

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

Color	Total Conditions	Condition Item #
Ceiba has fully complied with the condition	43 (83%)	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, 30, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 52, 53, 54, 55
Ceiba has partially complied with condition	8 (15%)	19, 29, 31, 32, 35, 51,
Ceiba has not complied with the condition yet, but is working to complete	1 (2%)	46
TOTAL	55	

Updated September 30, 2024

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 by WR&D Architects, dated 11/3/2021), received by	Ceiba agrees with this condition	N/A	N/A

	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 and may possibly result in revocation of the Special	Ceiba agrees		

	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 and any new tenant improvements (e.g., new	Ceiba has complied and will continue to comply		

	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)	The building meets all accessibility standards except for push-button access on the front entry. Ceiba will provide written compliance verification for existing disabled access features created by design professionals.	Law requires front door to remain locked during school hours for safety purposes. Door does	\$15,000

			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	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

	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)			
#	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
29	On- and Off-Site Traffic Circulation. School Administration staff shall be responsible for traffic flow to and from the site during student drop off and pick up. School staff, crossing guards and volunteers shall adhere to the SRTS plan to ensure appropriate onsite drop off and pick up locations. School staff, crossing guards and volunteers shall	School staff, crossing guards, and volunteers will adhere to the Safe Routes to School plan for appropriate onsite drop off and pick up locations. Ceiba received three complaints since July 1,		

	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)	2024. The complaint log was shared with the City of Watsonville on September 30, 2024.	Ongoing	N/A
30	Pedestrian Guard Training. School Administration staff shall provide annual training for school staff and any volunteers serving as crossing guards. Crossing guards shall adhere to SRTS plan. Copies of individual crossing guard training certificate(s) shall be provided to City staff, upon request. Information on training can be found at http://www.casaferoutestoschool.org/adult-crossing-guard-training/ . (CDD-P, PWD). (CDD-P, PWD)	School Staff has completed training and shared crossing guard training certifications with the City of Watsonville.	Ceiba completed crossing guard training	N/A
31	Pedestrian Crossings Upgrades on Nearby City Streets. Street crossings nearby to the school site shall be upgraded to include high-visibility crosswalks along with appropriate in-street signs per CA MUTCD standards. School Administration staff shall submit an Encroachment Permit to the City of Watsonville within 12 month timeframe for upgrading the following location(s) to provide high-visibility crosswalks and appropriate signage: <ul style="list-style-type: none"> ● Second Street and Locust Street; ● Walker Steet and Second Street ● Pine Street and Second Street; and ● Pine Street and W. Beach Street. (PWD) 	<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>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>Ceiba did not receive any bids in first request for proposals. Ceiba is awaiting meeting between Ceiba's lead engineer, Chris Stout, CoW Principal Engineer, Murray Fontes, and</i></p>	Ceiba submitted plans to the City	<p>\$457,000* *Watsonville Complete Streets to School Plan 2020 Report</p>

		<p><i>members of CalTrans District 5 Regional Planning, Paul Guirguis, and CalTrans District 5 Transportation Planner, Jacob Hernandez. Ceiba is awaiting Mr. Bartlett's return from leave to set up this meeting and complete the roadway improvements.</i></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>Ceiba did not receive any bids in first request for proposals. Ceiba will rebid in July. Ceiba is awaiting meeting between Ceiba's lead engineer, Chris Stout, CoW Principal Engineer, Murray Fontes, and members of CalTrans District 5 Regional Planning, Paul Guirguis, and CalTrans District 5 Transportation Planner, Jacob Hernandez. Ceiba is awaiting Mr. Bartlett's return from leave to set up this meeting and complete the roadway improvements.</i></p>	<p>Ceiba submitted plans to the City</p>	
33	<p>Accessible Path-of-Travel. School Administration staff shall provide an accessible route from Locust 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</p>	<p>Ceiba has complaint path of travel from Locust to the building</p>	<p>Construction completed.</p>	<p>Listed above</p>

	<p>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>			
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>	<p>Will apply for permits upon Watsonville City Council zoning approval</p>	<p>\$2,000</p>
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) 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)</p>	<p>Ceiba is working with CalTrans and 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 • Establishing a no parking zone on Riverside Dr between Walker and Locust St <p><i>Ceiba is awaiting meeting between Ceiba's lead engineer, Chris Stout, CoW Principal Engineer, Murray Fontes, and members of CalTrans</i></p>	<p>Ceiba submitted plans to the City of Watsonville</p>	<p>\$106,000* *Watsonville Complete Streets to School Plan 2020 Report</p>

