

2546 Rolling Hills Ct.
Alamo, CA 94507

November 15, 2022

VIA HAND DELIVERY

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

Re: City of Watsonville and Ceiba Charter School's "Information and Listening Session" Held on September 29, 2022, at the Civic Plaza

Members of the Council,

During the City of Watsonville and Ceiba Charter School's "Information and Listening Session" held on September 29th, Principal Josh Ripp referenced two traffic reports in defense of Ceiba's pursuit of an objectionable zoning change.

Transportation Consultant RBF prepared a report in 2013 to predict traffic impact on the neighborhood. That report predicted acceptable levels of traffic impact and was used to justify approval of the Ceiba use permit. Subsequent information showed that the report was defective and that the actual traffic on Locust and Second Streets was gridlocked.

Transportation Consultant Hexagon prepared a report that was a vehicle, bicycle, and pedestrian traffic count conducted in May 2022.

Relying solely on the contents of the Hexagon report, here are the specific information items from that report for the morning peak hour period on May 10th:

1. 98 automobiles entered Ceiba's campus, and 80 exited.
2. 143 vehicles continued straight on Locust Street without entering Ceiba's campus.

3. No bicycles entered or exited Ceiba's campus.
4. A total of 129 pedestrians crossed Locust Street in the vicinity of the driveway, and 17 pedestrians crossed the Ceiba driveway.

However, the Hexagon report presents no information on how many pedestrians or students actually entered the Ceiba campus.

Josh Ripp sought to establish a comparison of the predictions of the RBF report with the Hexagon study. However, the RBF predictions and methodology were defective, and the Hexagon counts provide incomplete information.

Therefore, Josh Ripp's comparative analysis is not valid.

The defects of the RBF Report will need to be addressed.

In the end, a more thorough and rational set of observed data, as well as a more competent method of analysis than what Ceiba and the City Staff presented, is needed to determine what is really going on with the Ceiba school and the impacts it has on the neighborhood.

Sincerely,



Marta J Bulaich