Locust Street area as well as Highway 129. In the past, I have served on the Watsonville Parks and Recreation and Planning Commissions.

Ceiba charter school began operation on Locust Street in 2014. I simply could not believe what I saw whenever I would drive by. Traffic jams, traffic confusion, traffic hazards, erratic student pedestrians, incompetent crossing guards, and blocked driveways were visible everywhere.

In conversations with neighboring residents and business operators in the impacted area, they recited to me horror stories of how their neighborhood was destroyed by Ceiba school.

Truly, I have never seen a neighborhood get degraded so much so fast in my entire life. In subsequent years, I learned that the disaster occurred because the Watsonville Community Development Department discarded most of the public safeguards in the

Watsonville City Council

February 27, 2023

Page Two

zoning code. That was done for Ceiba's advantage, although to the detriment of the neighborhood. Ceiba has been purchasing property lots in the neighborhood to start changing the zoning and squeezing in even more incompatible facilities. This will degrade the neighborhood even worse.

As could be expected, Ceiba is now seeking rezoning of their school site from industrial to a children's school zoning, so that they can operate in the neighborhood permanently.

The whole thing is a travesty. The traffic, parking, nuisances, and industrial zone degradation are simply too awful to continue any further. Be aware that Ceiba parents are regularly dropping off and picking up students on the shoulder of Highway 129 with large heavy trucks passing by at high speeds. That situation is beyond inexcusable. Given the history of how this whole thing has happened, it is obvious that the City could never stop that insanity if Ceiba were to remain in the neighborhood.

Please deny the zoning amendments and use permit and instruct Ceiba to relocate to a compatible neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Bankhead". The signature is written in a cursive, somewhat stylized script.

Alice Bankhead



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open!

1 message

Juliana Reyes-Lopez <juliana.r.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 12:30 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is that I feel like Ceiba should stay open because it is a very nice school. The teachers are very nice and sweets and Ceiba College Prep is a very good nice school it has so much sports to sign up and Ceiba gets you ready to go to college and the field trip they take us to go is very nice with your friends and the friends I made in this school they are very nice and funny.

When I went to ceiba for the first day of school it was so fun and when I came back home I wanna to go back to school again and I was already too. Our school is so nice, pretty and very clean. I feel really safe in this school.

Sincerely,
Juliana Reyes



City Council <citycouncil@cityofwatsonville.org>

please keep school open!

1 message

Geovanni Lopez-Perez <geovanni.l.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 12:36 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is If this school closes down I don't know where to go. I need to find a new school and if I find a school to go to it's gonna be so hard to find friends. So don't close this school because this is the school I like. This school is so fun. We went to the uc santa cruz and we went to the santa cruz boardwalk bowling So that while. And that's why i want the school to stay.



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Support for Ceiba

1 message

Kymberly Lacrosse <kymberlylacrosse@gmail.com>

Tue, Feb 28, 2023 at 1:25 PM

To: eduardo.montesino@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear Watsonville City Council,

I'm writing to you today to offer my support of Ceiba School. I strongly encourage you to keep the school open, students in school and employees/staff working. Until we can solve the concerns or devise an alternative plan, our community members, especially our students, deserve our support.

We need to prioritize our youth by keeping them in school in a safe, supportive and familiar environment. Uprooting them now would not only be unkind but likely traumatic. Many of these students go on to be first-time college graduates and are strong contributing and participatory members of our community. Do not take their dreams and opportunities away!

I have worked with Ceiba for the last couple of years with their Bike Club. This program was started one of Ceiba's previous students, who realized the positive impact of after-school programming. This student was attending CSUMB and this project was his capstone. It has become an integral part of the school and community. Our programming supports students to ride safely both on the road and on local trails. All students receive training, education, a free helmet and a refurbished bike if needed! These students also learn to be advocates and participate in their local community.

We commit to continue our work, that may provide potential solutions to the traffic issue. We would be happy to participate in a committee to address the problems and come up with innovative solutions. Our relationship with the city of Watsonville is lengthy and strong. We are committed to finding a solution that works for everyone and will work to implement solutions to keep everyone safe.

Let's figure this out together and make it work for everyone!

In Community and For our Youth,

Kymberly Lacrosse and Danny Guzman

Watsonville Residents

Youth Biking Supporters and Advocates

Kymberly Lacrosse

Growing Greatness

Doing the same things, Differently

kymberlylacrosse@gmail.com

831.234.2046

www.growinggreatness.net





Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

please don't close down ceida

1 message

Aiden Geondrae Cantolan-Pantoja <aiden.c.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Tue, Feb 28, 2023 at 1:54 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is it's the only school that I had a good education with. Sometimes we have special events and we have great teachers. I hope to go to college and get a good job and make money because of Ceiba. Last semester we went bowling at the Boardwalk and we went to UCSC, a college. I had never been to a college campus before. And it was a great field trip and I have learned a lot from all my classes the teachers are great to have. I hope you guys and gals don't close down ceiba.

Sincerely,

Aiden Cantolan
6th grade ceiba scholar



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

please don't close down ceida

1 message

Aiden Geondrae Cantolan-Pantoja <aiden.c.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Tue, Feb 28, 2023 at 1:54 PM

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Sincerely,

Aiden Cantolan
6th grade ceiba scholar



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Agenda Item 3(a) Ceiba Zoning Amendment (Petitions)

1 message

Marta Bulaich <martabulaich@gmail.com>

Tue, Feb 28, 2023 at 2:17 PM

To: eduardo.montesino@cityofwatsonville.org, Vanessa Quiroz <vanessa.quiroz@cityofwatsonville.org>, Maria Orozco <maria.orozco@cityofwatsonville.org>, kristal.salcido@cityofwatsonville.org, casey.clark@cityofwatsonville.org, jimmy.dutra@cityofwatsonville.org, ari.parker@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear City Clerk and Members of the Council:

Submitted herewith are petitions signed by a diverse group of neighborhood stakeholders opposing Ceiba's zoning request.

For the City Clerk, please consider this email a request to include this email and the attached documents in the Agenda packet for the February 28, 2023 Special Council Meeting.

If you have any questions, please feel free to contact me.

Respectfully,

Marta J Bulaich

--

Marta J. Bulaich
+1 415 816 1665
@martahari



Petition signatures with cover letter 2_28_23.pdf
4550K

2546 Rolling Hills Ct.
Alamo, CA 94507

February 28, 2023

VIA EMAIL

Watsonville City Council
City of Watsonville
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: Ceiba College Preparatory Academy Zoning Amendment
February 28, 2023 Agenda Item 3(a) - Watsonville City Council Meeting**

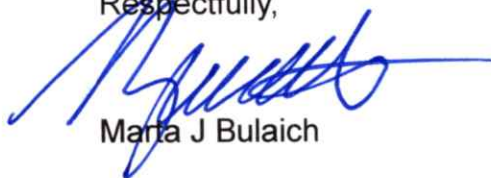
Members of the Council:

Please find, attached to this email, petitions signed by a diverse group of neighborhood stakeholders opposing Ceiba's zoning amendment.

The stakeholders include affected residents on Second Street and Locust Streets; small businesses on Pine, Second, Walker, and Grove Streets as well as West Lake Avenue; and leading industrial stakeholders in the Watsonville community. These signatures were gathered from February 22 to February 28, 2023.

These signatures represent the voices of the neighboring stakeholders.

Respectfully,



Maria J Bulaich

Attachments - 19 Pages of Signed Petitions; 66 signatures

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

We are a group of concerned residential, business, and agricultural stakeholders in the adjacent area of Ceiba Charter School (Ceiba). We request the Watsonville City Council deny the proposed Zoning Amendment and Special Use Permit for Ceiba's current temporary location at 215 Locust Street. Our request is based on the following compelling reasons:

- 1. Neighborhood compatibility:** Ceiba is **NOT** compatible with the existing residential, industrial, and agricultural land uses and will continue to disrupt the functionality and well-being of this neighborhood.
- 2. Traffic:** The new zoning will increase traffic congestion and safety concerns in the area.
- 3. Parking:** Existing parking problems will only become worse.
- 4. Nuisances:** Nuisances from student crowd masses will continue interfering with neighborhood stakeholders.
- 5. Safety Hazards:** Student drop-off and pick-up activity will continue to be scattered in a reckless and negligent manner across industrial zones and along State Highway 129, creating disruptions and hazards for the neighborhood and all entities using adjacent roadways.

1	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
2	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
3	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

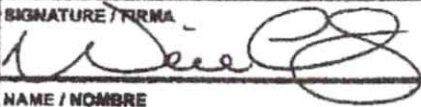
These signatures were obtained between the dates of February 27, 2023 and February 27, 2023.