		<i>District 5 Regional Planning, Paul Guirguis, and CalTrans District 5 Transportation Planner, Jacob Hernandez. Ceiba is awaiting Mr. Bartlett's return from leave to set up this meeting and complete the roadway improvements.</i>		
36	<p>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:</p> <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) 	<p>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. The most recent Stormwater Facility Maintenance Inspection was completed on September 12, 2024.</p>	<p>Upgrade to Bioswale March 2022</p> <p>Bioswale Review completed and submitted December 2022</p> <p>Ceiba's bioswale reviewed again September 12, 2024</p>	<p>Design: \$1,400</p> <p>Construction/Landscaping: \$12,400</p>
37	<p>Landscape and Irrigation Requirements. Landscape and irrigation designs shall comply with the California Model Water Efficient Landscape Ordinance. (PWD)</p>	<p>Ceiba updated landscape and irrigation to comply with CA Model Water Efficient Landscape Ordinance. This landscaping is located in the Bioswale and adjacent areas.</p>	<p>Completed</p>	<p>Listed above</p>
38	<p>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, where appropriate, weeding, mowing, pruning,</p>	<p>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.</p>	<p>Ongoing</p>	<p>\$1,000 per month</p>

	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)	Bellows Plumbing completed video inspection and repaired a sewer line dip in the Ceiba driveway. All requirements for sewer laterals outlined by City's Public Improvement Standards are now met	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	Complete	\$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
42	Trash Disposal. All trash, recycling, greenwaste 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)	Ceiba is in compliance with this and has two green waste bins that are collected weekly along with routine trash and recycling dumpster disposals.	Ongoing	N/A
	Mandatory Travel Behavior Change Program. The applicant shall implement a mandatory travel behavior change program to reduce the number of	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		

43	<p>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>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	<p>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>	<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	<p>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>	<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	<p>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)</p>	<p>Feedback from Ceiba families was that they are eager to participate once crosswalks and traffic safety upgrades are completed.</p>	In-Progress	\$60,000
47	<p>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</p>	<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.</p>	In Progress	N/A

	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)			
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)	Five parking spaces are now labeled as carpool/vanpool spaces		\$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 the standards for reducing flood hazards set forth in WMC Section 9-2.500. (CDD-E)	Ceiba is working with architect Lou Bartlett to develop a plan to floodproof the entire building.	Need further information	TBD
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	Ceiba hosted a meeting with business owners on Wednesday May 10th at 5:30 PM. Notices were sent to each business that participated in	Complete	

	outstanding issues. CEIBA will continue to have community meetings biannually thereafter. (CDD-P)	the June 28th hearing and an ad was placed in the Pajaronian.		
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)	<p>Mr. Ripp sent second Quarterly Update to City on June 30th, 2023</p> <p>Mr. Ripp sent third Quarterly Update to City on September 30th, 2023</p> <p>Mr. Ripp sent fourth Quarterly Update to City on December 31, 2023</p> <p>Mr. Ripp sent fifth Quarterly Update to City on March 29, 2024.</p> <p>Mr. Ripp sent sixth Quarterly Update to City on June 27, 2024</p> <p>Mr. Ripp sent seventh Quarterly Update to City on September 30, 2024</p>		
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, 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)	Ceiba signed indemnity provision		
			TOTAL	>\$750,000

From: **Jennifer Galvan** <jennifer@bellowsservice.com>

Date: Wed, Jul 10, 2024 at 9:31 AM

Subject: 215 Locust St. POST Sewer Lateral Inspection

To: Sewer Lateral Inspections (SLI) <sli@cityofwatsonville.org>, <Rosie.infante@ceibaprep.org>

Good morning,

Attached is the POST inspection report form and the YouTube links with the POST inspection videos for the above address.

Let me know if you need anything else and hope everyone has a great day.

