

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

Sent: Sunday, December 31, 2023 6:01 PM

To: Suzi Merriam <suzi.merriam@watsonville.gov>; Justin Meek <justin.meek@watsonville.gov>; Rene Mendez <rene.mendez@watsonville.gov>

Subject: Ceiba Quarterly Report

Good Evening Suzi, Justin, and Rene,

This is Ceiba's fourth quarterly report.

- Ceiba has not received any complaints on our Ceiba Neighbor and Resident Complaint Form since August 9th.
- Sixth grade Ceiba students were dropped off on 2nd Street on November 8th after returning from a field trip. I sent the attached email to the city when I became aware of the drop off on Second St
- Ceiba completed construction of the trash enclosure over our on-site dumpsters in December 2023
- Ceiba completed a sewer inspection, submitted the report and youtube videos to the city, and learned we will need to apply for a permit to "show proof that the "unknown connection" at -75.9 does not connect to a neighboring parcel or if a shared lateral agreement will be required." Ceiba will work with Bellows Plumbing to complete these permits and sewer line updates.
- On December 18, 2023, Katie Odom, Development Review Technician, provided a "Plan Check Status Update" indicating that Ceiba's offsite work for intersection upgrades were not approved. Ms. Odom's email included
 - **An Engineering Plan Check Corrections List**, written by David Canneer and Justin Meek
 - **Drawings of the High Visibility Crosswalk Triple Four Crosswalk**
 - **Review Comments for Offsite work** that included 7 comments from City Traffic Consultant, Jaime Rodriguez, and 1 comment from Murraray Fontes, Principal Engineer
 - Ceiba will work to address and correct the issues identified in these documents
- Ceiba hosted a meeting on December 20, 2023 for business owners to listen to and respond to any issues business owners may have with our school's operations (notice attached). No business attended nor did any businesses communicate issues with Ceiba's operations since the last quarterly report.
- Ceiba has been tracking and following up with any issues that occur during arrival and departure (see attached)
- Ceiba's updated conditions of approval with status for each condition is attached.

Ceiba looks forward to continuing to work with the City of Watsonville to meet our conditions of approval.

Josh Ripp

*Head of School
Ceiba College Prep
215 Locust St*

Watsonville, CA 95076
(831) 740-8786

Attendee panel closed
Conversation flagged for follow up

To: Katie Odoms, Community Development Department
From: Murray Fontes, Public Works & Utilities Department
Date: 12/12/23
Subject: Review Comments for Off Site Work CEIBA Public Schools, plans dated 10/18/23.

Comments #1-#7 are from City Traffic Consultant Jaime Rodriguez of Traffic Patterns. Comment #8 was developed by me.

City staff requests that the plans be revised as requested below and resubmitted and that additional materials be provided as noted.

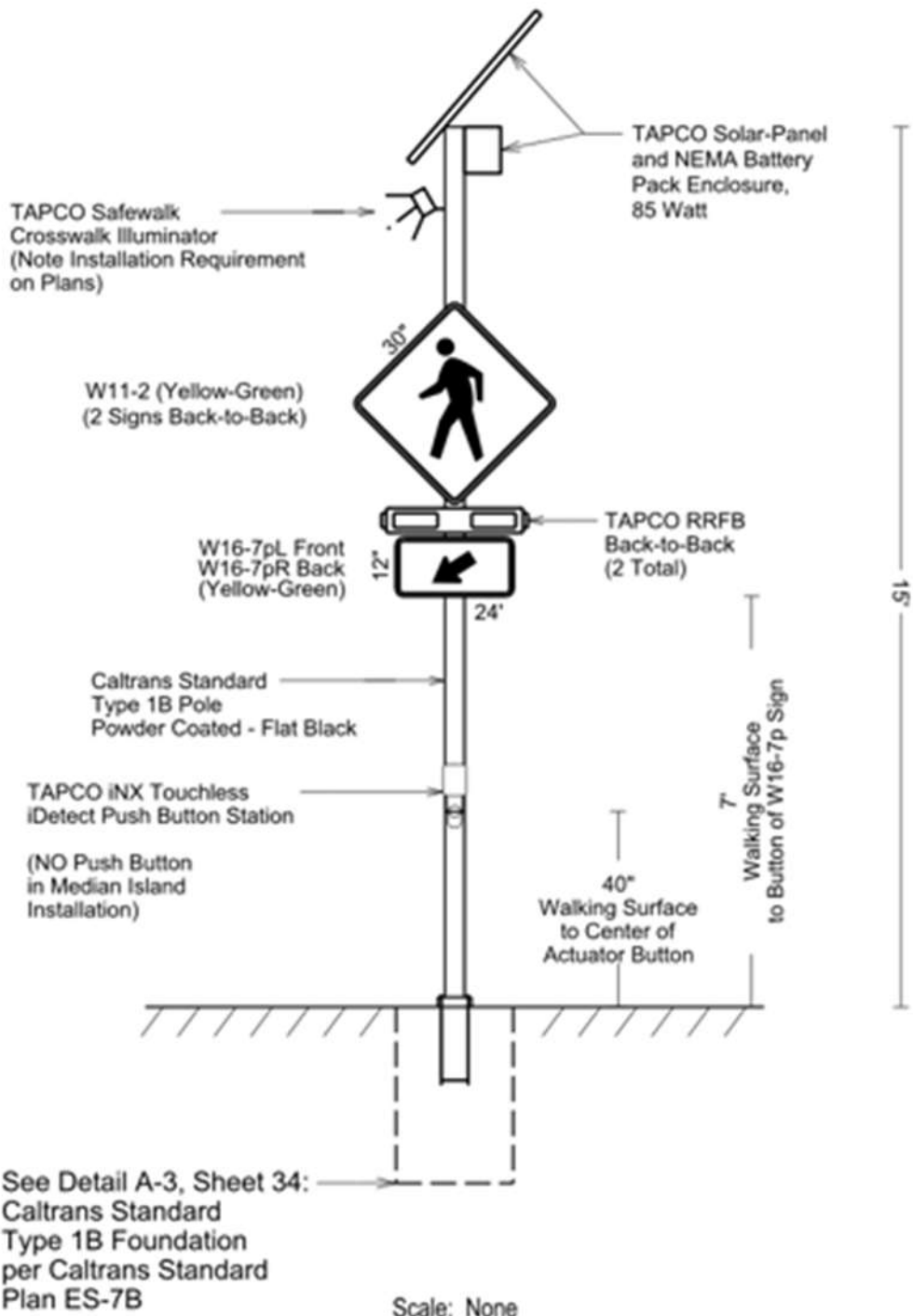
1. General Comments:
 - a. All new crosswalks should be Triple Quad style, not ladder style.
 - b. Where Yellow Triple Quad crosswalks are added, place a White advanced limit line ahead of Triple Quad crosswalk.
 - c. At all STOP control crosswalk sites provide Red BriteSide pole shafts reflectors
 - d. At all uncontrolled crosswalk sites provide Yellow Green BriteSide pole shaft reflectors
 - e. All RRFB and Dynamic Signs to be TAPCO brand. No exceptions on product.
2. Pine St & 2nd St
 - a. Use Yellow Triple Quad X-Walks
 - b. Use 3-FT spacing for 12" White limit line
 - c. Reposition STOP legend 8-FT behind white limit line, per MUTCD standard.
 - d. Check Demo Plan to show STOP legend being removed for relocation.
 - e. Provide new STOP sign with W4-4P sign.
 - f. Add red BriteSide pole shaft reflector.
3. Locust St & 2nd St
 - a. Use Yellow Triple Quad X-Walks, 3 of 4 X-Walks as shown OK.
 - b. Use 3-FT spacing for 12" White limit line on Locust St
 - c. Reposition STOP legend 8-FT behind white limit line, per MUTCD standard.
 - d. Check Demo Plan to show STOP legend being removed for relocation.
 - e. Provide new STOP sign with W4-4P sign on Locust St
 - f. Add red BriteSide pole shaft reflector on Locust St
 - g. Provide Yield Limit Lines on each approach of 2nd St
 - h. Provide New Signposts for 2nd St crossing with yellow-green SW24-2 (CA) signs back-to-back
 - i. Provide yellow green BriteSide pole shaft reflector
 - j. Provide New Signposts for 2nd St with R1-5 signs
4. Walker St & 2nd St
 - a. Use Yellow Triple Quad X-Walks, 3 of 4 X-Walks as shown OK.
 - b. Use 3-FT spacing for 12" White limit line on 2nd St
 - c. Reposition STOP legend 8-FT behind white limit line, per MUTCD standard.
 - d. Check Demo Plan to show STOP legend being removed for relocation.
 - e. Provide new STOP signs with W4-4P sign on 2nd St
 - f. Add red BriteSide pole shaft reflector on 2nd St

- g. Provide Yield Limit Lines on each approach of Walker St. Provide 20-FT before crosswalk SB and at corner on NB.
 - h. RRFBs to be provided on Caltrans Type 1B poles, see concept detail for reference. Use SW24-2 (CA) double sided sign sets instead of W11-2/W16-7P shown in detail.
 - i. RRFBs to be double-sided on each side of Walker St crossing. Provide additional bollard to protect Type 1B pole on NW corner.
 - j. RRFBs to be TAPCO, solar-powder coated like detail w/Xwalk Illuminator
5. Menker St & 2nd St
- a. Use White Triple Quad Xwalk
 - b. Add new Pole with R1-1 STOP sign on Menker St
 - c. Include short 40-FT D22 double yellow centerline and STOP legend.
 - d. Include W4-4P sign below STOP.
 - e. Provide red BriteSide pole shaft reflector.
6. Beach St & Pine St
- a. Use White Triple Quad Xwalk
 - b. Provide White limit line 3-FT from Triple Quad Walk
 - c. Provide red BriteSide pole shaft reflector.
 - d. Provide 50-FT D22 double yellow centerline.
 - e. Replace STOP sign and add W4-4P sign below STOP. Add pole riser as needed.
7. Beach & Walker
- a. Use White Triple Quad Crosswalks on all approaches.
 - b. Install new Type 1B pole on all approaches with Ped-Activated Red Flash LED signs. See attached detail. This is not MUTCD standard but product is available from TAPCO upon request.
 - c. Provide raised island on triangle area on SE corner. Include Type 1B pole with Ped-Activated Red Flash LED sign here also. Update demo plan as necessary.
8. Other comments
- a. Replace existing curb ramp at Locust St and 2nd St as the existing landing at the top of the ramp does not meet current standards.
 - b. At the Locust St Sidewalk (Across from CEIBA School), remove and replace the existing curb and gutter on the eastern end from the limit of the proposed curb replacement to the end of the sidewalk installation.
 - c. Provide confirmation of the proposed improvements on Riverside Dr/State Route 129 called out in Special Use Permit Condition of Approval #35. This shall include providing a copy of the applicable portions of the Caltrans Improvement Plans showing the crosswalk, curb ramp and curb extensions at the Locust, Walker and Menker St intersections. It shall also include providing copies of documentation confirming that Caltrans approves CEIBA establishing a School Zone with the appropriate signage.