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1	NAME / NOMBRE William Clough	ADDRESS / DIRECCIÓN 220 Pine Street
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
2	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
3	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

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OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE Tammara Clough	ADDRESS / DIRECCIÓN 220 Pine Street
	SIGNATURE / FIRMA <i>Tammara Clough</i>	CITY / CIUDAD Watsonville
2	NAME / NOMBRE Sara Clough	ADDRESS / DIRECCIÓN 270 Pine St
	SIGNATURE / FIRMA <i>Sara Clough</i>	CITY / CIUDAD Watsonville
3	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD


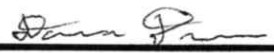

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1	NAME / NOMBRE Eric Davis	ADDRESS / DIRECCIÓN 41 Walker Street (work)
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
2	NAME / NOMBRE Daniela Davis	ADDRESS / DIRECCIÓN 41 Walker Street (work)
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
3	NAME / NOMBRE Roger Serpa	ADDRESS / DIRECCIÓN 554 Argos Circle
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville, CA 95076
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

These signatures were obtained between the dates of February 24, 2023 and February 28, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

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1	NAME / NOMBRE Donna Lanesen	ADDRESS / DIRECCIÓN 220 Pine Street
	SIGNATURE / FIRMA Donna Lanesen	CITY / CIUDAD Watsonville CA 95076
2	NAME / NOMBRE Paul Lanesen	ADDRESS / DIRECCIÓN 220 Pine St.
	SIGNATURE / FIRMA Paul Lanesen	CITY / CIUDAD Watsonville, CA 95076
3	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

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1	NAME / NOMBRE Will Garrautte	ADDRESS / DIRECCIÓN 241 ST Andrew S
	SIGNATURE / FIRMA Will Garrautte	CITY / CIUDAD aptos/watsonville, Ca
2	NAME / NOMBRE John Bengelky	ADDRESS / DIRECCIÓN 275 Westgate Dr.
	SIGNATURE / FIRMA [Signature]	CITY / CIUDAD Watsonville, CA 95076
3	NAME / NOMBRE Dick Peixoto	ADDRESS / DIRECCIÓN 25 Sakata Lane
	SIGNATURE / FIRMA [Signature]	CITY / CIUDAD Watsonville CA 95076
4	NAME / NOMBRE THOMAS AMBHEIN	ADDRESS / DIRECCIÓN 262 E. LAKE AVE
	SIGNATURE / FIRMA [Signature]	CITY / CIUDAD WATSONVILLE
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

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OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE <i>DAVE HENRY</i>	ADDRESS / DIRECCIÓN <i>P.O. Box 1011</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>FREEDOM, CA 95019</i>
2	NAME / NOMBRE <i>DAVID EDWARDS</i>	ADDRESS / DIRECCIÓN <i>241 PALOMA WAY,</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>WATSONVILLE, CA 95076</i>
3	NAME / NOMBRE <i>Mannel Castro</i>	ADDRESS / DIRECCIÓN <i>Watsonville 11E</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i></i>
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD


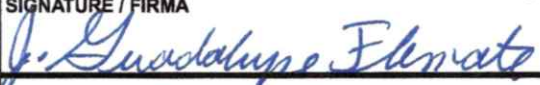
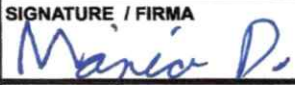
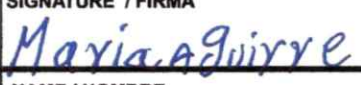

These signatures were obtained between the dates of February 24, 2023 and February 24, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

We are a group of concerned residential, business, and agricultural stakeholders in the adjacent area of Ceiba Charter School (Ceiba). We request the Watsonville City Council deny the proposed Zoning Amendment and Special Use Permit for Ceiba's current temporary location at 215 Locust Street. Our request is based on the following compelling reasons:

- 1. Neighborhood compatibility:** Ceiba is **NOT** compatible with the existing residential, industrial, and agricultural land uses and will continue to disrupt the functionality and well-being of this neighborhood.
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- 5. Safety Hazards:** Student drop-off and pick-up activity will continue to be scattered in a reckless and negligent manner across industrial zones and along State Highway 129, creating disruptions and hazards for the neighborhood and all entities using adjacent roadways.

1	NAME / NOMBRE Ralph Cox	ADDRESS / DIRECCIÓN 222 2 nd St.
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville Ca.
2	NAME / NOMBRE J. Guadalupe Flenate	ADDRESS / DIRECCIÓN 243 Locust St.
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville.
3	NAME / NOMBRE Maria Dobres	ADDRESS / DIRECCIÓN 243 Locust
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
4	NAME / NOMBRE Maria Aguirre	ADDRESS / DIRECCIÓN 311 LOCUST ST
	SIGNATURE / FIRMA 	CITY / CIUDAD WATSONVILLE
5	NAME / NOMBRE Epidia Sanchez	ADDRESS / DIRECCIÓN 309 1/2 Locust St
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville C-A

These signatures were obtained between the dates of February 26, 2023 and February 26, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE <i>Pete Bobeda</i>	ADDRESS / DIRECCIÓN <i>115 Rogers Ave</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
2	NAME / NOMBRE <i>MICHELLE BARR</i>	ADDRESS / DIRECCIÓN <i>18 BRIGHT VIEW LANE</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>WATSONVILLE</i>
3	NAME / NOMBRE <i>Henry Cruz</i>	ADDRESS / DIRECCIÓN <i>17 Rogers Ave.</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville, Ca.</i>
4	NAME / NOMBRE <i>Ricky Lopez</i>	ADDRESS / DIRECCIÓN <i>231 PALM AVE #3</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>WATSONVILLE CA.</i>
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

These signatures were obtained between the dates of February 27, 2023 and February 28, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE <i>Antonio Arce</i>	ADDRESS / DIRECCIÓN <i>225 Locust st</i>
	SIGNATURE / FIRMA <i>Antonio Arce</i>	CITY / CIUDAD <i>Watsonville Ca.</i>
2	NAME / NOMBRE <i>Becky Clark</i>	ADDRESS / DIRECCIÓN <i>239 Locust St</i>
	SIGNATURE / FIRMA <i>Becky Clark</i>	CITY / CIUDAD <i>Watsonville ca.</i>
3	NAME / NOMBRE <i>Johnny Clark</i>	ADDRESS / DIRECCIÓN <i>239 Locust St</i>
	SIGNATURE / FIRMA <i>Johnny Clark</i>	CITY / CIUDAD <i>watsonville, Ca</i>
4	NAME / NOMBRE <i>ILIA BULAICH</i>	ADDRESS / DIRECCIÓN <i>305 LOCUST ST.</i>
	SIGNATURE / FIRMA <i>Ilia Bulaich</i>	CITY / CIUDAD <i>WATSONVILLE</i>
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

These signatures were obtained between the dates of February 26, 2023 and February 28, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

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1	NAME / NOMBRE IVAN BULAICH	ADDRESS / DIRECCIÓN 305 SECOND ST,
	SIGNATURE / FIRMA <i>Ivan Bulaich</i>	CITY / CIUDAD WATSONVILLE
2	NAME / NOMBRE ANKA BULAICH	ADDRESS / DIRECCIÓN 305 SECOND ST,
	SIGNATURE / FIRMA <i>Anka Bulaich</i>	CITY / CIUDAD WATSONVILLE
3	NAME / NOMBRE MARTA BULAICH	ADDRESS / DIRECCIÓN 2546 ROLLING HILLS ALAMO, CA PROPERTY OWNER: 317 SECONDS ST. WATSONVILLE
	SIGNATURE / FIRMA <i>Marta Bulaich</i>	CITY / CIUDAD WATSONVILLE
4	NAME / NOMBRE Nikola Bulaich	ADDRESS / DIRECCIÓN 305 Second Street
	SIGNATURE / FIRMA <i>Nikola Bulaich</i>	CITY / CIUDAD Watsonville
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD



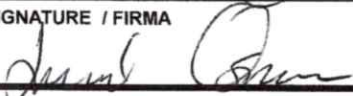


These signatures were obtained between the dates of February 20, 2023 and February 23, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

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1	NAME / NOMBRE RALPH OSUNA	ADDRESS / DIRECCIÓN 131 WALKER ST
	SIGNATURE / FIRMA 	CITY / CIUDAD WATSONVILLE CA 95076
2	NAME / NOMBRE Ezequiel Nioblas	ADDRESS / DIRECCIÓN 140 SUDDEN ST
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville CA 95076
3	NAME / NOMBRE Israel Osuna	ADDRESS / DIRECCIÓN 122 GONDA ST
	SIGNATURE / FIRMA 	CITY / CIUDAD Royal Acres ca 95076
4	NAME / NOMBRE Alberto Rodriguez	ADDRESS / DIRECCIÓN 1435 Chama DR
	SIGNATURE / FIRMA 	CITY / CIUDAD Salinas Ca 93907
5	NAME / NOMBRE ROBERT RODON	ADDRESS / DIRECCIÓN 80 SAKATA CAVE
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville, CA 95076

These signatures were obtained between the dates of February 24, 2023 and February 27, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