POST video #1- connection to manhole to cleanout in driveway: <https://youtu.be/6uqlycBKCKs>

POST video #2- cleanout in driveway to cleanout at 100': <https://youtu.be/OdC90kJp9y0>

POST video #3- cleanout at 100' to cleanout near grease trap: <https://youtu.be/u3VMsUBrymU>

POST video #4- cleanout we installed at grease trap to foundation of building:

<https://youtu.be/CH0Lp1BoG3E>

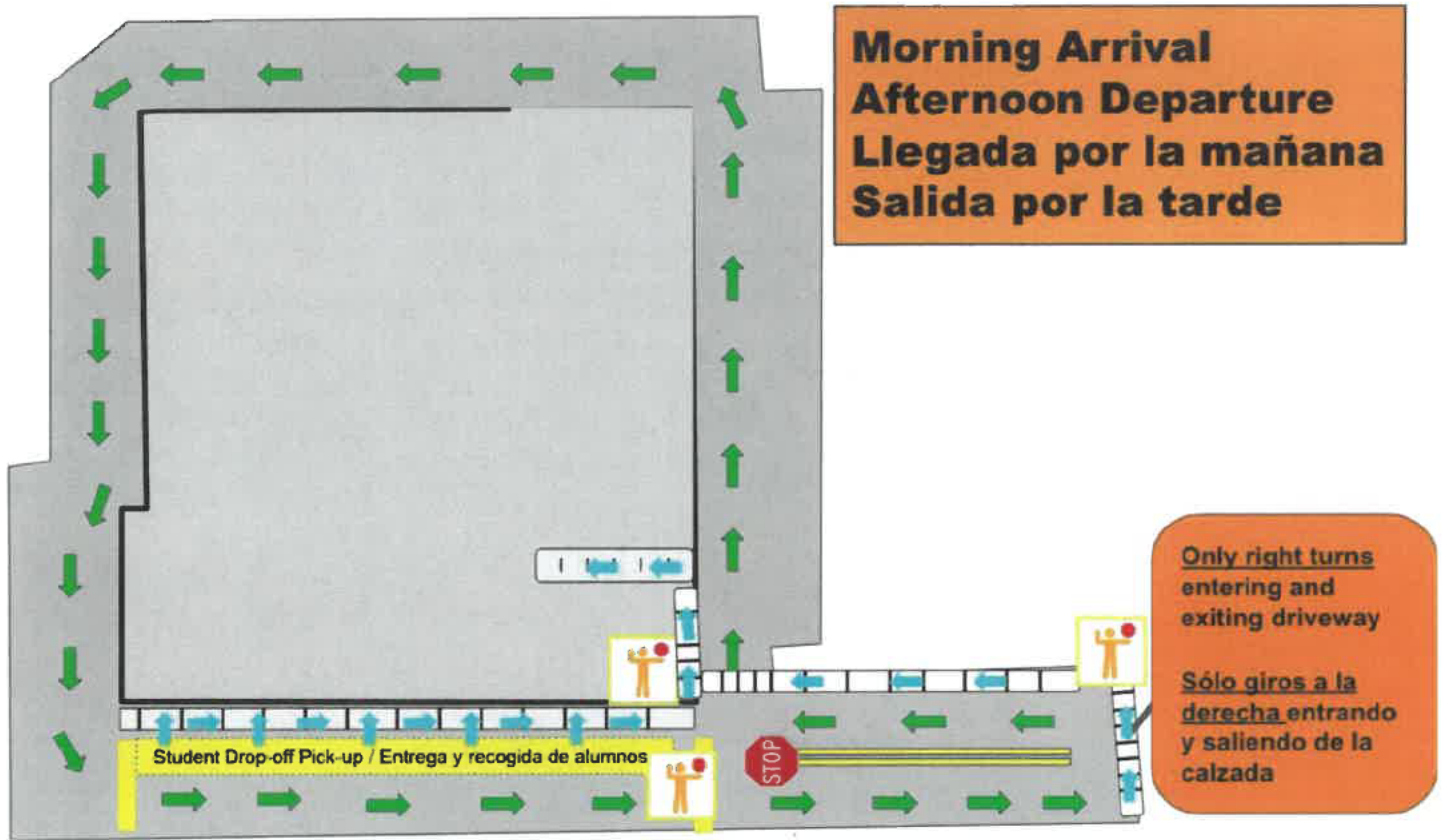
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Thank you,
Jennifer

Jennifer Galvan
Plumbing & Maintenance
Bellows Plumbing, Heating & Air

P 831-477-7150 / 408-866-4620

W
www.bellowsservice.com



- No left turn entering or exiting Ceiba / No se puede girar a la izquierda para entrar o salir de Ceiba
- Students walking should follow crossing guards instructions / Los estudiantes que caminan deben seguir las instrucciones de los guardias de cruce