CALL BEFORE YOU DIG
811

DETAIL 1

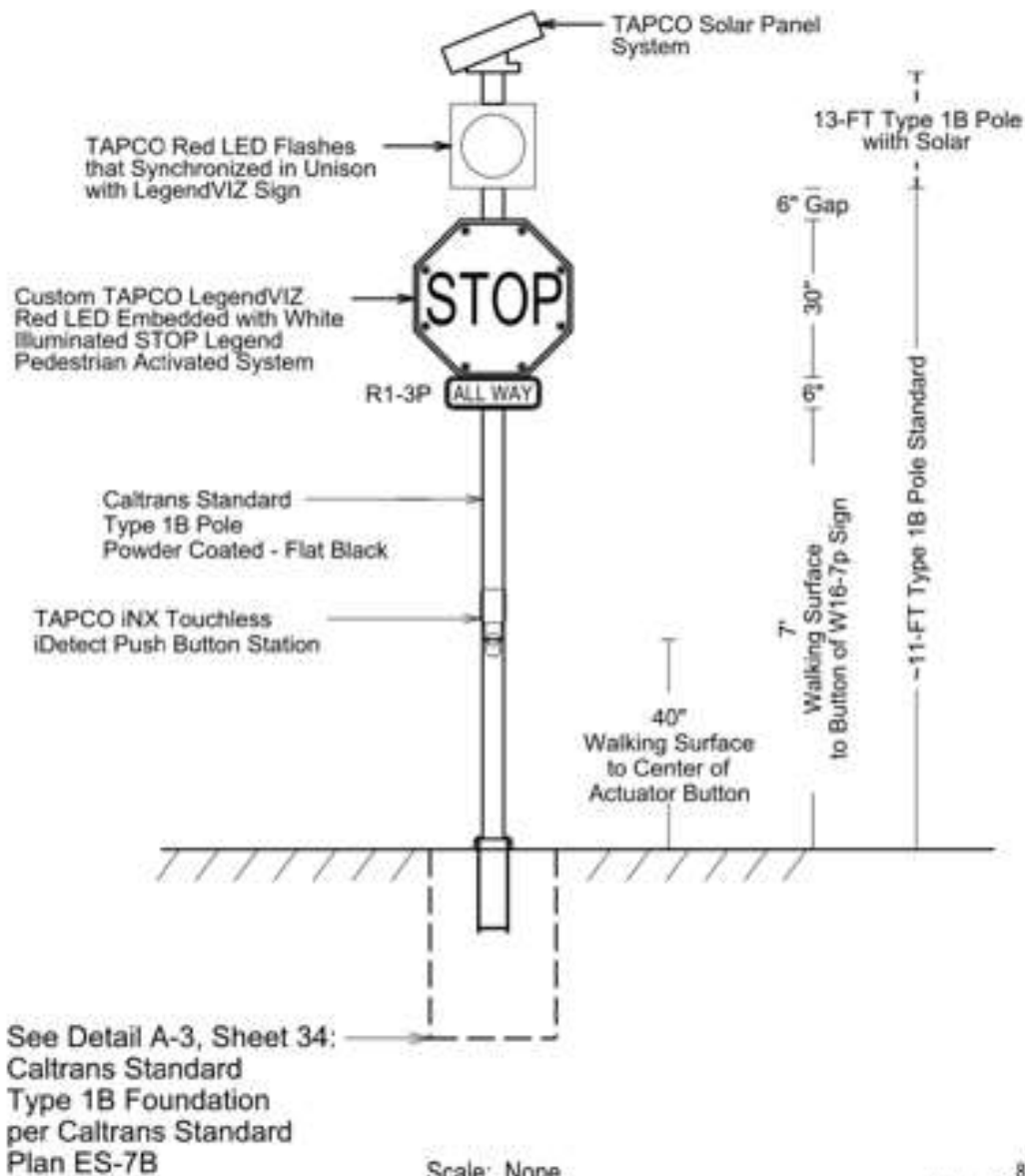
TAPCO PEDESTRIAN-ACTIVATED
RECTANGULAR RAPID FLASHING BEACON
WARNING SYSTEM
ON CALTRANS TYPE 1B POLE STANDARD



DETAIL 2

TAPCO PEDESTRIAN-ACTIVATED
RED LED FLASH - LEGENDVIZ STOP SIGN
ON CALTRANS TYPE 1B POLE STANDARD

Notes:
- Check Plans to Verify Control Module and Battery Pack Requirements at Locations where Solar Panel systems are Installed on Pole Separately from TAPCO LegendVIZ Sign Systems, (Not Shown on Detail).





Josh Ripp <josh.ripp@ceibaprep.org>

Ceiba: Bus Arrival Issue 11/8/23

6 messages

Josh Ripp <josh.ripp@ceibaprep.org>

Thu, Nov 9, 2023 at 9:08 AM

To: "Zutler, Samantha W." <SZutler@bwsllaw.com>, Justin Meek <justin.meek@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>

Bcc: Elizabeth Sanborn Falcon <esanborn@pacbell.net>, "Camas J. Steinmetz" <cjs@jsmf.com>, "Christian D. Petrangelo" <cdp@jsmf.com>, "Gregory K. Klingsporn" <gkk@jsmf.com>

Good Morning,

Yesterday at 3:15 PM, a 90-student 6th-grade field trip to the Monterey Bay Aquarium returned in two busses and dropped students off at Second St and Locust St rather than on-site. Ceiba's neighbors left their homes to film students departing the bus on Second St. Condition 27 of Ceiba's Condition of Approval states, **"Driveway Access. The school access for student drop off and pick up shall be limited to the driveway off of Locust Street. The Riverside Drive access shall not be utilized."** (CDD-P, WFD).

How did this happen?

- The administrator in charge of field trips made a series of communication errors regarding this trip. The mistakes included failure to inform the bus drivers and chaperones about the rules of dropping and picking up on site, failure to plan for a return time that is not the same as school dismissal (3:15 PM), failure to be outside to direct the bus, and failure to communicate that there was a field trip with me until the morning of the trip.

Ceiba Follow-up:

- I sent the attached email to all of Ceiba's staff to ensure that there are no more misunderstandings regarding bus transportation during field trips.
- The administrator overseeing field trips received a write-up stating that if the issue happens again, he will be terminated.

Other Considerations

- The location where the students were dropped off is a public right of way where it is not illegal for a vehicle to park and drop off students.
- A "Ceiba Follow-Up Items" City of Watsonville Recommendations letter from September 1, 2022, provided a "suggested alternate school drop off / pick up location" on page 6 (See attached) on Second St between Walker and Locust. Students were dropped off yesterday on Second St between Locust and Pine St.
- A PVUSD school bus that departs from Alianza Charter School drops off students who live in the Second and Locust St neighborhood at the Second and Locust St. intersection daily at 3:25 PM.

Ceiba will ensure that all future pick-ups and drop-offs occur on-site.

Josh Ripp

Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

2 attachments



11.8.23 Critical Field Trip Transportation.pdf
126K



2022-09-01 Ceiba follow-up items (2).docx
5320K

Elizabeth Sanborn <esanborn@pacbell.net>

Thu, Nov 9, 2023 at 9:38 AM

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

Well done Josh. The 9/1 letter is indeed the document I was referring to. Apologies for not getting it to you. Was away from my computer.

Sent from my iPhone

On Nov 9, 2023, at 8:08 AM, Josh Ripp <josh.ripp@ceibaprep.org> wrote:

[Quoted text hidden]

<11.8.23 Critical Field Trip Transportation.pdf>
<2022-09-01 Ceiba follow-up items (2).docx>

Josh Ripp <josh.ripp@ceibaprep.org>
To: Elizabeth Sanborn <esanborn@pacbell.net>

Thu, Nov 9, 2023 at 10:01 AM

Thank you for the suggestions.

Josh Ripp
Head of School
Ceiba College Prep
215 Locust St
Watsonville, CA 95076
(831) 740-8786

[Quoted text hidden]

Elizabeth Sanborn Falcon <esanborn@pacbell.net>
To: Josh Ripp <josh.ripp@ceibaprep.org>

Thu, Nov 9, 2023 at 10:27 AM

I'm thinking that when things calm down a bit we should find out what the process is to formalize this area as an alternative pick up drop off area. I suspect it would be an administrative amendment to the CUP or made a part of the SRTS. Let me know what you think. I would be happy to handle this for you.

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 Nov 9, 2023, at 9:01 AM, Josh Ripp <josh.ripp@ceibaprep.org> wrote:

[Quoted text hidden]

Josh Ripp <josh.ripp@ceibaprep.org>
To: Elizabeth Sanborn Falcon <esanborn@pacbell.net>

Thu, Nov 9, 2023 at 10:48 AM

Yes, definitely. I see this as a hole currently that was not thought through in preparing the current Conditions of Approval.

Josh Ripp
Head of School
Ceiba College Prep

12/31/23, 6:33 PM

Ceiba College Preparatory Academy Mail - Ceiba: Bus Arrival Issue 11/8/23

*215 Locust St
Watsonville, CA 95076
(831) 740-8786*

[Quoted text hidden]

Elizabeth Sanborn Falcon <esanborn@pacbell.net>
To: Josh Ripp <josh.ripp@ceibaprep.org>

Thu, Nov 9, 2023 at 11:45 AM

Roger.