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1	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Ana López	209 Second St.
2	SIGNATURE / FIRMA	CITY / CIUDAD
	Ana Lopez	Watsonville
2	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Felipe Jauregui	209 2nd st
3	SIGNATURE / FIRMA	CITY / CIUDAD
	Felipe Jauregui	watsonville ca. 95076
3	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Francisco Cuevas	213 2nd st
4	SIGNATURE / FIRMA	CITY / CIUDAD
	Francisco Cuevas	Watsonville ca
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Rafaela Acosta	990 Second St
5	SIGNATURE / FIRMA	CITY / CIUDAD
	Rafaela Acosta	Watsonville
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Miguel Sanchez	46 210 Second St
	SIGNATURE / FIRMA	CITY / CIUDAD
	Miguel Sanchez	Watsonville


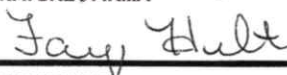
These signatures were obtained between the dates of February 26, 2023 and February 26, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE Mark Clough	ADDRESS / DIRECCIÓN 220 Pine street
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
2	NAME / NOMBRE Fay Hilt	ADDRESS / DIRECCIÓN 220 Pine Street
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
3	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD



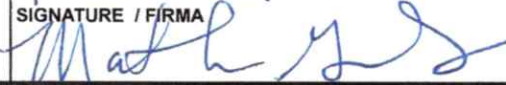

These signatures were obtained between the dates of February 24, 2023 and February 25, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE Carl Keith Korka	ADDRESS / DIRECCIÓN 316 Second St
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
2	NAME / NOMBRE Joseph Suarez	ADDRESS / DIRECCIÓN 312 1/2 Second St
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
3	NAME / NOMBRE Martha Gonzalez	ADDRESS / DIRECCIÓN 406 Second St
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
4	NAME / NOMBRE Arturo Dominguez	ADDRESS / DIRECCIÓN 402 2nd St Watsonville
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
5	NAME / NOMBRE Heriberto estrada	ADDRESS / DIRECCIÓN 310 2nd St
	SIGNATURE / FIRMA Heriberto estrada	CITY / CIUDAD Watsonville

These signatures were obtained between the dates of February 27, 2023 and February 27, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Alice P Bankhead	18 Kilburn St
2	SIGNATURE / FIRMA	CITY / CIUDAD
	Alice P Bankhead	Watsonville Ca. 95076
2	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Patricia Kulich	430 Walker St.
3	SIGNATURE / FIRMA	CITY / CIUDAD
	Patricia Kulich	Watsonville
3	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Enthee CHANG	320 Walker St
4	SIGNATURE / FIRMA	CITY / CIUDAD
	Enthee	Watsonville
4	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Benjamin Rodriguez	422 2nd Street Watsonville
5	SIGNATURE / FIRMA	CITY / CIUDAD
	Benjamin Rodriguez	Watsonville
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	Spencer Rodriguez	451 Main Street
5	SIGNATURE / FIRMA	CITY / CIUDAD
	Spencer Rodriguez	Watsonville

These signatures were obtained between the dates of February 27, 2023 and February 28, 2023.

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1	NAME / NOMBRE <i>CAROL PISTO</i>	ADDRESS / DIRECCIÓN <i>345 AMESTI RD WATSONVILLE</i>
	SIGNATURE / FIRMA <i>Carol Pisto</i>	CITY / CIUDAD <i>WATSONVILLE</i>
2	NAME / NOMBRE <i>Peter Jensen</i>	ADDRESS / DIRECCIÓN <i>133 West LAKE AVE.</i>
	SIGNATURE / FIRMA <i>Peter Jensen</i>	CITY / CIUDAD <i>WATSONVILLE</i>
3	NAME / NOMBRE <i>Rory Jensen</i>	ADDRESS / DIRECCIÓN <i>133 West Lake Ave</i>
	SIGNATURE / FIRMA <i>Rory Jensen</i>	CITY / CIUDAD <i>Watsonville</i>
4	NAME / NOMBRE <i>Tony Rimmerly</i>	ADDRESS / DIRECCIÓN <i>141 W/LAKE AVE</i>
	SIGNATURE / FIRMA <i>Tony Rimmerly</i>	CITY / CIUDAD <i>WATSONVILLE</i>
5	NAME / NOMBRE <i>Tony Kulich</i>	ADDRESS / DIRECCIÓN <i>430 Walker Street</i>
	SIGNATURE / FIRMA <i>Tony Kulich</i>	CITY / CIUDAD <i>Watsonville</i>

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	SIGNATURE / FIRMA	CITY / CIUDAD
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	SIGNATURE / FIRMA	CITY / CIUDAD
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	SIGNATURE / FIRMA	CITY / CIUDAD
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD


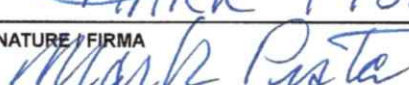
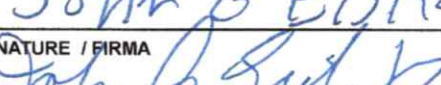

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1	NAME / NOMBRE Stephan John Martivelli	ADDRESS / DIRECCIÓN 345 Harvest Drive
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville
2	NAME / NOMBRE MARK PISTA	ADDRESS / DIRECCIÓN 3415 AMESTI RD
	SIGNATURE / FIRMA 	CITY / CIUDAD WATSONVILLE
3	NAME / NOMBRE John G Eiskamp	ADDRESS / DIRECCIÓN 205 Webb Rd.
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville, CA
4	NAME / NOMBRE JUAN MENDOZA	ADDRESS / DIRECCIÓN 577 JUDD RD.
	SIGNATURE / FIRMA 	CITY / CIUDAD WATSONVILLE, CA
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

These signatures were obtained between the dates of February 24, 2023 and February 24, 2023.



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Letter to Council--Feb 28, 2023 Council Meeting

1 message

nick bulaich <princelazar1389@yahoo.com>
To: Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Tue, Feb 28, 2023 at 2:30 PM

Dear Irwin: Please add this attached letter to the packet for the Feb 28, 2023 Council Meeting and distribute it to Council Members and Staffers.

Thank you
Nick Bulaich



Ltr to council-Memorandum questions--Feb 28 2023 council meeting.pdf
848K

305 Second Street
Watsonville, CA 95076
February 28, 2023

Watsonville City Council
275 Main Street, Suite 400 (4th Floor)
Watsonville, CA 95076

**re: Ceiba school: Memorandum regarding questions at “Community Meeting.”
Agenda Item-Watsonville City Council February 28, 2023.**

Dear Council Members:

Included in your packet for the Ceiba issue is a Memorandum from Watsonville City Staff employees Suzi Merriam and Justin Meek. The Memorandum is in reference to a “Community Meeting” that the City of Watsonville (City) jointly held with Ceiba on September 29, 2022 to provide information on Ceiba’s rezoning request and to answer questions from the public.

The questions shown in the Memorandum that City Staff claims I asked are false and deceptive.

This needs to be addressed and corrected. The City Council needs to see, once again, that something seriously wrong is going on with some City Staffers.

Most of the presentation at the Community Meeting was allocated to Josh Ripp, school principal of Ceiba. Ripp made a slide presentation which was significantly longer than the City’s presentation.

Although I came to the Community Meeting with some prepared questions, I did not ask them. Instead I wrote down two questions during the meeting that were directly due to slides and statements made by Ripp.

One question I wrote specifically to ask Ripp and the other to City Staff. During the public comment period, I orally asked each of the questions.

Ripp presented a slide which was titled “Ceiba Traffic Studies.” It showed a comparison to a “2013 Traffic Projection Study” to a “2022 Traffic Observational Study.” (See Attachment “A”)

The 2013 Study (prepared by RBF Consulting) was based strictly on modeling due to the fact that the school was not yet operating at its current site. The 2022 Study was prepared by Hexagon Transportation Consultants. Both of these studies were exposed as defective in a letter I earlier submitted to you.

For the first attached slide, it is rather obvious that Ripp was talking about students that “walk” to school. The information in the slide pointed out that the walking students would be coming from those that lived within a half mile of the school. The 2013 modeling number showed 40 students that would walk or bike to school. Ripp claimed that with the new Hexagon Study, there are now 128 students that are walking or riding to school.

Such a claim is simply not believable. If those truly were students walking or biking from home, the automobile traffic should have had a noticeable drop coming into the neighborhood, but such a thing didn’t happen.

This led to the question I asked that was specifically directed to Ripp:

“How are you determining that a student is counted as a pedestrian for your actual 2022 pedestrian count?”

Of course he refused to answer the question, despite the fact that the question was in reference to his presentation.

Why did I ask the question? I solidly believed that Ripp wanted to increase the pedestrian count in order to lower the “car “trips” count in 2022 compared to 2013.

Counting a student who is dropped off by car a block away should not be counted as a pedestrian, but I wanted to see how he would answer my question.

Months go by, and I get no answer. Then I see the earlier mentioned Memorandum (dated January 31, 2023) discussing Ripp’s 128 student claim and Staff says this:

“Nick Bulaich requested that this figure be confirmed.” (Page 2 of Memorandum)

This is not what I asked!

If Staff didn’t understand what I was asking, all they had to do was contact me for clarification, but they did not. Even worse, I asked Ripp the question, NOT Staff!

Why is Staff incorrectly phrasing my question and why are they answering it?

This is an outrage.