[Quoted text hidden]

**PROOF OF PUBLICATION
(2015.5 C.C.P.)
STATE OF CALIFORNIA
County of Santa Cruz**

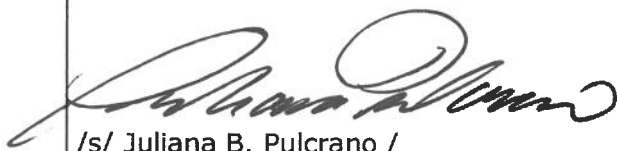
I am a resident of the State of California and over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am the principal clerk of the publisher of The Register Pajaronian (The Pajaronian), published in the city of Watsonville, County of Santa Cruz, State of California, **Friday, and on line** for which said newspaper has been adjudicated a newspaper of general circulation by the **Superior Court of the County of Santa Cruz, State of California**, that the notice of which the annexed is a printed copy had been published in each issue thereof and not in any supplement on the following date(s):

December 15, 2023.

I declare, under penalty of perjury, that the foregoing is true and correct. This declaration has been executed **on December 15, 2023.**

**THE PAJARONIAN
P.O. Box 1547
Watsonville, CA 95077**



/s/ Juliana B. Pulcrano /
Legal Publications Specialist
The Pajaronian

Phone # (408) 709 3952
E-mail: jpulcrano@weeklys.com
Website: www.pajaronian.com

Ceiba College Prep

Dear Watsonville Business Owner,

You are formally invited to a meeting to share any outstanding issues you may have with Ceiba's school operations at 215 Locust St. The Ceiba community looks forward to meeting with you to address and resolve any issues you may have with our school. Below is the pertinent information.

Date: Wednesday, December 20, 2023

Time: 5:30 PM

Location: Ceiba College Prep, 215 Locust St,
Watsonville, CA 95076

Host: Ceiba Head of School, Josh Ripp

Sincerely,

Josh Ripp

Head of School

josh.ripp@ceibaprep.org

831-740-8786

Estimado Propietario de Negocio de Watsonville,

Usted está formalmente invitado a una reunión para compartir cualquier problema pendiente que pueda tener con las operaciones de la escuela Ceiba en 215 Locust St. La comunidad Ceiba espera reunirse con usted para abordar y resolver cualquier problema que pueda tener con nuestra escuela. A continuación se muestra la información pertinente.

Fecha: Miércoles, 20 de diciembre de 2023

Hora: 5:30 PM

Ubicación: Ceiba College Prep, 215 Locust St,
Watsonville, CA 95076

Anfitrión: Ceiba Director de la Escuela, Josh Ripp

Atentamente,

Josh Ripp

Head of School

josh.ripp@ceibaprep.org

831-740-8786

Publish: December 15, 2023
(Pub PAJ12/15)

CEIBA SPECIAL USE PERMIT ACTION PLAN
In response to
The City of Watsonville PENDING CONDITIONS OF APPROVAL

Color	Total Conditions	Condition Item #
Ceiba has fully complied with condition	43 (85%)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 33, 34, 36, 37, 38, 40, 41, 42, 43, 44, 45, 47, 49, 50, 52, 53, 54, 55
Ceiba has partially complied with condition and will fully comply with condition once final conditions issued	7 (13%)	19, 31, 32, 35, 39, 48, 51,
Ceiba has not complied with condition yet, but is working to complete	1 (2%)	46
TOTAL	55	

Updated December 31, 2023

Item	City of Watsonville Use-Permit Compliance Conditions	Ceiba Action(s)	Completed by	Dollar Estimates
#	Standard Conditions			
1	Approval. This approval applies to the application for the permanent establishment of a 525-student charter school for grades 6-12 in an existing 27,000± square-foot building with an 8,500± square-foot mezzanine on a 2.1± acre site located at 215 Locust Street (APN 017-161-51). This approval applies to plans titled "Existing Site Plan, Planning Exhibit, Ceiba Public Schools" (prepared	Ceiba agrees with this condition	N/A	N/A

	by WR&D Architects, dated 11/3/2021), received by the Community Development Department on November 9, 2021, and filed by Elizabeth Sanborn Falcon with Benchmark Realty Advisors for Ceiba College Preparatory Academy, applicant, on behalf of Spinnaker Ventures LLC, property owner. (CDD-P)			
2	Conditional Approval Timeframe. This Special Use Permit shall be null and void if not acted upon within 24 months from the effective date of the approval thereof. Time extensions may be considered upon receipt of a written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)	Ceiba has acted and will act upon the conditions listed		
3	Findings. Approval is subject to the findings and supportive evidence in accordance with WMC Section 14-12.513 of the Zoning Ordinance with said Findings set forth in Exhibit "A" and made a part of this Permit. (CDD-P)	Ceiba agrees		
4	Modifications. Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on plans. (CDD-P)	Ceiba agrees		
5	Substantial Conformance & Grounds for Review. The project shall be in compliance with the conditions of approval, all applicable local, State and Federal codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City	Ceiba agrees		

	and may possibly result in revocation of the Special Use Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)			
6	Appeal Period/Effective Date. This Permit shall not be effective until 14 days after approval by the final decision-making body or following final action on any appeal. (CDD-P)	Ceiba agrees		
7	Necessary Actions. The applicant shall take all actions necessary to comply with all conditions of approval, including, but not limited to, submitting subsequent applications for upgrading pedestrian crossings on nearby streets, developing a Safe Routes to School Plan, implementing a travel behavior change program, and flood-proofing the existing building. (CDD-P)	Ceiba will comply		
8	Conditions of Approval. A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. <i>Plans without the conditions of approval printed directly on the first or second page shall not be accepted at the plan check phase.</i> (CDD-P)	Ceiba will comply		
9	Indemnity Agreement. The applicant shall agree in writing to indemnify and defend the City in case of legal challenge arising out of the City approving the project. Said agreement shall be subject to approval of the City Attorney. (CAT)	Ceiba will comply		
#	Building and Fire-related Conditions:			
10	Required Permits. The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project	Ceiba has complied and will continue to comply		

	and any new tenant improvements (e.g., new framing, electrical, plumbing, etc.). All construction shall comply with all State Building Codes and Municipal codes in effect at the time of plan submittal for building permits resulting in construction. (CDD-B, -E)			
11	Building Code. Project construction shall comply with the California Building Code as adopted by the City. (CDD-B)	Ceiba has complied and will continue to comply		
12	Fire Code. Project construction shall comply with California Fire Code as adopted by the City. (WFD)	Ceiba has complied and will continue to comply		
13	Historic Code. Project construction shall comply with California Historical Code as adopted by the City. (CDD-B)	Ceiba has complied and will continue to comply		
14	Energy Efficiency. The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)	Ceiba has complied and will continue to comply		
#	At time of building permit application, the following shall be complied with:			
15	Any signage proposed for the school shall require a separate sign permit. (CDD-P)	Ceiba has complied with sign permit requirements	Complete	N/A
16	Comprehensive detailed construction plans are required at the time of submittal to be reviewed for adequate content prior to intake by the Building Official	There is no new Ceiba construction planned.	Complete	N/A

17	The project shall comply with all applicable provisions of the California State Building Code (Title 24) Part 2 Chapter 11B for Disabled Access. Plans must show compliance with all requirements. (CDD-B)	Ceiba will comply with CA State Building Code (See Item #4 Below)	Complete	N/A
18a	Comply with all applicable provisions of the California State Building Code (Title 24) Part 2 Chapter 11B Division I, II & III for Disabled Access. Plans must show compliance in sufficient information and detail to determine compliance was noted for the following: a. Path of travel from Public Transportation (main entry to the public sidewalk).	Ceiba will meet CA State Building Code for Disabled access by: a. Path of Travel i. Installed curbed sidewalk with truncated domes (detectable warnings) at each end of walkway along driveway that meets Locust St	Complete	\$80,000
18b	Disabled parking requirements: 1. Van Accessible Parking (requires 8'-0" unloading area). 2. Number of spaces (1 for 1st 25, 2 for the next 50 see table 11B-6). 3. Path of travel from accessible parking to any elevators. 4. Slopes at parking & unloading areas must not exceed 1:50. 5. Proper disabled signage, lettering and stripping is required. (CDD-B)	b. Disabled Parking i. Already provides Van Accessible Parking ii. Already provides 3 disabled parking spaces iii. Already provides path of travel from disabled parking to elevator iv. Already provides slopes at parking & unloading that are under 1:50 v. Already provides handicap signage, lettering and striping.	Complete	N/A
19	Main building entrances and required exits must be accessible. Design professionals must provide written verification of compliance for existing disabled access features or facilities noted on plans. (CDD-B)	Building meets all accessibility standards except for push-button access on front-entry. Ceiba is scheduled to update front entry doors with push button access. Upon completion, Ceiba will provide written verification of compliance for existing disabled access features created by design professionals.	Push button access is scheduled for installation. Installation delayed because law requires front	\$15,000

			door remain locked during school hours for safety purposes. Door does have push button access from front office.	
20	The building shall have Automatic Fire Sprinklers installed, complying with NFPA installation standards. The fire sprinkler contractor shall submit three sets of plans and calculations for a separate fire permit prior to installation of the system. (CDD-B, WFD)	Ceiba's school already has Automatic Fire Sprinklers installed as of its initial school renovation in 2014-2015. The system is inspected and tested on an annual and five-year annual basis through an NFPA accredited contractor.	Complete	N/A
21	The project shall comply with the current CBC and CFC regulations for fire issues. (CDD-B, WFD)	Ceiba currently complies with both CBC and CFC regulations for fire issues.	Complete	N/A
22	A UL central station shall monitor all fire sprinkler systems. The monitoring shall provide water flow notification to the hearing and visually impaired. The monitoring contractor shall submit three sets of plans for a separate fire permit prior to installation of the system. (CDD-B, WFD)	Ceiba currently uses a UL central station to monitor all fire sprinkler systems.	Complete	N/A
23	The building shall be provided with KNOX-BOX or keyed entry for emergency access at all times. (CDD-B, WFD)	Ceiba currently has a KNOX-BOX installed next to the front door for emergency access at all times.	Complete	N/A
24	All buildings shall be provided with the required size and number of fire extinguishers. Exterior doors providing access to the fire risers and alarm panel shall have proper signage installed. (CDD-B, WFD)	Ceiba currently has the correct size and number of fire extinguishers and are served annually by Watsonville Fire Dept. Exterior doors do provide access to the fire riser room. Alarm panel currently has proper "fire riser" signage installed with braille.	Complete	N/A

25	Work Hours. No work for which a building permit is required shall be performed within the hours of 7:00 p.m. to 7:00 a.m. Monday through Friday, nor prior to 10:00 a.m. or after 4:00 p.m. on Saturday. No work shall occur on Sunday. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job Superintendent. (CDD-B)	Any work completed requiring a building permit shall be performed between 7:00 AM and 7:00 PM Monday through Friday or 10:00 AM to 4:00 PM on Saturday.	Complete	N/A
#	City of Watsonville Ongoing Conditions			
26	Parking. Only School Administration staff, teachers, and volunteers and visitors may park onsite. Students shall not be allowed to park at the facility. (CDD-P, WPD)	Ceiba currently has a policy that states only Ceiba administration, staff, teachers, and volunteers are permitted to park onsite. Students are not permitted park at our facility.	Complete	N/A
27	Driveway Access. The school access for student drop of and pick up shall be limited to the driveway off of Locust Street. The Riverside Drive access shall not be utilized. (CDD-P, WFD)	School access for student drop off and pick-up shall continue to be on site after entering the driveway on Locust St. No students enter the school site from Riverside nor will they do so in the future.	Complete	N/A
28	Safe Routes to School (SRTS) Plan. The School Administration staff shall prepare a plan or document identifying designated safe routes to school. This plan shall be provided to all families at the beginning of school and included on the school's website where parents can access it throughout the year. This website link and/or printed document shall be provided to the City Engineer and/or Traffic Operations Manager at least 30 days prior to the beginning of each academic school year for review and approval. (CDD-P, PWD)	Ceiba updated a designated safe routes to school map for our families and posted it to our website. Ceiba provided an updated the Safe Routes to School Plan to the city engineer.	February 21, 2023	N/A
	On- and Off-Site Traffic Circulation. School Administration staff shall be responsible for traffic	Ceiba is currently responsible for traffic flow during drop off and pick up.		

29	<p>flow to and from the site during student drop off and pick up. School staff, crossing guards and volunteers shall adhere to the SRTS plan to ensure appropriate onsite drop off and pick up locations. School staff, crossing guards and volunteers shall also ensure queuing of vehicles are onsite and traffic does not back up onto City streets, thereby avoiding causing traffic congesting and unsafe conditions. Any issues arising from poor traffic control shall be remedied by the school upon notification from City staff. School administration staff will institute a policy that no students drop-off or pick-up is to take place along Riverside Dr (CDD-P, PWD)</p>	<p>School staff, crossing guards, and volunteers will adhere to the Safe Routes to School plan for appropriate onsite drop off and pick up locations.</p> <p>School staff, crossing guards, and volunteers currently ensure that queuing vehicles are onsite.</p> <p>Ceiba promptly follows-up with any traffic complaints when notified by the city, neighbors, or any other individual.</p> <p>Ceiba implementing no drop-off or pick-up along Riverside Dr</p>	Ongoing	N/A
30	<p>Pedestrian Guard Training. School Administration staff shall provide annual training for school staff and any volunteers serving as crossing guards. Crossing guards shall adhere to SRTS plan. Copies of individual crossing guard training certificate(s) shall be provided to City staff, upon request. Information on training can be found at http://www.casaferoutestoschool.org/adult-crossing-guard-training/. (CDD-P, PWD). (CDD-P, PWD)</p>	<p>School Crossing Guard Training will be completed annually, including assessments.</p> <p>Certificates provided upon request</p> <p>Correct assessment site below:</p> <p>https://caatpresources.org/train_cot_crossguard.html</p> <p>*Ceiba hired paid crossing guards and all crossing guards have received internal training using resources from the website above.</p>	<p>Will administer external training at next possible training session. As of 9/30/23, the Active Transportation Resource Ctr still had Fall 2022 training dates posted: 10/13, 10/27, 11/3, and 11/10 all from 2022</p>	N/A
31	<p>Pedestrian Crossings Upgrades on Nearby City Streets. Street crossings nearby to the school site shall be upgraded to include high-visibility crosswalks along with appropriate in-street signs per CA MUTCD standards. School Administration</p>	<p>Ceiba will upgrade pedestrian crossings to include:</p> <ul style="list-style-type: none"> • High-visibility crosswalks • Appropriate in-street signs (per MUTCD stds) 		

	<p>staff shall submit an Encroachment Permit to the City of Watsonville within 12 month timeframe for upgrading the following location(s) to provide high-visibility crosswalks and appropriate signage:</p> <ul style="list-style-type: none"> • Second Street and Locust Street; • Walker Street and Second Street • Pine Street and Second Street; and • Pine Street and W. Beach Street. (PWD) 	<p>Ceiba submitted encroachment permits for pedestrian crossings at the following intersections:</p> <ul style="list-style-type: none"> • Second Street and Locust Street • Walker Street and Second Street • Pine Street and Second Street • Pine Street and W. Beach Street <p><i>Principal Engineer, Murray Fontes, provided a response on December 12, 2023 with input on all offsite work, including corrections desired. Ceiba will continue to work with Chris Stout to update our offsite plans to meet the city's requirements. (Plan attached to email)</i></p>	<p>Ceiba submitted plans to the City</p>	<p>\$457,000* *Watsonville Complete Streets to School Plan 2020 Report</p>
32	<p>Accessible Ramps and Sidewalks on Nearby City Streets. School Administration staff shall submit an Encroachment Permit to the City of Watsonville within 12 month timeframe for upgrading ramps at the above location(s), as necessary, to meet current Americans with Disability Act (ADA) standards.</p> <p>In addition, School Administration staff shall submit an Encroachment Permit to the City of Watsonville for filling in sidewalk gaps along the east side of Locust Street between the school driveway and Riverside Drive. (PWD)</p>	<p>Ceiba submitted encroachment permits for upgrading ramps to meet ADA standards at the following locations:</p> <ul style="list-style-type: none"> • Second Street and Locust Street • Walker Street and Second Street • Pine Street and Second Street • Pine Street and W. Beach Street • Fill sidewalk gap along East side of Locust between driveway and Riverside <p><i>Principal Engineer, Murray Fontes, provided a response on December 12, 2023 with input on all offsite work, including corrections desired. Ceiba will continue to work with Chris Stout to update our offsite plans to meet the city's requirements. (Plan attached to email).</i></p>	<p>Ceiba submitted plans to the City</p>	
	<p>Accessible Path-of-Travel. School Administration staff shall provide an accessible route from Locust</p>			

33	<p>Street to the school building. Pursuant to CBC Chapter 11A, Section 1116A.5, when a walk crosses or adjoins a vehicular way, the walking surface shall be separated from the vehicular area by curbs, railings or other elements, or the boundary between the pedestrian areas and the vehicular areas shall be defined by a continuous detectable warning 36 inches wide minimum. (CDD-E)</p> <p>In accordance with the recommendations in the Traffic Operations Study prepared by Hexagon (dated June 8, 2022), the school shall install a raised sidewalk in place of the striped pedestrian pathway along the north side of the school driveway. Site work requires issuance of building permit and inspection by a Building Inspector. Any work in the public right-of-way shall require a separate encroachment permit from the Public Works and Utilities Department. (CDD-B-E)</p>	<p>Ceiba built a walking surface adjacent to the driveway that is separated via curve for a continuous detectable warning that is more than 36 inches wide.</p> <p>The city determined the sidewalk did not need to be raised as the curb divider was sufficient separation. No further work required.</p>	Construction completed.	Listed above
34	<p>Accessibility Signage. The applicant shall install accessible path-of-travel signs per CBC Section 1110A.2. (PWD)</p>	<p>Upon completion of path-of-travel, Ceiba installed accessibility signs indicating the location of the path-of-travel.</p>	Will apply for permits upon Watsonville City Council zoning approval	\$2,000
35	<p>Caltrans Facilities Enhancements: Riverside Drive School Zone Signs, Accessible Ramps, and Crosswalk Upgrades. Due to the proximity of the school to the State Route 129, School Administration staff shall submit an Encroachment Permit to Caltrans for (a) establishing of a School Zone on Riverside Drive, (b) upgrading existing crosswalk(s) at Riverside Drive and Walker Street to school crosswalks, and (c) upgrading existing ramps at Riverside Drive and Locus Street and (d)</p>	<p>Ceiba submitted an encroachment permit to the City of Watsonville to:</p> <ul style="list-style-type: none"> • Establish a School Zone on Riverside Drive • Upgrade sidewalks at Riverside and Walker to school crosswalks • Upgrade ramps at Riverside and Locust to meet ADA standards • Install high visibility cross-walk and curb extensions at Riverside Drive and Menker Street 	Ceiba submitted plans to the City of Watsonville	<p>\$106,000*</p> <p>*Watsonville Complete Streets to School Plan 2020 Report</p>

	installing high-visibility crosswalks and curb extensions at Riverside Drive and Menker Street to meet current ADA standards, and (e) establishing a no parking zone on Riverside Dr between Walker and Locust St (Caltrans, PWD)	<ul style="list-style-type: none"> Establishing a no parking zone on Riverside Dr between Walker and Locust St 		
36	Stormwater Bioswale Corrections and Maintenance Requirements. The applicant shall maintain bioswale in the school's parking lot in an operable condition in accordance with the Maintenance Agreement with the City of Watsonville, including, but not limited to, taking the following corrective actions: <ul style="list-style-type: none"> Remove wood, basketball hoops, and other blockages/debris from the bioswales; Replace missing beehive grates at drainage inlets; Provide planting in accordance with the City Standard Drawing Nos. LID-0004A, B; and Provide gravel energy dissipation at all bioswale curb cut inlets per City Standard Drawing No. LID-002. (CDD-E, PWD) 	Ceiba updated the stormwater bioswale in March 2022 by removing overgrown Ponderosa Pine trees, replacing beehive grates at drainage inlets, planting in accordance with City Standard Drawings Nos. LID-0004A, B, and installing gravel energy dissipation areas at each Bioswale curb cut inlet.	Upgrade to Bioswale March 2022 Bioswale Review completed and submitted December 2022	Design: \$1,400 Construction/Landscaping: \$12,400
37	Landscape and Irrigation Requirements. Landscape and irrigation designs shall comply with the California Model Water Efficient Landscape Ordinance. (PWD)	Ceiba updated landscape and irrigation to comply with CA Model Water Efficient Landscape Ordinance. This landscaping is located in the Bioswale and adjacent areas.	Completed	Listed above
38	Maintenance of Landscaping and All Other Site Improvements. Landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include,	Ceiba is maintaining landscaping around the school and has contracted with JR Landscaping for monthly updates. Landscape updates include weeding, mowing, pruning, cleaning, fertilizing, and watering.	Ongoing	\$1,000 per month