In addition, Ripp made a claim that Ceiba now has 81 parking spots for the school. (See Attachment “B”)

From that claim, I posed the following question directed to City Staff:

“Do you agree that there are 81 legal parking spots on the Ceiba site?”

This should have been a simple question for Staff to answer because they already opined on the issue of parking spaces on the site during the April 5, 2022 Planning Commission Meeting in which they stated there were “53 onsite parking spaces.”¹

To no surprise to me, Staff refused to answer the question.

Back to the Memorandum, Staff claims the following:

“Nick Bulaich requested that staff confirm the number of parking spaces provided at the site.”

Once again, that is not the question I asked.

Staff then goes off on an explanation about the school site and parking related topics, and close with a claim that the site has “55 parking spaces for staff and visitor use.”²

What is so difficult about correctly quoting a member of the public questions?

Sincerely yours,



Nick Bulaich
(831) 728-5640

Attachment: (2)

cc: City Manager
City Clerk
City Attorney
Community Development
Public Works

¹ See page 12 of the April 5, 2022 Staff Report to Planning Commission.

² Somehow this 55 number is an increase from an earlier number of 53 offered by Staff from April 5, 2022. This issue is well addressed in my earlier letter to the Council dated February 27, 2023 (Ceiba school; Parking issues).

ATTACHMENT “A”

Ceiba Traffic Studies

2013 Traffic Projection Study		2022 Traffic Observational Study
Anticipated AM Peak Hour Car Trips	471	Actual AM Peak Car Trips (7:45-8:45): 311
Anticipated PM Peak Hour Car Trips:	313	Actual PM Peak Car Trips (3:30-4:30): 245
Anticipated students walking or riding to school	40*	Actual Students walking or riding to school 128

*Study assumed 11% of Ceiba students lived within .5 mile (58 students) and 70% of those students walk (40 students)

ATTACHMENT “B”

Ceiba Parking

Ceiba exceeds demand as determined by 11/4 Hexagon Parking Study

Total Ceiba Employees	56
Total CEIBA Parking Spaces	81 54 dedicated on-site spaces, 7 flex spaces, 20 at adjacent site

Insufficient
Parking

“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).

Beginning in the 2022-23 school year, Ceiba is offering \$150 per month to staff who agree to carpool to work.



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Agenda Item 3(a) Ceiba Zoning Amendment - February 28, 2023 (Letter re Sunk-Cost Fallacy)

1 message

Marta Bulaich <martabulaich@gmail.com>

Tue, Feb 28, 2023 at 2:51 PM

To: eduardo.montesino@cityofwatsonville.org, Vanessa Quiroz <vanessa.quiroz@cityofwatsonville.org>, Maria Orozco <maria.orozco@cityofwatsonville.org>, kristal.salcido@cityofwatsonville.org, casey.clark@cityofwatsonville.org, jimmy.dutra@cityofwatsonville.org, ari.parker@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Dear City Clerk and Members of the Council:

Submitted herewith is my letter regarding Ceiba's sunk-cost fallacy argument.

For the City Clerk, please consider this email a request to include this email and the attached letter in the Agenda packet for the February 28, 2023 Special Council Meeting.

If you have any questions, please feel free to contact me.

Respectfully,

Marta J Bulaich

--

Marta J. Bulaich
+1 415 816 1665
@martahari



022823 CoW Sunk Cost Fallacy.pdf
687K

2546 Rolling Hills Ct.
Alamo, CA 94507

February 28, 2023

VIA ELECTRONIC MAIL

Watsonville City Council
City of Watsonville
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: Public Comment Concerning Special Council Meeting:
February 28, 2023, Agenda Item 3(a) - Ceiba Zoning Amendment**

Members of the Council:

A "sunk cost" refers to money invested into an enterprise that cannot be recovered thereafter. A "sunk-cost fallacy" is a form of defective logic: Continued investment into a failing enterprise is promoted on the basis that too much money has already been invested previously. This, even though the new money to be invested would be better applied elsewhere.

At times, sunk costs are due to reckless, incompetent decision-making. Using a sunk cost argument to influence a public political body to sustain an undesirable activity is a form of coercion at odds with good government.

Ceiba has been repeatedly observed presenting sunk-cost arguments to promote the continued operation of their children's school in the industrial area. As such, they are a classic example of a logical fallacy at work.

City of Watsonville

February 28, 2023

Page 2

Normally, a public governing body should not be compromising the public's common resources (such as roads, lands, and zoning rules) for the purpose of gratifying the sunk-cost fallacy offered by a defective enterprise.

Since the April 5, 2022 Planning Commission Meeting, Ceiba has spent \$350,000 on acquiring the Chevron Properties and hundreds of thousands of dollars on facility improvements.

Why would Ceiba continually make such extravagant, wasteful investments when their Conditional Use Permit was expiring in June 2023? That is a critical question for Council Members to consider.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Marta Bulaich', with a long horizontal flourish extending to the right.

Marta Bulaich



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Please keep Ceiba open!

1 message

A'drien Jacob Gallardo <adrien.g.2033@ceibaprep.org>
To: cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 3:01 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because it's a gift to the community. How is it a gift to the community, you ask? Number one, the crime rate decreased on Locust Street after Ceiba College Prep was placed in the Watsonville community.

Number 2, Ceiba College Prep provides clubs such as kindness club, GSA, tea time club, homework club, sports, etcetera.

Number 3 Yes traffic is a big problem but Ceiba is finding new and safe ways to keep us safe while crossing the street and not creating too much traffic. Number 4 Ceiba provides field trips to colleges so we can have ideas of where we want to go to college. Yes, other schools are good but Ceiba prepares us for college. Thank you city council for taking your time on reading this. We hope you vote to keep Ceiba up and running for generations to come

Sincerely, Ceiba student A'Drien Gallardo
Grade 6



City Council <citycouncil@cityofwatsonville.org>

(no subject)

1 message

Aiden Rocha-Ayala <aiden.r.2033@ceibaprep.org>

Tue, Feb 28, 2023 at 2:33 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because Ceiba has an organization that is called the 5 star store. They pretty much pay you in stars to be good. With your 5 star points you could buy things such as basketballs, soccer balls, air pods and even PS5.

We also have really fun field trips. Like when we went to the boardwalk and a college. In P.E I also really like most of the things. But my favorite would be soccer. I also want to go to a good,cool and relaxing college. Ceiba also has an after school program called "Fast 40." In fast 40 you could stay after school and go to classes that you struggle in. In fast 40 the teachers will help you a lot. Fast 40 takes place from 3:20-4:00.

Also Ceiba is very fun because Ceiba sometimes has after school activities that are very fun. Some things glow in the dark,Banda Night, Halloween party.

Ceiba also has clubs you could join such as kindness club, homework club and robot club. Ceiba also has sports teams such as soccer teams, flag football teams and volleyball teams. Finally I would be very sad if Ceiba loses because I would not be able to see my friends anymore.

Sincerely,
Aiden Rocha
6th grade Ceiba.



City Council <citycouncil@cityofwatsonville.org>

A letter from a Ceiba student.

1 message

Julian Castillo-Rocha <julian.c.2033@ceibaprep.org>

Tue, Feb 28, 2023 at 2:35 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Good afternoon,

My name is Julian Castillo, And I am a sixth grade student at Ceiba.

The reason you should vote to keep Ceiba open is because Ceiba has influenced me to be a great and hardworking student both at school and at home. We get to do so many fun and exciting things at ceiba like having dances, going bowling at the Boardwalk and even going on a field trip to UC Santa Cruz. I hope to go to college one day and Ceiba is a great opportunity to help me.

Ceiba has so many clubs that everyone is welcome to join. And fast 40 which is help that teachers give you after school in case you need it. Please vote in support of rezoning Ceiba College Preparatory Academy. Thank you.



City Council <citycouncil@cityofwatsonville.org>

Letter from a Ceiba student

1 message

Francisco Chavez Uribe <francisco.c.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:18 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because a lot of kids won't have school to go to. I don't have a school to go to. That's bad. Nobody wants that to happen so I recommend not to close the school.

Ceiba is such a good school. I learn and I have fun. My friends go to this school with all my cousins. My sister works at the school. If this place closes, my sister won't have a job. My Mom and Dad love this school. I love this school. I don't want it to close. Thank you for listening.

Sincerely,

Francisco Chavez
Grade 6



City Council <citycouncil@cityofwatsonville.org>

Please keep ceiba open!

1 message

Jayden Arturo Rocha Rodriguez <jayden.r.2033@ceibaprep.org>
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Tue, Feb 28, 2023 at 2:30 PM

Dear Watsonville City Council, Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because some teachers here are the best, for example MS. Gonzales is my favorite teacher because she is chill and fun to play soccer with. Another reason is because I have friends here and they are fun to hangout with and play flag football with. If Ceiba closes, I will have to go to another school and some of my friends will have to go to different schools. Also, I have learned a lot since I've moved here to Ceiba because it has the best education.

Sincerely, Jayden Rocha, 6th grade Ceiba Scholar



City Council <citycouncil@cityofwatsonville.org>

Please vote to rezone Ceiba!