	where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)			
39	Sewer Inspection. Pursuant to WMC Section 6-3.506, the applicant shall submit an application for a video inspection of the building's existing sanitary sewer lateral to ensure the existing sanitary sewer lateral meets all requirements of the City's Public Improvement Standards. (PWD)	<p>On December 26, 2023, Jennifer Galvan of Bellows Plumbing submitted a report and youtube video links of the video inspection.</p> <p>Brian Post responded that "We will need proof that the "unknown connection" at -75.9 does not connect to a neighboring parcel or if a shared lateral agreement will be required. Please apply for the required permit(s) needed to make the necessary repairs."</p> <p>Ceiba will work with Bellows Plumbing in Spring 2024 to to confirm whether the unknown connection connects to a neighboring parcel and also make necessary repairs with permitting from the City of Watsonville.</p>	Work in progress on sewer lateral	\$10,000
40	New Metal Roof on Existing Trash Enclosure. As shown for the Trash Enclosure Elevation on the Existing Site Plan (sheet A101), the applicant shall install a new metal roof on the existing trash enclosure, in conformance with the City's Public Improvement Standard No. S-602. (CDD-P, -E, PWD)	Complete	Design complete and working with General Contractor, Selden & Son, for installation.	\$5,000
41	Trash Enclosure Maintenance. To prevent nuisance conditions and complaints concerning odors emanating from garbage and rotting food scraps in the trash enclosure area, the applicant shall routinely clean the trash enclosure and secure it at night. (PWD)	Ceiba routinely cleans the trash enclosure and dumpsters to prevent odors by pressure washing dumpster.	Ongoing	N/A
	Trash Disposal. All trash, recycling, greenwaste	Ceiba is in compliance with this and has two		

42	and foodwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The Applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling, greenwaste and foodwaste materials. (PWD)	green waste bins that are collected weekly along with routine trash and recycling dumpster disposals.	Ongoing	N/A
43	<p>Mandatory Travel Behavior Change Program.</p> <p>The applicant shall implement a mandatory travel behavior change program to reduce the number of staff members from driving along to and from work. Key components include: (a) developing a travel behavior change program that targets individuals' attitudes, goals, and travel behaviors; (b) educating participants on the impacts of their travel choices and the opportunities to alter their habits; and (c) providing a web site that allows employees to research other modes of transportation for commuting. In accordance with the recommendations in the Traffic Operations Study prepared by Hexagon (dated June 8, 2022), the school shall implement (a) a carpool matching program incentivize carpooling and (b) a bicycle program to encourage more students and staff to ride bicycles to and from the premises The applicant shall provide the City with the contact information for the School Administration staff member responsible for implementing the travel behavior change program. (CDD-P)</p>	<p>Ceiba hosted Back to School Night on August 22nd (MS) and August 24th (HS) this school to start the 2023-24 school year. During the initial meeting with families, we delivered a presentation that targeted "individuals attitudes, goals, and travel behaviors" through a discussion of student safety, and following the rules to create a more efficient drop off and pick up procedure.</p> <p>Ceiba also provides the cruz511.org to educate employees about other modes of transportation for commuting.</p> <p>Ceiba continued our carpool matching program with staff during the 2023-24 school year;</p> <p>Ceiba families were also provided with surveys about carpooling for the 2023-24 school year</p> <p>Ceiba did not implement the bicycle program to encourage more students to bicycle after parents shared they wanted to wait until the intersections surrounding the school were updated.</p> <p>Head of School, Josh Ripp, and Vice Principal, Rachael Pedley, will jointly be responsible for implementing the behavior change program.</p>	In Progress	N/A

44	Carpool Matching Program. To help facilitate carpooling, School Administration staff shall distribute a carpool matching application to all students/parents and staff. The application shall be used to match people who live in the same area who may be able to carpool together. An objective of this project is to reach parents or staff who may be reluctant to reach out individually to find carpool partners and may be more likely to fill out a form that will be administered by the school. (CDD-P)	<p>Ceiba continued to offer a carpool stipend for staff during the 2023-24 school year and will continue to provide the stipend in subsequent years.</p> <p>Families have received surveys on carpooling options, but we can continue to improve in this area</p>	In-Progress	
45	Incentives or Promotional Events. To encourage students and staff to use alternative modes of transportation, such as biking and carpooling, School Administration staff shall provide incentives or host promotional events. Such incentives shall include, but are not limited to, providing subsidized transit passes or cash stipends for carpooling. Promotional events could include a monthly raffle or a point system for those who use alternative modes. TDM measures encouraging active modes of transportation will be more effective if implemented in combination with the Complete Streets to Schools Plan improvements. (CDD-P)	<p>Ceiba participates annually in the “Walk and Roll to School” Event put on by Santa Cruz County. Students receive “swag,” snacks, and certificates for riding or walking to school.</p> <p>In addition, Ceiba currently provides \$150 to each staff member for every 20 days that they walk, bike, or carpool</p>	In-Progress	\$6,000
46	Bicycle Program. To encourage more students and staff to ride bicycles, School Administration staff shall provide a free bikeshare program, or give away bicycles to the students. Ceiba School currently provides bike racks located at the front entrance with a capacity of 30 bikes. During Hexagon’s field observations, seven bikes were observed parked on the racks during the school day. As of May 2022, school staff reported that at most 15 to 20 people have been observed to bike to school. (CDD-P)	Feedback from Ceiba families was that they are eager to participate once crosswalks and traffic safety upgrades are completed.	In-Progress	\$60,000

47	Promotions and Marketing. The applicant shall make use of marketing and promotional tools to educate and inform school staff about site-specific transportation options and the effects of their travel choices. The applicant shall provide the City with the contact information for the School Administration staff member responsible for sharing educational and promotional materials with school staff. Acceptable marketing and promotional materials include any public information campaign(s) that promote awareness of Transportation Demand Management (TDM) program(s), such as the cruz511.org program run by the Santa Cruz County Regional Transportation Commission. (CDD-P)	Ceiba Head of School Josh Ripp, josh.ripp@ceibaprep.org , will provide educational and promotional materials for site-specific transportation options as well as the effects of their travel choices. These site-specific transportation option marketing materials will be posted and promoted in a timely manner.	In Progress	N/A
48	Preferential Carpool / Vanpool Parking Spaces. The applicant shall reserve a minimum of five (5) parking spaces closest to the building's main entrance as designated carpool / vanpool spaces. (CDD-B)	Ceiba will indicate via pavement lettering 5 spaces that are designated for "preferential carpool/vanpool parking In Fall 2023		\$3,000
49	Transit Subsidies. The applicant shall provide school staff an option of receiving a subsidized transit fare. The applicant may provide a discounted ticket or a full-reimbursed transit ticket. (CDD-P)	Ceiba currently provides subsidized transit fare for both students and staff.	Ongoing	< \$500
50	Prohibit Use of Offsite Vacant Land for Recreational Activities. The vacant land at 228-234 Locust Street (APNs 017-162-15 and -16) is not approved as part of this Permit for use as school facility for recreational activities or any other student activities	The offsite vacant land has had a locked gate since Ceiba commenced occupancy at 215 Locust St and Ceiba students have never used the land for recreational activities.	Ongoing	N/A
51	Flood Proof Existing Building. The existing building shall be flood-proofed in accordance with	Ceiba has recently completed improvements to the building, which were permitted by the city of Watsonville, to rectify water intrusion issues.	Need further information	TBD

	the standards for reducing flood hazards set forth in WMC Section 9-2.500. (CDD-E)	Ceiba's architect believes these improvements result in the building being substantially in compliance with WMC Section 9-2.500. Ceiba will comply with this condition.		
52	CEIBA will make available through its website a form for neighbors and residents to use for complaints. CEIBA will respond to the complainant within 7 days.	Ceiba posted a complaint form within 1 week of receiving the final resolutions from the City of Watsonville.	Complete	N/A
53	Within 60 days of approval, CEIBA will hold a meeting with business owners to discuss any outstanding issues. CEIBA will continue to have community meetings biannually thereafter. (CDD-P)	Ceiba hosted a meeting with business owners on Wednesday May 10th at 5:30 PM. Notices were sent to each business that participated in the June 28th hearing and an ad was placed in the Pajaronian.	Complete	
54	For three years from the date of approval, CEIBA will provide a quarterly update to the City, including information such as the City complaint log, updates on conditions of approval, outreach to the business community and residents, any training provided or certifications for crossing guards, status of implementation for safe routes for schools. The City will provide the information to Council. After three years, reports will be provided on an annual basis. (CDD-P)	Mr. Ripp sent second Quarterly Update to City on June 30th Mr. Ripp sent third Quarterly Update to City on September 30th		
55	Indemnity Provision. The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out Special Use Permit and Environmental Review (App. No. 1737), including but not limited to any approval or condition of approval of the City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim,	Ceiba signed indemnity provision		

	action, or proceeding concerning this permit and the applicant and City shall cooperate fully in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CAT)			
			TOTAL	>\$750,000

Date	8:00-8:30 AM	3:15-3:45 PM	Follow-up
Wednesday 8/2	None	None	First Day of School
Thursday 8/3	1	1	-Josh to call home for A.Tapia. -A neighbor refused to make the suggested right turn onto Riverside. She recorded me while I asked her to please turn right. She responded by saying in an aggressive tone that she needed to see where she was going and for traffic safety. -In the afternoon, E. Salgado- spoke to family about no drop off or pick up allowed on Riverside.
Friday, 8/4	1	2	Morning- M.Landeros spoke to student and family member that no drop off is allowed on Riverside. Afternoon- spoke to one parent and they moved (I.Melgoza). One other student picked up. I explained to dad about the no drop off or pick. He apologized.
Monday, 8/7	None	None	
Tuesday, 8/8	None	1	Spoke to a 6th grade parent about the pick up and drop off policy.
Wednesday, 8/9	2- one on each side	none	Spoke to both family members about the pick up and drop off policy.
Thursday, 8/10	1		L.Chavez- spoke to her mom and explained why we cannot pick up or drop off on Riverside.
Friday, 8/11	none	none	