1 message

Giovanni Carlos Talavera <giovanni.c.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:37 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because it is a friendly community and fun school. There is no reason to close down Ceiba. It is a good and nice Community and this school has done nothing to the neighbors.

There is no reason for them to be recording students with parents, students permission and also there is just a lot of cars because it is a normal school. That how normal school are either way if we were not here the schools are just like that There are lot's and lots of traffic.

Thank you:)

Giovanni Carlos-Talavera
6th Grade Student



City Council <citycouncil@cityofwatsonville.org>

(no subject)

1 message

Christian Fernandez-Maxie <christian.f.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:38 PM

Dear Watsonville City Council,

You should keep Ceiba open because we have went on fun fields trip like UUC santa cruz and we went bowling at the boardwalk and people here have made strong bonds with a lot of people at this school. If Ceiba closes I will not be able to see my friends any more.

My teachers have also inspired me to work even harder if Ceiba closes, I don't know what school I would go to. I know I will miss my friends a lot because I have made a lot of bonds here at this school. I would really appreciate it if you guys would let Ceiba stay here.

Sincerely,

[Christian Fernandez-Maxie](#)



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open!

1 message

Leonardo Santiago <leonardo.s.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:40 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because we do a lot of fun things. We once went to UC Santa Cruz. I had one of the best times with all my friends. We ate ice cream and we had a good time. We also went bowling at the boardwalk, which was also pretty fun.

We have also learned a lot in school. We have made English projects, math tests and science. What makes it better is the teachers, these teachers make the school a much better place; they make learning fun and class much easier. We would also appreciate it if you guys wouldn't close the school down because we have friends. If the school closes down I would miss all my friends because they are one of the best companies in the class. They help you and they give good advice.

From Leonardo Santiago



City Council <citycouncil@cityofwatsonville.org>

Public Comment

1 message

Craig Dobler <CDobler@doblerandsons.com>

Tue, Feb 28, 2023 at 2:42 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Scanned with TurboScan.

Sent from my iPhone



City of Watsonville Public Hearing.pdf
332K

Field Fresh Farms, LLC

To: The members of the Watsonville City Council

Re: Application #1737 - Proposed amendment to allow permanent school site within Watsonville's Industrial Zone.

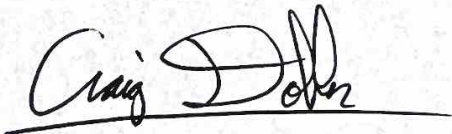
Dear City Council Members,

I write today on behalf of Field Fresh Farms, LLC a processor and marketer of fresh vegetables located at 320 Industrial Road in Watsonville. We employ a local workforce in our processing facility and cold warehouse. We recently were able to purchase a share in the facility we operate, and the main purpose is that we would be able to have a permanent home and not be subject to the potential loss of our lease. We were solicited by major cold storage and colling facilities in Salinas to have us move there to more modern facilities. We decided to stay in our hometown of Watsonville and this month will finish a major retrofit to our facility in order to update our ammonia system to be more energy efficient and create additional storage space. This was a major financial investment in what we believe to be our long-term home.

We were not notified of the planned rezoning, although the proposed school site is within the evacuation area of our facility. We were basically notified about the proposed rezoning through rumor on the street. Had we been properly notified in advance; we would have seriously considered not making the improvements we did. This may have led us to another local location or the possibility of relocating out of town. My letter is not intended be about business versus schools, but rather the best location to house a school. Leaders of the proposed school say that there is no other place to go, and they will close if this rezoning is not allowed. This is simply not true as they have other options throughout the city and county, whereas the businesses located in Watsonville's Industrial Zone have no other option, but to relocate out of town.

The city of Watsonville's Industrial Zone is no place for a school, where truck traffic runs heavy in and out of the facilities as well as down the highway adjacent to the proposed school site. The Industrial Zone in Watsonville is properly located on the outskirts of town and the potential risk of an ammonia leak could be disastrous to a school located downwind of the facilities. I strongly encourage the city council to reconsider the proposed school site and support the local businesses that have chosen to stay in Watsonville and help this town prosper.

Thank You

A handwritten signature in black ink, appearing to read "Craig Dobler", written over a horizontal line.

Craig Dobler



City Council <citycouncil@cityofwatsonville.org>

(no subject)

1 message

Luz Angelita Giron Medrano <luz.g.2033@ceibaprep.org>

Tue, Feb 28, 2023 at 2:45 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because new kids came to this school and they are going to lose them and they will be very sad. People won't get to see their friends and their teachers. All the memories that are in ceiba will stay there but the dances and all the other memories of how we had fun. Mrs. Burger was the best and she sometimes brought snacks and she is so nice.

With hope : Luz Giron



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open!

1 message

Isaias Avalos <isaias.a.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:44 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because of the field trips. I really like the field trips in Ceiba and if you guys close Ceiba that would be very sad and depressing.

Another reason why you should not close Ceiba is because I really like all the teachers in Ceiba and it would be terrible if I move to another school and make new friendships and have new teachers.

The third and last reason why ceiba should not close is because I don't want to move schools and I don't want to make new friends because i already have a lot of friends in Ceiba. In conclusion I want Ceiba not to close.

Sincerely,

Isaias Avalos



City Council <citycouncil@cityofwatsonville.org>

Ceiba College Preparatory School

1 message

Luis Mateo López-Torres <luis.l.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:49 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because Ceiba is a fun school.

They do lots of events and field trips. Also makes learning fun and safe. Also the teachers are great science teachers and make class fun by making us look for fossils. My math teachers make learning fun by being funny. My p.e. Teacher and my history teacher are really cool. And lastly, my English teacher is a chill one. Please rezone ceiba.

Sincerely,

Luis Lopez-Torres



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open!

1 message

Luis Angel Valencia Cervantes <luis.v.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:51 PM

Dear Watsonville City Council,

I think they should keep Ceiba open because it has good education compared to all the schools that I've been to.

And they have clubs which is like an after school program that happens only sometimes during the week. And I also really like this school because they make you feel safe. They also have something named Fast40 which is something after school that can help you bring up your grade and complete assignments that you are missing.

And they also have people that volunteer to help kids cross the street to where they need to go so they feel safe crossing the street.

Sincerely,

Luis Valencia-Cervantes



City Council <citycouncil@cityofwatsonville.org>

A letter from a Ceiba student

1 message

Heriberto Sostenes-Flores <heriberto.s.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:53 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because many people including me rely on this school for education. Ceiba College provides many opportunities for students to go to good colleges and go on to be really successful. Ceiba College has things like Fast Forty, Fast Forty is a forty minute after school which helps students finish assignments or receive help from teachers for various subjects.

Ceiba College also has fun activities and field trips that are rewarded for students who've persevered in Ceiba. Things the Ceiba College offers are field trips, some fun field trips are like UC Santa Cruz and like going bowling at the Boardwalk. Ceiba also has clubs, clubs are fun activities you can do after school, some clubs are like Kindness club and sport related clubs.

Ceiba College also has a system called 5 Star. This store allows students to exchange points for prizes. These points are earned from teachers for being respectful to being responsible. This system helps students feel motivated to earn points so that they can earn prizes.

Ceiba College is meant to be a safe place for students to go. Ceiba College is also meant to be a place where students make friendships and have a fun time not just learning but having fun with after school activities and with other friends they may have.

Sincerely:
Heriberto Sostenes-Flores
6th Grade Student



City Council <citycouncil@cityofwatsonville.org>

Public Comment

1 message

Brian Dobler <bdobler@doblerandsons.com>

Tue, Feb 28, 2023 at 2:55 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

I have attached a letter for public comment pertaining to this evening's meeting.

Thank you,

Brian Dobler

Dobler Ranches| P.O. Box 1660 | Watsonville, CA 95077-1660

(831)722-3057 | (831)722-3447 fax | (831)706-1061 cell

bdobler@doblerandsons.com



Blue Ribbon - City of Watsonville Letter.pdf

310K

To:

Watsonville City Council

Application #1737

Re: Proposed General Plan Amendment to allow a permanent school site in an industrial zone

Dear Council Members,

I am writing on behalf of Blue Ribbon Frozen Foods. We are a processor of frozen vegetables located on Industrial Road in the Watsonville Industrial Zone.

I implore you to not allow the rezoning of the Industrial Zone to allow for a school site. Our employees live in Watsonville, and we operate 11 months out of the year here. Our lease recently came due and we decided, based on our history in the city, and the employees who rely on the employment we provide, to go ahead and renew our lease for long term. In addition, we have invested a tremendous amount in equipment upgrades to make the facility safer and more efficient. After agreeing upon our lease extension, our landlord also went ahead and agreed to making improvements to our facility, including solar panel parking structures to help become more energy sustainable. Had we known that the city would consider allowing a School Zone to be placed within our Industrial Zone, we would have seriously considered our long-term plans.

Ammonia gas is used to refrigerate our facility. The proposed school site is within the evacuation zone of our facility should a leak happen due to accident, earthquake, or any other unforeseen circumstance. Access to the school is along a highway that sees hundreds if not thousands of semi-trucks and trailers servicing our local produce industry, trucks from our local quarry supplying material all throughout our central coast region, trucks and equipment from our local construction companies such as Granite Construction and Graniterock, as well as heavy-duty pickups, trailers, tractors, and other equipment working on nearby ranches. It is a major truck and traffic route that has seen horrendous accidents, including a fatal accident just over a year ago. Industrial Zones and School Zones do not mix. This is a matter of safety, not convenience.

It goes without saying, everyone wants a safe school site for the children of our community. However, our city's Industrial Zone is not a safe place for anybody's children to congregate daily.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Dobler", is written over a horizontal line.

Brian Dobler

Owner/Operator

Blue Ribbon Frozen Foods



City Council <citycouncil@cityofwatsonville.org>

A letter from a Ceiba student

1 message

Briella Fernandez <briella.f.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 2:56 PM

Dear Watsonville City Council,

My name is Briella Fernandez and I am writing to you so you can hopefully support Ceiba being rezoned.

I am a 6th grader and just joined Ceiba. So far this school year has been pretty amazing. I have had lots of fun here and I have made some really good friends. Some things that I like about Ceiba are the school is a great community, the teachers here really care about our learning, I have so much fun here and more.

I like ceiba and think the place is fun and amazing and here are some reasons why. One reason why Ceiba is fun is because of all the field trips. I am so looking forward to Great America in 8th grade if the school doesn't shut down and another field trip we had was at UC Santa Cruz and it was so much fun and then we went bowling after. My second reason why this school is fun is because of all of the dances and parties. Banda Night was one of my favorite parties. Also the glow in the dark dance. Those two were so much fun I had an amazing time at both dances.

Ceiba is an amazing community and everyone here is so nice. I personally didn't really like school before but now that I joined Ceiba it has been pretty amazing. The staff here are very nice and always help us. I really hope Ceiba doesn't shut down. It has been on my mind for a while and I have just been hoping it wouldn't. It would be horrible if i had to move schools and because I don't really like change. Once again I am Briella Fernandez from Ceiba College prep academy hoping you will support Ceiba, Thank You

Sincerely, Briella Fernandez



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open!

1 message

A'drien Jacob Gallardo <adrien.g.2033@ceibaprep.org>
To: cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 3:01 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because it's a gift to the community. How is it a gift to the community, you ask? Number one, the crime rate decreased on Locust Street after Ceiba College Prep was placed in the Watsonville community.

Number 2, Ceiba College Prep provides clubs such as kindness club, GSA, tea time club, homework club, sports, etcetera.

Number 3 Yes traffic is a big problem but Ceiba is finding new and safe ways to keep us safe while crossing the street and not creating too much traffic. Number 4 Ceiba provides field trips to colleges so we can have ideas of where we want to go to college. Yes, other schools are good but Ceiba prepares us for college. Thank you city council for taking your time on reading this. We hope you vote to keep Ceiba up and running for generations to come

Sincerely, Ceiba student A'Drien Gallardo
Grade 6



City Council <citycouncil@cityofwatsonville.org>

A letter from a Ceiba student

1 message

Kevin Martinez Moreno <kevin.m.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 3:03 PM

Dear Watsonville City Council,

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is because there's lots of clubs you can join and have fun like, soccer, flag football, and more sports.

Another reason Ceiba should stay is because probably there aren't the same opportunities I have in Ceiba. Next, students will stay without school because there's not enough teachers, and kids will need to sit on the floor. Also Ceiba has really cool dances like banda night, haunted house, glow night and more.

Finally, I have improved my grades since I got to ceiba. These are the reasons why we should keep ceiba here.

Sincerely,

Kevin Martinez Moreno



City Council <citycouncil@cityofwatsonville.org>

A letter from a Ceiba student

1 message

Kaylene Avalos-Villegas <kaylene.a.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 3:05 PM

Dear Watsonville City Council,

I've gone on 2 field trips in Ceiba. I've gone to the UCSC Santa Cruz field trip and to the bowling alley that's on the boardwalk. I've also gone to the science workshop to work on my project for the invention convention. I really like going to these field trips because I get to go with my friends and be able to learn while being able to have fun.

During science we are working on the invention convention. We are currently working on a speech that we will be sharing to the judges. I have many teachers that have inspired me at Ceiba. All of my teachers are very nice and understanding. I have many friends that go to Ceiba.

I would be really sad if I had to move to a different school that my friends aren't in. If Ceiba closes it would be harder on my parents because my mom and my friends' parents help each other pick us up and take us to school. I also have clubs that I get to go to after school. I am a part of the crochet club and kindness club. I really like going to these clubs after school because I have something to look forward to doing when school ends. Ceiba is a college preparatory school that helps all the students be prepared for college and ahead of what they are learning.

Sincerely,

Kaylene Avalos 6th grade Ceiba scholar.



City Council <citycouncil@cityofwatsonville.org>

Please keep Ceiba open!

1 message

Eduardo David Guillen-Alvarez <eduardo.g.2033@ceibaprep.org>
To: citycouncil@cityofwatsonville.org

Tue, Feb 28, 2023 at 3:12 PM

Dear Watsonville City Council, My name is Eduardo G
2/28/23

Please vote in support of rezoning Ceiba College Preparatory Academy.

The reason you should vote to keep Ceiba open is

1. Well first, 1 thing i had fun doing here is that i met a lot of new friends and they were all nice and when i came i had no friends since all of them went to another school so i met new friends and i'm happy to be here. And we had many field trips in the UC Santa Cruz and it was a lot of fun. We went to the bowling area and many more things and we went to the workshop and it helps our brain and it helps us a lot. And the workshops help me a lot and i go there some days when I'm not busy.

2. Things that i did in the classes is that i learned new things that i never knew like in history i never knew there was hominins in the world and i wanna know many more things in this school and in math when i was in 5th grade i did not know what to do cause i did not know the question and ceiba it helped me a lot i know a lot of things i did not know when i was in 5 th grade. And english i did not know that there were myths back then so i learned and i did many things in english

3. When we had clubs we played basketball, flag football. I really liked that and that helped me a lot to lose weight and it helps a lot in many ways. It lowers your fat and had so much fun in basketball and I made more friends in basketball and flag football. And I am happy to be here in the clubs and it helps me a lot. I want a gym so we can have a basketball court and that would be great for our school. And I wanna play the same sports next year when im in 7 th grade. And thank you.

4. And many teachers have inspired me cause in my science class my teacher said to always be happy and she has helped me a lot many times and i am happy to be here and she still keeps inspires me and i'm very happy to be here and and i wanna be here till high school cause this school is very helpful for me and my classmates and when i was in 5th grade my teacher said you never gonna be nothing and i'm gonna show him when i'm in high school he is gonna look up to me and like ms. Berger helps me a lot and she inspires me a lot in many ways.

5. And i want to go to college and i'm gonna stay to this school till highschool and this would be very helpful and i still wanna be here till the end and all the teachers help me a lot ni would not be doing the thing i'm doing now and that helps me alot my mom is proud of me cause im doing so good in school and i'm happy and i want to become a football lay and i would when i get out of college i'm gonna become one and it would really help me a lot and i wanna go to many places so i can find many places that i could go to college.



City Council <citycouncil@cityofwatsonville.org>

Letter to Council--Feb 28, 2023 Council Meeting

1 message

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Tue, Feb 28, 2023 at 3:46 PM

To: Rene Mendez <rene.mendez@cityofwatsonville.org>, Tamara Vides <tamara.vides@cityofwatsonville.org>, Samantha Zutler <samantha.zutler@cityofwatsonville.org>, Suzi Aratin <suzi.merriam@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>, Murray Fontes <murray.fontes@cityofwatsonville.org>

Bcc: citycouncil@cityofwatsonville.org

Dear Council,

Please see another email from Nick Bulaich attached.

--



Irwin I. Ortiz, CMC
City Clerk

Office: (831) 768-3040

Direct: (831) 768-3048

Fax: (831) 761-0736

275 Main St, Suite 400, Watsonville, CA 95076



Irwin I. Ortiz, City Clerk
City Clerk's Office (831) 768-3048
275 Main Street, Suite 400, Watsonville, CA 95076
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Open Monday - Friday 8:00 AM to 5:00 PM

****Public Records Requests (PRR) submitted via email, fax, USPS, or dropoff after 5:00 p.m. on a business day, Saturday, Sunday, holidays, will be processed as received on the next open business day. The 10-day response period begins when the PRR is received.**



City of Watsonville Mail - Letter to Council--Feb 28, 2023 Council Meeting.pdf
919K

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

We are a group of concerned residential, business, and agricultural stakeholders in the adjacent area of Ceiba Charter School (Ceiba). We request the Watsonville City Council deny the proposed Zoning Amendment and Special Use Permit for Ceiba's current temporary location at 215 Locust Street. Our request is based on the following compelling reasons:

1. **Neighborhood compatibility:** Ceiba is **NOT** compatible with the existing residential, industrial, and agricultural land uses and will continue to disrupt the functionality and well-being of this neighborhood.
2. **Traffic:** The new zoning will increase traffic congestion and safety concerns in the area.
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4. **Nuisances:** Nuisances from student crowd masses will continue interfering with neighborhood stakeholders.
5. **Safety Hazards:** Student drop-off and pick-up activity will continue to be scattered in a reckless and negligent manner across industrial zones and along State Highway 129, creating disruptions and hazards for the neighborhood and all entities using adjacent roadways.