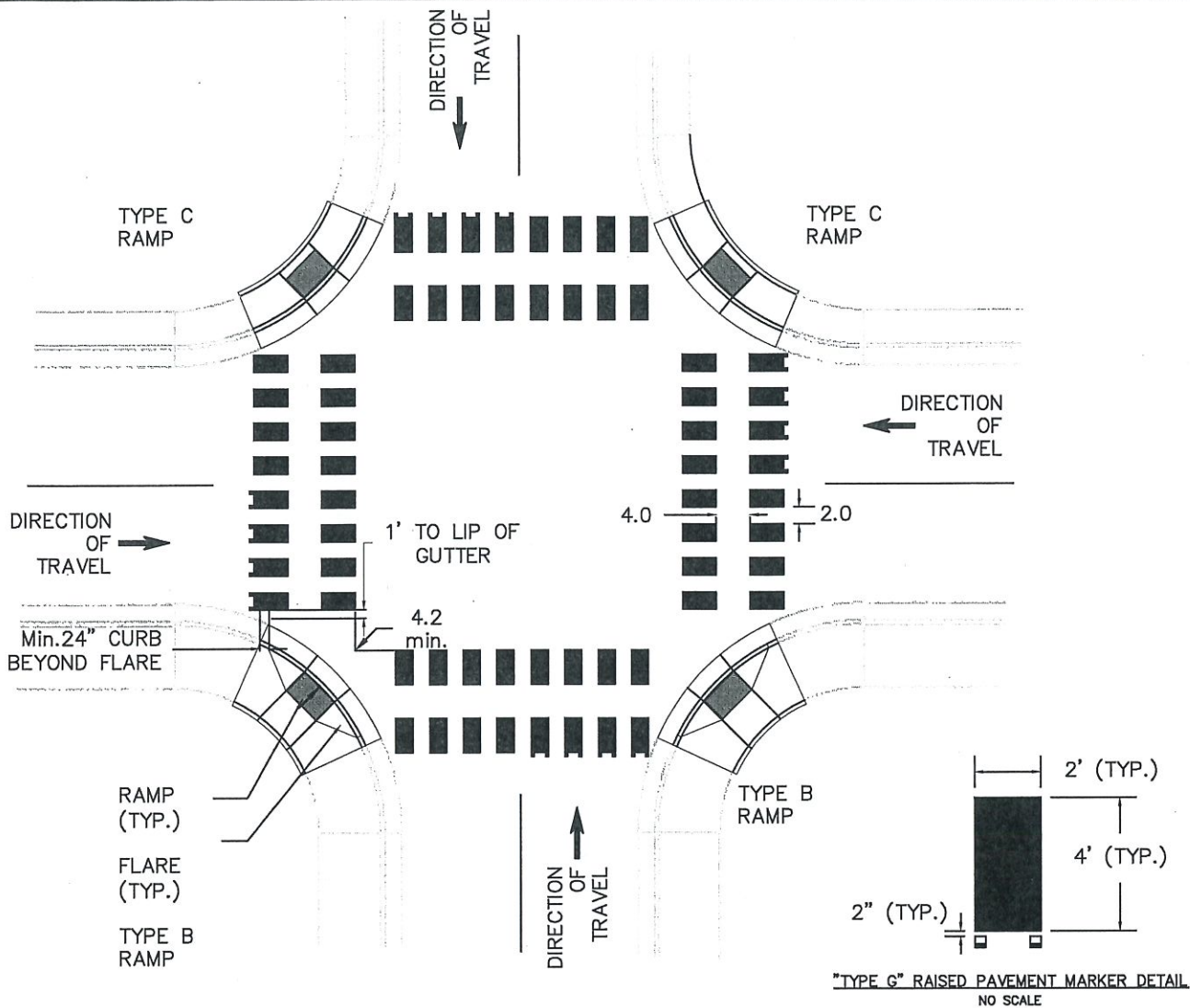
Monday, 8/14	none	none	
Tuesday, 8/15	1 car on the right side	2 pickups	E. Carlos- spoke to student and called home and spoke to dad. He will remind all members of the household since his brother dropped them off today. L. Felipe (9) & H. Gomez (12)The PM spoke to both parents about our no drop off or pick on Riverside. They understood.
Wednesday, 8/16	None	None	Natalia- GB- spoke to mom
Thursday, 8/17	None	None	
Friday, 8/18	none	None	
Monday, 8/21	None	None	AM-Martha Baliach- recording Ceiba traffic making a U turn eastbound on Riverside.

Tuesday, 8/22	None	None	
Wednesday, 8/23	None	None	
Thursday, 8/24	None	None	
Friday, 8/25	none	none	
Monday, 8/28	none	none	
Tuesday, 8/29	1 drop off	none	N. Parra -Spoke to Grandpa- he was not aware of the protocol.
Wednesday, 8/30	none	none	
Thursday, 8/31	none	1 pick up	Liz- Explained to parents why it's not allowed.
Friday, 9/1	none	none	
Monday- no school			
Tuesday, 9/5	none	none	
Wednesday, 9/6	none	none	
Thursday, 9/7	none	none	
Friday, 9/8	2 on the right side	none	C. Mendoza- Grandpa dropped him off. Spoke to Grandpa and explained the drop off and pick up protocol. He said he was sorry and next time will go inside the school to drop off. Staff RG - reminded them of the protocol and explained how important it is to follow it.
Monday, 9/11	none	none	
Tuesday, 9/12	none	none	
Wednesday, 9/13	1 on the left	1 on the left	Morning D.V. Dad dropped her off. I called home and spoke to mom, explaining the traffic protocol. Mom will speak to dad. Afternoon- E.A (12) this is the 2nd time mom picks her up on Riverside and 2nd time I remind her. Mom did not acknowledge I was standing next to her vehicle or when I spoke directly at her. Asked Josh to give mom a call.
Thursday, 9/14	1 on the left	none	E.Mendoza- called parent. LVM
Friday, 9/15	none	none	R.D 1 pick up at Golden Brands
Monday, 9/18	none	none	M. D 1 drop off at Golden Brands (send message via PS)

Tuesday, 9/19	none	none	
Wednesday, 9/20	none	None	
Thursday, 9/21	none	1	N.C (12) Student normally drives to school and was not aware of drop off and pick up protocol. She is aware now and will inform her mom.
Friday, 9/22	none	none	
Monday, 9/25	none	none	
Tuesday, 9/26	none	none	
Wednesday, 9/27	none	none	
Thursday, 9/28	none	none	
Friday, 9/29	none	none	
October 2-11			Fall Intersession
Thursday, October 12	none	1 on the left side	D. Reyes (12) Spoke to dad about the dismissal protocol and why. He understood.
Friday, October 13	none	none	
Monday, October 16	I was out	I was out	
Tuesday, October 17	none	none	
Wednesday, Oct 18	none	none	
Thursday, Oct 19	none	none	*Note: A parent reported lots of parents dropping off students in the middle of the street on Locust which has been causing traffic. Student Drake crosses Locust in front of the school daily. He's had a number of conversations with Mr. Garcia but it has not helped. Perhaps a call home?
Friday, Oct 20	none	none	
Monday, Oct 23	none	none	
Tuesday, Oct 24	none	none	
Wed, Oct 25	1 drop off		J.V (11th) spoke to student about getting drop off on Riverside since it was a friend that dropped them off.
Thursday, Oct 26	1 on the right	none	E. Verdia- spoke to student and dad
Friday, Oct 27	1 on the left	none	Morning drop off- IV and BV (12) spoke to student and parent about drop off protocol

Monday, Oct 30	none	none	
Tuesday, Oct 31	none	none	
Wednesday, Nov 1	none	none	
Thursday, Nov 2	none	none	
Friday, Nov 3	none	none	
Monday, Nov 6	none	none	
Tuesday, Nov 7	1 on the right side	none	JC (7th)- Called mom to let her know about no Riverside pick up or drop off. Sister dropped off student today and mom will make sure to let her know too. Note: EC (9th) Mom was driving S on Locust and another vehicle hit the side of her car when they pulled out to merge onto traffic. (MCarlos-T)
Wednesday, Nov 8	none	none	
Thursday, Nov 9	1 on the right		R.G G9- VM for dad since he dropped him off and explained the policy and why.
Friday, Nov 10	none	none	
Monday, Nov 13	none	none	
Tuesday, Nov 14	1 on the right	none	A teacher (KL) was dropped off on Riverside. I explained why this is not allowed. They understood.
Wednesday, Nov 15	1 on the left	none	Student D.S (9th)- spoke to dad about no drop offs or pick ups on Riverside. He understood. C Clark in Black Lincoln SUV honked at parent who had warning lights blinking and was not here to pick up their student on Riverside
Thursday, Nov 16			No drop off or pick ups on Riverside
Friday, Nov 17			No drop off or pick ups on Riverside C Clark made laps around 2nd and Locust and Riverside C Clark made a U-turn in Olivera parking lot
Ceiba is closed	11/20/2023	11/24/2023	Thanksgiving Break
Monday, Nov 27	none	none	
Tuesday, Nov 28	none	none	

Wednesday, Nov 29	none	none	
Thursday, Nov 30	none	none	
Friday, Dec 1	none	none	
Monday, Dec 4	none	none	
Tuesday, Dec 5	none	none	
Wednesday, Dec 6	none	none	
Thursday, Dec 7	none	none	
Friday, Dec 8	1 on the right	1 pick up on the right.	A Mendoza (8th)- Uncle dropped her off and didn't know the protocol. Talked to mom. She will make sure to let who ever is dropping her off about no drop off or pick up on Riverside. YB (8th) Called and spoke to dad explaining protocol.
Monday, Dec 11	1 on the left	none	MG (6th) spoke to mom. She didn't know and it was her first time. After explaining she understood.
Tuesday, Dec 12	none	none	
Wednesday, Dec 13	none	none	
Thursday, Dec 14	none	none	
Friday, Dec 15	none	none	
Monday, Dec 18	none	1 on the left	Advised student about protocol
Tuesday, Dec 19	none	1 on the right	I.Sanchez -mom
Wednesday, Dec 20	none	none	
Thursday, Dec 21	No students		
Ceiba Closed	12/22/23	1/5/2024	Winter Break
	1/8/2024	1/11/2024	No Students
Monday, Jan 15			MLK Holiday
Tuesday, Jan 16			



GENERAL NOTES

1. DRAWING NOT TO SCALE.
2. SPACES BETWEEN MARKINGS MUST BE PLACED IN WHEEL TRACKS.
3. WHITE THERMOPLASTIC SHALL BE USED ON STANDARD CROSSWALKS. YELLOW THERMOPLASTIC SHALL BE USED FOR SCHOOL CROSSINGS (ROUTES DETERMINED BY CITY ENGINEER).
4. ALL CROSSWALKS SHALL BE TRIPLE-FOUR TYPE.
5. NO RAISED PAVEMENT MARKERS SHALL BE INSTALLED WITHIN BIKE LANES.
6. TYPE G RAISED PAVEMENT MARKERS SHALL BE PER CALTRANS REVISED STANDARD PLAN RSPA20D (2018).
7. CROSSWALK MARKINGS SHALL BE ALIGNED PARALLEL TO THE DIRECTION OF VEHICULAR TRAVEL.
8. MARKED CROSSWALKS SHOULD BE A MINIMUM OF 12 FEET IN WIDTH. PLACEMENT OF TRIPLE-FOUR CROSSWALK SHALL COMPLY WITH ACCESSIBILITY REGULATIONS PER THE MOST RECENT VERSION OF AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
9. THE CROSSWALK BETWEEN A DUAL RAMP CORNER AND A SINGLE RAMP CORNER SHALL BE AT LEAST 12 FEET WIDE AND SATISFY THE MINIMUM OF 2 FEET BEYOND THE FLARE REQUIREMENT FOR THE SINGLE RAMP.
10. CROSSWALK BAR SHALL BE UNIFORM WITHIN THE SAME CROSSING. NO PARTIAL BARS SHALL BE INSTALLED.
11. CROSSWALK MARKING SHALL BE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA-MUTCD) RETROREFLECTIVITY COMPLIANT AND SKID RESISTANT.



PUBLIC WORKS AND
UTILITIES DEPARTMENT
ENGINEERING DIVISION

PUBLIC IMPROVEMENT
WATER STANDARDS

HIGH VISIBILITY CROSSWALK TRIPLE FOUR CROSSWALK

Maria Esther Rodriguez
MARIA ESTHER RODRIGUEZ, CITY ENGINEER

ADOPTED: 2022

SCALE: **NTS**

DRAWING NO: **A-127**



ENGINEERING PLAN CHECK CORRECTIONS LIST

PC #: On/Off Site/Encroachment Permit Application No. 6390 – Submittal #1
Date: December 12, 2023
Subject: CEIBA College Preparatory Academy Off Site Work/Ped Crossing Improvements
Address: 260 W. Riverside Drive (215 Locust Street)
PC By: David Caneer, Principal Engineer, (831) 768-3115 &
Justin Meek, Principal Planner, (831) 768-3077

The review of the subject project's Submittal #1 1) 4-sheet "CEIBA OFF SITE WORK SUMMER 2024 – 10.18.2023" Architectural Plan Sht. #A001 thru A001.3 and 2) 15-sheet Civil Plans & Details, dated 10/18/23, and Application for On/Off Site Permit, received 10/23/23, has been completed and requires corrections or responses to the items listed below.

The following items are required concurrent with the City Building Permit & On/Off Site (Grading) Permit application in accordance with the project's February 28, 2023, Special Use Permit Conditions of Approval (CoA) and the City of Watsonville (CoW) Municipal Code (MUNI):

- A. On/Off Site/Encroachment (Grading) Permit with a CA Class A-Licensed Contractor holding an active CoW Business License per CoA #10.
- B. Copy of the Caltrans Encroachment Permit Application for improvements within Caltrans' Riverside Dr./State Route 129 right-of-way per CoA #35 along with Caltrans' response.
- C. Traffic Control Plans to allow the safe passage for vehicles, pedestrians, and bicyclists through all construction areas within the public right-of-way, maintaining at least one lane for emergency vehicles during construction.
- D. Geotechnical Report per "GRADING & PAVING NOTES" 2, Sht. C1.1, and Detail B/C6.0.

NOTICE: THIS CORRECTION LIST **MUST** BE RETURNED along with your revised plans for resubmittal. Plan Review Application Expire 180 Days from the date of original application or last recorded action in the review process.

**Mark in this
column how
corrected.**

Comments:

☐ **Approved**

☒ **Denied**

On/Off Site Permit Application

Resubmit application naming a CA Class A-Licensed Contractor holding an active CoW Business License. The contractor is responsible for signing and receiving the approved permit concurrent with or following payment of the city's plan review, permit, and inspection fees.

Construction Plans

General:

1. Plan & detail sheets should not be stamped & signed by the design professional in charge of preparing each sheet until the plans are City-approved, unless noted "PRELIMINARY - NOT FOR CONSTRUCTION".

2. The Safe Routes to School (SRTS) Plan for CEIBA was created as part of the [City of Watsonville Complete Streets to Schools Plan](#). The specific offsite improvements identified in the CEIBA Conditions of Approval were taken from the recommendations in Chapter 4 - School Level Recommendations and Profiles for the school itself. CoA #31 requires street crossings nearby the school site at the following locations to “be upgraded to include high-visibility crosswalks along with appropriate in-street signs per CA MUTCD standards”:

- “Second Street and Locust Street;
- Walker Street and Second Street;
- Pine Street and Second Street; and
- Pine Street and W. Beach Street.”

The SRTS Plan recommends installing “S1-1 with W16-9P School Advance Crossing signs” on Locust Street, installing “high visibility crosswalks on all legs” of the “Locust Street at 2nd Street” intersection, installing “high visibility crosswalks on all legs” of the Walker Street at 2nd Street” intersection, and adding a “marked crossing on east side of Beach Street” at the “Walker Street at Beach Street” intersection. Correspondingly, the Traffic Operations Study prepared by Hexagon (dated June 8, 2022) “recommends striping a high-visibility (mid-block) crosswalk on Locust Street at the school driveway” where the “Existing Unmarked Pedestrian Crosswalk” aligns with the “Existing Marked Pedestrian Pathway”. The plans need to be revised to implement these recommendations.

3. CoA #32 requires “upgrading ramps at the above location(s), as necessary, to meet current Americans with Disability Act (ADA) standards”. The SRTS Plan recommends to “Install ADA-compliant facilities” and “Upgrade ramps to meet current standards” at the “Walker Street at Beach Street” and “Walker Street at 2nd Street” intersections. Consequently, in addition to the proposed curb ramp upgrades, they are also required at the following existing substandard curb ramps:

- SW & SE Corners Second Street and Locust Street;
- All Corners Second Street and Walker Street (NE & SE corners subject to confirming (E) cross & longitudinal ramp and sidewalk slopes); and
- NW & NE Corners Walker Street and W. Beach Street (improvements in the NW corner require approval from the Santa Cruz County Regional Transportation Commission (SCCRTC) and a SPRR encroachment permit).

4. CoA #35 requires “(b) upgrading existing crosswalk(s) at Riverside Drive and Walker Street to school crosswalks, (c) upgrading existing ramps at Riverside Drive and Locust Street, (d) installing high-visibility crosswalks and curb extensions at Riverside Drive and Menker Street to meet current ADA standards”. The construction documents showing the portions of these improvements within the City’s public street right-of-way need to be submitted as part of the “Off Site Work” and its On/Off Site Permit Application.

5. Remove “SITE LAYOUT KEYNOTES” 4 from “SITE LAYOUT PLANS” and Detail C/6.0 as the “12” WIDE TOP OF RAMP CONCRETE GROOVING” was removed from the ADA and Commercial CBC in 2015 and is no longer a part of the City and Caltrans standard curb ramp details.

6. Confirm when a “(N) SCHOOL CROSSWALK. COLOR YELLOW” is required vs. a (N) CROSSWALK. COLOR WHITE.” (“YELLOW” is only proposed at the “2nd St. & LOCUST St.” crosswalks).

7. Confirm what warrants an “ELECTRONIC FLASHING CROSSWALK SIGN” (only proposed on the NB & SB legs of Walker St. @ 2nd St.). Why wouldn’t they be appropriate at the school’s most heavily travelled intersection - - “2nd St. & Locust St.”?

8. Change "MIN TWO COATS OF ACRYLIC PAINT" in "SITE LAYOUT KEYNOTES" 9, 11, 12, & 17 to "THERMOPLASTIC" on the "SITE LAYOUT PLANS".
9. "EROSION CONTROL PLANS" should be provided for all areas to be demolished and include a fiber roll installation detail and show all work areas with exposed soil encircled with fiber rolls to prevent soil from leaving the work areas.
10. Change all (N) crosswalks to the attached new City Std. TRIPLE FOUR CROSSWALK.

Sheet A001:

11. Provide a detailed scope of work vs. "MISCELLANEOUS OFF SITE WORK", stating, "These Off Site Work plans and its encroachment permit application are to satisfy the project's Conditions of Approval #7, #10, #31, #32, & #35 for Ceiba's Special Use Permit (adopted per [Resolution No. 42-23 \(CM\)](#)) and to detail the proposed pedestrian crossing, signage, and accessible ramp upgrades at Second & Locust, Walker & Second, Pine & Second, Walker & W. Beach, Menker & Second, and Pine & W. Beach Streets, Riverside Drive & Walker Street, Riverside Drive & Locust Street, and Riverside Drive & Menker Street, curb extensions at Riverside Drive & Menker Street, and sidewalk upgrades on Locust Street and at Riverside and Walker".
12. Remove "GENERAL NOTES" 10.
13. Note the recent Building Permit applications and list which conditions they satisfy.
14. Add the "CIVIL ENGINEER" to the "**PROJECT TEAM**" along with the "GEOTECHNICAL ENGINEER" and "GEOTECHNICAL TESTING CONSULTANT" per "GRADING NOTES" 3., 4., 6., 7., 8., 16., & 18., and "GRADING & PAVING NOTES" 17. – 19. on Sht. C1.1.
15. Change Sht. C1.0 title to "OVERALL PLAN & KEY SHEET" and Sht. C8.0 title to "EROSION CONTROL NOTES AND PLAN" in the "**SHEET INDEX**".
16. Add "SAWCUT" symbol shown on "DEMOLITION PLANS" to "**LEGEND**".