1	NAME / NOMBRE Mana Chavez	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA Mach	CITY / CIUDAD Watsonville
2	NAME / NOMBRE Andrea Hernandez	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA [Signature]	CITY / CIUDAD Watsonville
3	NAME / NOMBRE Jennifer Lara	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA [Signature]	CITY / CIUDAD Watsonville
4	NAME / NOMBRE Silvia Fernandez	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA [Signature]	CITY / CIUDAD Watsonville
5	NAME / NOMBRE Marie Crandall	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA [Signature]	CITY / CIUDAD Watsonville

These signatures were obtained between the dates of February 27, 2023 and February 28, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

TO THE WATSONVILLE CITY COUNCIL:

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1	NAME / NOMBRE <i>Dick Peixoto</i>	ADDRESS / DIRECCIÓN <i>25 Sakata Lane</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
2	NAME / NOMBRE <i>Deanna Sanchez</i>	ADDRESS / DIRECCIÓN <i>25 Sakata Lane</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
3	NAME / NOMBRE <i>Berthelme Castaneda</i>	ADDRESS / DIRECCIÓN <i>Watsonville</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
4	NAME / NOMBRE <i>Ronnie Contreras</i>	ADDRESS / DIRECCIÓN <i>Watsonville</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
5	NAME / NOMBRE <i>Amanda Peixoto</i>	ADDRESS / DIRECCIÓN <i>1267 W. Beach St.</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>

These signatures were obtained between the dates of February 24, 2023 and February 28, 2023.

OPPOSITION TO CONTINUATION OF CEIBA CHARTER SCHOOL AT LOCUST STREET

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1	NAME / NOMBRE <u>Nancy Mendoza</u>	ADDRESS / DIRECCIÓN <u>350 Fuchsia Dr.</u>
	SIGNATURE / FIRMA <u>Nancy Mendoza</u>	CITY / CIUDAD <u>Freedom, CA 95019</u>
2	NAME / NOMBRE <u>Angelica Salto</u>	ADDRESS / DIRECCIÓN <u>85 Russell Rd</u>
	SIGNATURE / FIRMA <u>[Signature]</u>	CITY / CIUDAD <u>Salinas, CA 93906</u>
3	NAME / NOMBRE <u>ERICA Buxter</u>	ADDRESS / DIRECCIÓN <u>159 Sixth Street</u>
	SIGNATURE / FIRMA <u>[Signature]</u>	CITY / CIUDAD <u>Watsonville CA. 95070</u>
4	NAME / NOMBRE <u>Eduardo Gonzalez</u>	ADDRESS / DIRECCIÓN <u>97 Magnolia Dr.</u>
	SIGNATURE / FIRMA <u>[Signature]</u>	CITY / CIUDAD <u>Watsonville, Ca. 95076</u>
5	NAME / NOMBRE <u>Josie Potter</u>	ADDRESS / DIRECCIÓN <u>25 Sakata Ln.</u>
	SIGNATURE / FIRMA <u>[Signature]</u>	CITY / CIUDAD <u>Watsonville, Ca. 95076</u>

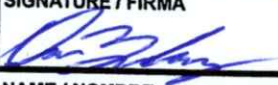



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1	NAME / NOMBRE Oscar Gonzalez	ADDRESS / DIRECCIÓN 1867 Cherokee Dr #2
	SIGNATURE / FIRMA 	CITY / CIUDAD Salinas, CA 93906
2	NAME / NOMBRE Ismael Perez	ADDRESS / DIRECCIÓN P.O. Box 2218
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville Freedom, CA 95019
3	NAME / NOMBRE Margarita Medina	ADDRESS / DIRECCIÓN 1184 Green Valley Rd
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville, CA. 95076.
4	NAME / NOMBRE Sarah Duarte	ADDRESS / DIRECCIÓN 1260 highway 101
	SIGNATURE / FIRMA 	CITY / CIUDAD Aromas, CA, 95004
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD

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1	NAME / NOMBRE <i>Sarah Shepherd</i>	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
2	NAME / NOMBRE <i>Alondra Cuerrero</i>	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
3	NAME / NOMBRE <i>Eric Esquella</i>	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD <i>Watsonville</i>
4	NAME / NOMBRE <i>[Signature]</i>	ADDRESS / DIRECCIÓN <i>WATSONVILLE</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD
5	NAME / NOMBRE <i>Hugo Raygoza</i>	ADDRESS / DIRECCIÓN <i>Watsonville</i>
	SIGNATURE / FIRMA <i>[Signature]</i>	CITY / CIUDAD




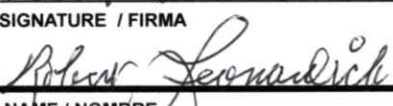
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1	NAME / NOMBRE Rosie Chavez	ADDRESS / DIRECCIÓN 520 Cedar Dr.
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville CA 95076
2	NAME / NOMBRE Carlton S Hamana	ADDRESS / DIRECCIÓN 239 W Riverside Dr
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville, CA 95076
3	NAME / NOMBRE JANEE LEONARDICH	ADDRESS / DIRECCIÓN 940 GREEN Valley Rd
	SIGNATURE / FIRMA 	CITY / CIUDAD WATSONVILLE CA 95076
4	NAME / NOMBRE ROBERT LEONARDICH	ADDRESS / DIRECCIÓN 940 GRN VLY RD
	SIGNATURE / FIRMA 	CITY / CIUDAD WATSONVILLE CA 95076
5	NAME / NOMBRE	ADDRESS / DIRECCIÓN
	SIGNATURE / FIRMA	CITY / CIUDAD





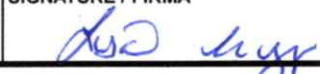
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1	NAME / NOMBRE Adrian Rodoni	ADDRESS / DIRECCIÓN 1105 Tamarack Dr
	SIGNATURE / FIRMA 	CITY / CIUDAD ATOS, CA 95003
2	NAME / NOMBRE Steve Rodoni	ADDRESS / DIRECCIÓN 80 Sakata Lane
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville, CA 95076
3	NAME / NOMBRE Elio Rodoni	ADDRESS / DIRECCIÓN 80 Sakata Lane
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville, CA 95076
4	NAME / NOMBRE GRAYSON MOORE	ADDRESS / DIRECCIÓN 1564 KARR LN, ROYAL OAKS, CA
	SIGNATURE / FIRMA 	CITY / CIUDAD ROYAL OAKS, CA 95076
5	NAME / NOMBRE LISA MUZZI	ADDRESS / DIRECCIÓN 73 Cutter Dr.
	SIGNATURE / FIRMA 	CITY / CIUDAD Watsonville CA 95076

These signatures were obtained between the dates of February 24, 2023 and February 28, 2023.



City Council <citycouncil@cityofwatsonville.org>

Fwd: February 28, 2023 Special Council Meeting - Ceiba Opposition - Additional Signatures for the Petition

1 message

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Tue, Feb 28, 2023 at 4:50 PM

To: Rene Mendez <rene.mendez@cityofwatsonville.org>, Samantha Zutler <samantha.zutler@cityofwatsonville.org>, Tamara Vides <tamara.vides@cityofwatsonville.org>, Suzi Aratin <suzi.merriam@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>, Murray Fontes <murray.fontes@cityofwatsonville.org>
Bcc: citycouncil@cityofwatsonville.org

Dear Council, please see the email below.

----- Forwarded message -----

From: **Marta Bulaich** <martabulaich@gmail.com>

Date: Tue, Feb 28, 2023 at 4:40 PM

Subject: February 28, 2023 Special Council Meeting - Ceiba Opposition - Additional Signatures for the Petition

To: <cityclerk@cityofwatsonville.org>

Dear Irwin,

Please find attached additional signatures opposing Ceiba's rezoning application.

Sincerely,
Marta

--

Marta J. Bulaich
+1 415 816 1665
@martahari

--

**Irwin I. Ortiz, CMC**
City Clerk

Office: (831) 768-3040

Direct: (831) 768-3048

Fax: (831) 761-0736

275 Main St, Suite 400, Watsonville, CA 95076



Irwin I. Ortiz, City Clerk
City Clerk's Office (831) 768-3048
275 Main Street, Suite 400, Watsonville, CA 95076
FAX: 831-761-0736
E-mail: irwin.ortiz@cityofwatsonville.org
Open Monday - Friday 8:00 AM to 5:00 PM

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Petition signatures--Opposing Ceiba mjb - 2nd Batch.pdf
1728K

Bulaich and Deretich Apartments
305 Locust Street
Watsonville, CA 95076

February 28, 2023

Watsonville City Council
275 Main Street
Suite 400
Watsonville, CA 95076

**RE: Ceiba College Preparatory Academy Zoning Amendment
February 28, 2023 - Agenda Item 3(a) - Watsonville City Council Meeting**

Members of the Council:

I am the owner of a multi-family residential rental property located at 305 Locust Street in Watsonville. That property is located near the Ceiba charter school and has been adversely impacted by the school ever since it started in 2014.