Sheet C1.0:

17. Add "C4.2, C8.1" to the "WALKER STREET & W BEACH STREET SHEET C2.2, C3.2," in the "OVERALL PLAN & KEY SHEET".
18. Change the sheet title to match that in the "SHEET INDEX".
19. Provide Riverside Dr. plans per above "General" comment 4.

Sheet C1.1:

20. Add "GENERAL NOTE" for contractor to protect freshly poured concrete with plywood or encircle with fencing to prevent access by the public and potential tagging.
21. Change hours in "GENERAL NOTES" 13. from "... 8:00 PM" to "... 7:00 PM, MON. - FRI., 10:00 AM – 4:00 PM, SAT., WITH NO WORK ON SUNDAYS AND CITY HOLIDAYS, per CoA #25. SPECIAL ARRANGEMENTS MUST BE MADE TO ACCOMMODATE PUBLIC WORKS' INSPECTIONS AFTER 4 PM, MONDAY-FRIDAY, AND ON SATURDAYS, WITH ADDITIONAL FEES ASSESSED".

- _____ 22. Change "2" in "GRADING NOTES" 8. and "GRADING & PAVING NOTES" 19. to "3" per MUNI Sec. 7-6.400 (a) and Sec. 7-6.401 (e).
- _____ 23. Change "ACRYLIC LATEX TRAFFIC PAINT, APPLIED WITH A MINIMUM OF TWO COATS" IN "GRADING & PAVING NOTES" 11. to "THERMOPLASTIC".
- _____ 24. Change date of CBC in "GENERAL NOTES" 1. from "2013" to "2022".
- _____ 25. Add "FENCING," in front of "BARRICADES" in "GRADING NOTES" 16.

Sheet C2.0:

- _____ 26. Show existing substandard SW & SE corner Second Street and Locust Street curb ramps demolished.
- _____ 27. Add callouts to "PROTECT (E) FENCING" at back of walk in NW corner, Detail A, and in SW & SE corners, Detail B.
- _____ 28. Remove the existing 12" wide grooving at the top of the 2nd St. & Pine St. NW curb ramp on 2nd St.
- _____ 29. Add the existing 12" wide grooving at the tops of the 2nd St. & Locust St. SE curb ramp.

Sheet C2.1:

- _____ 30. Revise the Detail B callout, "NO DEMOLITION PROPOSED FOR THIS INTERSECTION" to read "NEW CROSSWALK ONLY. NO DEMOLITION PROPOSED FOR THIS INTERSECTION".
- _____ 31. Show the existing substandard SW & NW corner curb ramps in Detail A demolished and call out for the 2 yellow lane lines paralleling the RR tracks to be ground off to accommodate the future crosswalk.
- _____ 32. Revise "GRIND (E) STOP BAR" in 2 locations to "GRIND (E) CROSSWALK".

Sheet C2.2:

- _____ 33. Remove Detail B "RE-STRIPING (E) CROSSWALKS . . ." callout and show demolition for (N) ±23' radius C&G curb return with depressed curb through the RR tracks and future curb ramp on the NW corner and (N) curb ramp(s) on the NE corner, plus grinding off the (E) stop bar, 4 crosswalks, and "STOP" pavement marking in WB leg of W. Beach St.
- _____ 34. Add the existing 12" wide grooving at the tops of the W. Beach St. & Walker St. SE curb ramp.
- _____ 35. Add callout to "PROTECT (E) FENCING" at back of walk in Detail C.
- _____ 36. Revise "GRIND (E) STOP BAR" to "GRIND (E) CROSSWALK".

Sheets C3.0:

- _____ 37. Confirm need for (N) "7.60'" x "2.75'" conc. landing shown here and Shts. C4.0 & C8.0.
- _____ 38. Remove the 12" wide grooving at the tops of the 2nd St. & Pine St. and NE 2nd St. & Locust St. curb ramps, along with Keynote "4".
- _____ 39. Upgrade existing substandard SW & SE corner Second Street and Locust Street curb ramps and replace Keynote "15" with "16" placed on both sides of each crosswalk.
- _____ 40. Add a crosswalk between the Detail B NE & SE corners per above "General" comment 2.

- _____ 41. Add the existing 12" wide grooving at the tops of the 2nd St. & Locust St. SE curb ramp.

Sheet C3.1:

- _____ 42. Add crosswalks between the NW & SW and the SW & SE corners in Detail A per above "General" comment 2 and add Keynote "16" placed on both sides of each crosswalk.
- _____ 43. Upgrade existing substandard SW & NW corner 2nd St. and Walker St. curb ramps.
- _____ 44. Add Detail B callout, "NEW CROSSWALK ONLY. NO DEMOLITION PROPOSED FOR THIS INTERSECTION".
- _____ 45. Relocate Keynote "18" to the near side/in advance of the (N) crosswalk on 2nd St.

Sheet 3.2:

- _____ 46. Remove the 12" wide grooving at the tops of the curb ramps in Detail A, along with Keynote "4".
- _____ 47. Upgrade existing substandard NW & NE corner curb ramps in Detail B.
- _____ 48. Remove the "RE-STRIPING (E) CROSSWALKS ONLY. . ." callout in Detail B.
- _____ 49. Add a crosswalk between the NE & SE corners in Detail B per above "General" comment 2.
- _____ 50. Add the existing 12" wide grooving at the tops of the SE curb ramp in Detail B.
- _____ 51. Add (N) "STOP" pavement marking in WB leg of W. Beach St. in Detail B.
- _____ 52. Call out KEYNOTE "12" at new "STOP BAR" in Detail A.

Sheet C4.0:

- _____ 53. Remove the 12" wide grooving at the tops of the 2nd St. & Pine St. and NE 2nd St. & Locust St. curb ramps.
- _____ 54. Upgrade existing substandard SW & SE corner Second Street and Locust Street curb ramps. (The x-slope in the SW ramp exceeds 2% and the slopes of the flares in the SE ramp exceed the std. "9.0% Max AT CURB" and the distance from back of ramp to back of sidewalk doesn't accommodate the required 4'-2" min. platform.)
- _____ 55. Add a crosswalk between the NE & SE corners on Detail B per above "General" comment 2.
- _____ 56. Add the existing 12" wide grooving at the tops of the 2nd St. & Locust St. SE curb ramp.

Sheets C4.1:

- _____ 57. Add crosswalks between the NW & SW and the SW & SE corners in Detail A per above "General" comment 2.
- _____ 58. Add Detail B callout, "NEW CROSSWALK ONLY. NO DEMOLITION PROPOSED FOR THIS INTERSECTION".
- _____ 59. Show x-slopes and longitudinal slopes of the (E) NE & SE curb ramps in Detail A to confirm they're $\leq 2\%$ & 8.33% , respectfully, and don't need to be upgraded.

- _____ 60. Upgrade existing substandard SW & NW corner 2nd St. and Walker St. curb ramps. (The “2.0%” x-slope in the NW ramp slopes towards private property to a low point (“27.67TOP RAMP”) and the ramp’s high point (“28.10”) in its north corner results in gutter flow ponding within the ramp vs. being directed SW in the 2nd St. gutter. The SW ramp receives gutter flow from its high point in the NE corner (“28.07BOT RAMP”) towards its low point (“27.80 TOP RAMP”) and its x-slope at its 4’ wide sidewalk leg exceeds 2%.)
- _____ 61. Show the “ELEVATION BENCHMARK” in Detail A per “GRADING NOTES” 9., Sht. C1.1.
- _____ 62. Break the text on the x-walk in the NE corner of Detail A so it’s readable.

Sheet C4.2:

- _____ 63. Remove the 12” wide grooving at the tops of the curb ramps in Detail A, along with Keynote “4”.
- _____ 64. Add “GRADING PLAN W. BEACH ST. & WALKER ST.” as “Detail B” with existing Topo, and elevation BM, and the previously identified intersection upgrades.

Sheet C6.0:

- _____ 65. Remove Detail C and add “PEDESTRIAN CROSSING ASSEMBLY, SEE DETAIL . . . OR” above “SCHOOL CROSSING ASSEMBLY . . .” in Detail F.
- _____ 66. On Detail B, change “3” OF ASPHALT CONCRETE” and “8” OF CLASS 2 AGGREGATE BASE” to “REPLACE (E) AC CONCRETE & AGGREGATE BASE THICKNESSES IN KIND OR WITH MIN. 4” (2 – 2” LIFTS) OF TYPE “A” ASPHALT CONCRETE OVER 12” OF CLASS 2 AGGREGATE BASE 1-1/2” MAX.” per City Std. Dwg. No. S-401, Note 2.

Sheet C6.1:

- _____ 67. Remove duplicate Detail “D”s and replace Detail B with the attached new City Std. TRIPLE FOUR CROSSWALK.

Sheet C8.0:

- _____ 68. Add “AND FENCED OFF FROM THE PUBLIC” to the end of the GENERAL NOTES K. paragraph, “ONSITE TEMPORARY CONCRETE WASHOUT FACILITY, TRANSIT TRUCK WASHOUT PROCEDURES”.
- _____ 69. Relocate the “CONCRETE WASHOUT” off (E) landscaping in Detail E.
- _____ 70. Remove the 12” wide grooving at the tops of the 2nd St. & Pine St. curb ramps.
- _____ 71. Change the sheet title to match that in the “SHEET INDEX”.
- _____ 72. Add the previously identified intersection upgrades to Detail F.

Sheet C8.1:

- _____ 73. Replace “EROSION CONTROL PLAN 2nd ST & MENKER ST.” with “EROSION CONTROL PLAN W. BEACH ST. & WALKER ST.”.

- _____ 74. Add the previously identified intersection upgrades and a “CONCRETE WASHOUT” to Detail A.
- _____ 75. Change Detail D’s title from “GRADING PLAN” to “EROSION CONTROL PLAN”.

Attachment