The written public inputs that were presented to the Watsonville Planning Commission during their April 5, 2022 Meeting provide details as to the toxic consequences of placing the school in the neighborhood.

All of those detailed adverse impacts continue to today, albeit, the traffic impacts have been changed by scattering student drop-offs and pick-ups across the adjacent neighborhoods.

Parking spillover, blocked driveways, resident encounters with malicious Ceiba people, food vendor nuisances, and loitering are still continuing.

Large numbers of student drop-offs and pick-ups are happening along the shoulder of Highway 129, disrupting the safe and orderly operation of the highway. In addition, the school will create serious adverse zoning impacts on adjacent industrial operations destroying the utility of the industrial district.

In consideration of these factors, I request that the City deny the General Plan and Zoning Amendments as well as the related use permit.

Sincerely yours,

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

Ilia Bulaich

IB



City Council <citycouncil@cityofwatsonville.org>

Fwd: Please Include Ilia Bulaich's letter in the agenda packet

1 message

Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Tue, Feb 28, 2023 at 4:51 PM

To: Rene Mendez <rene.mendez@cityofwatsonville.org>, Samantha Zutler <samantha.zutler@cityofwatsonville.org>, Tamara Vides <tamara.vides@cityofwatsonville.org>, Suzi Aratin <suzi.merriam@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>, Murray Fontes <murray.fontes@cityofwatsonville.org>

Bcc: citycouncil@cityofwatsonville.org

Dear Council,

Please see the email below.

----- Forwarded message -----

From: **Marta Bulaich** <martabulaich@gmail.com>

Date: Tue, Feb 28, 2023 at 4:34 PM

Subject: Please Include Ilia Bulaich's letter in the agenda packet

To: <cityclerk@cityofwatsonville.org>

Thx!

--

Marta J. Bulaich
+1 415 816 1665
@martahari

--

**Irwin I. Ortiz, CMC**

City Clerk

Office: (831) 768-3040

Direct: (831) 768-3048

Fax: (831) 761-0736

275 Main St, Suite 400, Watsonville, CA 95076



Irwin I. Ortiz, City Clerk
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**022823 Letter Ilia Bulaich.pdf**

439K



City Council <citycouncil@cityofwatsonville.org>

Public comment

1 message

Steven Dobler <SDobler@doblerandsons.com>

Tue, Feb 28, 2023 at 5:55 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear city council members. I am writing in strong opposition of the proposed amendment 1737 to allow school site zoning within our industrial zone. There is way too much heavy traffic In the proximity of the proposed site. That's why it's an industrial zone.

I am having computer difficulties and plan to send a pdf with reasons for my opposition in a few minutes but wanted to make sure my e-mail in opposition is received timely and so am sending this along in the meanwhile.

Thank you.

Steven Dobler

Dobler & Sons, LLC



City Council <citycouncil@cityofwatsonville.org>

PUBLIC COMMENT

1 message

Steven Dobler <SDobler@doblerandsons.com>

Tue, Feb 28, 2023 at 9:27 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear City Council members.

Please find my attached letter to add to the public comment on the proposed rezoning of Industrial Zone property to allow for a school site.

We are opposed to the rezoning.

I sent a previous short email this evening in opposition.

Due to computer issues, I was unable until now to create a pdf and attach and send my complete letter of objection to App #1737.

Thank you.

Steven Dobler

Dobler & Sons, LLC



Watsonville city council re school site App #1737.pdf
82K

Dobler & Sons, LLC
PO Box 1660
Watsonville, CA 95077

To: Watsonville City Council Members

Regarding: Application # 1737 to amend the General Plan to allow rezoning for a school site within the city's Industrial district

Dear members of the Watsonville City Council.

I am writing to ask you to not allow the rezoning of the temporary site of Ceiba school to become a permanent school site. This property is located in the middle of Watsonville's Industrial Zone and is not a safe place for children to congregate.

We would like to see Ceiba thrive and find another place to do so, but this site is not the proper place.

We are farmers in the Pajaro Valley and have been since the 1950s. Ours are some of the many semi-tractor trailer trucks that pass along the proposed school site delivering products to local processing and cooling facilities located in Watsonville's Industrial zone. These trucks cannot stop quickly enough to avoid a child that may stray from a sidewalk or for a car that stops suddenly along the highway to let a child out to walk to school.

If a school zone was to be installed on Highway 129 as mentioned in anticipation of potential traffic control, that would impede the work of all of the delivery, dirt, construction and produce trucks as well as everyday folks on their way to work.

Furthermore, these school zones create more noise and air pollution and fuel consumption as cars and trucks accelerate back up to speed when exiting a slow zone or after coming to a stop.

You can put signage, etc. in place to try and guide school families where to go but, the reality is that they will take shortcuts and cut across traffic to get to the destination in the quickest, not safest way.

Our farming community also uses this stretch of highway daily to transport wide load equipment across town. Ingress and egress of school traffic and teen drivers onto a major truck route, in an Industrial Zone, is not a good thing.

We cannot move our farm fields or the processing plants located in Watsonville's Industrial Zone to another location, but there is another, better location for this proposed permanent school site.

We ask you to not allow the rezoning to a permanent school site and in doing so respect the working community located in and around the Industrial area as well as keeping the children out of harm's way in this location.

Thank you!

Sincerely,

Steven Dobler

Steven Dobler

Dobler & Sons, LLC



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Ceiba Thanks You

1 message

Oneez Banuelos <oneezb@gmail.com>

Wed, Mar 1, 2023 at 7:51 AM

To: kristal.salcido@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Good Morning Councilwoman Salcido,

I want to thank you for your dedication and time you put in last night. It was a long meeting but you did the right thing by keeping Ceiba open and not taking this great opportunity for our communities children to obtain a higher education. I can tell you are a great leader and will do great things in your career. I live in Hollister and I bring my daughter to Ceiba everyday because I want the best education for my daughter and Ceiba is where she will get it.

Thank you,
Oneez Banuelos



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Thank you Councilwoman Orozco

1 message

Oneez Banuelos <oneezb@gmail.com>

Wed, Mar 1, 2023 at 7:39 AM

To: maria.orozco@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Good Morning Councilwoman Orozco,

First off I want to thank you for all your hard work and dedication. Last night you showed the community that you are a true representative of the people and not just of your district but the city as a whole. Your leadership and ability to really listen to what we had to say about Ceiba showed what politics should be. Not taking sides but compromise, a change to prove to you Ceiba deserves to stay open for future scholars.

Thank you,
Oneez Banuelos



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Thank you Jimmy!

1 message

Oneez Banuelos <oneezb@gmail.com>

Wed, Mar 1, 2023 at 8:02 AM

To: jimmy.dutra@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Good Morning Councilman Jimmy,

Thank you so much in supporting Ceiba's extension. You have just built a stronger trust with your communities youths and parents. Ceiba will work hard in meeting the city council's requirements while also providing its scholars the best education they can receive within the tri-county. I live in Hollister but work Watsonville all my life. I bring my daughter to Ceiba everyday because I know she will have the best opportunity to go to a 4 year college at Ceiba. Not sure if you remember me but we have met multiple times and I have seen your career grow since you returned from So Cal. We need people like you in higher government. You got my vote!

Thank you,
Oneez Banuelos



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Thank you Mayor Montesino

1 message

Oneez Banuelos <oneezb@gmail.com>

Wed, Mar 1, 2023 at 7:24 AM

To: eduardo.montesino@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Good Morning Mayor Montesino,

I want to take this opportunity to thank you for all your hard work last night. I am not sure if city council meeting usually run into the late hours, but if they do I applaud you! The whole council team and staff are very dedicated individuals. Again thank you for extending the permit for Ceiba to stay open and not taking with rare opportunity for our communities children to have a greater chance at higher education. Awesome work! I know you will have many great accomplishments in your career.

Kindly,
Oneez Banuelos



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Thank you

2 messages

Oneez Banuelos <oneezb@gmail.com>

Wed, Mar 1, 2023 at 8:10 AM

To: casey.clark@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Good Morning Councilman Clark,

Thank you for your dedication and hard work last night. Ceiba will meet all requirements of the extension and continue to provide high quality education to our communities children. We will also hold Ceiba's administration accountable for all their actions.

Thank you,
Oneez

Oneez Banuelos <oneezb@gmail.com>

Wed, Mar 1, 2023 at 8:14 AM

To: ari.parker@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Good Morning Councilwoman Parker,

Thank you for your dedication and hard work last night. Ceiba will meet all requirements of the extension and continue to provide high quality education to our communities children. We will also hold Ceiba's administration accountable for all their actions and ask that create committee focus on meeting an collaborating with the local businesses and residents.

Thank you,
Oneez