1

Traffic Advisories Avisos de tráfico



Please do not double park
No aparcar en doble fila

Please do not Double Park
No aparcar en doble fila

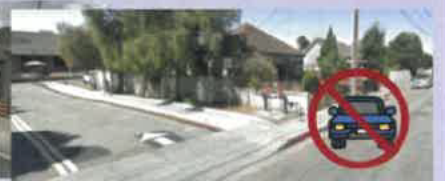
2



Riverside Dr (HWY 129)



Second Street



Locust Street

- **Please do not drop off or pick up students along Riverside Dr, Second St, or Locust St**
- **Por favor, no deje ni recoja alumnos en Riverside Dr, Second St, o Locust St.**

3



- *Students group here first*
- *Los estudiantes se agrupan aquí primero*

**Student Crossing
at 2nd and Locust**

- *Students cross Second St in group on North side of Locust St*
- *Los estudiantes cruzan la calle Second en grupo por el lado norte de la calle Locust*

Timestamp	Complainant Name / Nombre del denunciante	Street Address / Dirección	Phone Number / Número de teléfono	Email / Correo electrónico	What is the problem or complaint that you would like Ceiba to address? / ¿Cuál es el problema o queja que le gustaría que atienda Ceiba?	Do you have a suggestion or proposal that would help Ceiba resolve your complaint? / ¿Tiene alguna sugerencia o propuesta que ayudaría a Ceiba a resolver su queja?	Is there anything else you'd like to share? / ¿Hay algo más que le gustaría compartir?
8/9/2023 15:57					Since school started on August 2nd, Ceiba students have been loitering in front of our house, sitting on our fences and gates (which activity we have previously asked you to mitigate), and leaning on motor vehicles of the residents.	As a first effort, you can try to do a general notification instructing students and parents not to engage in this type of activity.	
1/24/2024 20:3					I wish to lodge a complaint in regard to the behavior of Ceiba students which occurred today, Wednesday, January 24, 2024. In the time frame of 3:15 PM to 4:35 PM a group of Ceiba students were loitering and trespassing on the porch and grounds of the dwelling at 243 Locust Street and loitering in front of 305 Second Street. Regrettably, today was not an isolated incident. Such occurrences have happened repeatedly despite multiple previous written complaints. Additionally, there have been concerning instances where students were seen trespassing in driveways and seemingly surveilling homes through windows.	The recent history of Ceiba's neighborhood problems indicates that the crossing guards are not capable of resolving these types of student behavior issues. The recent history of Ceiba's neighborhood problems also indicates that advisory messages to families and students are not an effective solution.	
4/23/2024 16:4					On Thursday, April 11, 2024, starting at approximately 4:15 PM, several CEIBA students were loitering on the sidewalk in front of residences of 305 Second Street and 307 Second Street. They then attracted several other children to also loiter there. Thereupon, they began lobbing and kicking a ball back and forth on the street and sidewalk. In doing so, they repeatedly hit multiple parked vehicles of the residents, created an uncontrolled traffic hazard, as well as landing the ball into the front landscaping of the affected residences. To retrieve the ball, they repeatedly trespassed into the driveway and front garden. Over the span of about an hour, they repeatedly sat on the fencing of the residences, leaned on the residents' motor vehicles, sat on the front steps of the residence, and loitered.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	Student loitering and trespassing are ongoing nuisances that CEIBA has failed to resolve.
4/28/2024 19:3					On April 25, 2024, there were multiple violations of Conditions of Approval 29 and 30. Parents dropped off/picked up students in the middle of Second and Locust Streets; parents parked and blocked ADA ramp on Second and Locust. Crossing guards do not adhere to SRTS plan as parents fail to pick up and drop off students onsite.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is inaccurate reporting.
5/5/2024 17:03					On May 3, 2024, there were multiple violations of Conditions of Approval 29 and 30. In the afternoon, there were no crossing guards at Second and Locust (this has happened multiple times). Parents dropped off/picked up students in the middle of Second and Locust Streets; parents dropped off/picked up students offsite. In the morning, crossing guards did not adhere to the SRTS plan as parents failed to drop off students onsite. In addition to Conditions 29 and 30, parents violated CEIBA's Parent Handbook, which states that "All drop-off and pick-up must take place on Ceiba property."	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is inaccurate reporting. Additionally, on May 1, 2024, CEIBA stated it would mitigate the violations by "placing an additional guard outside to ensure all safety rules are followed." It failed to do so.
5/13/2024 13:1					During the week of May 8-10, 2024, there were multiple violations of Conditions of Approval 29 and 30. Parents dropped off/picked up students in the middle of Second and Locust Streets; parents dropped off/picked up students offsite. Parents parked in front of the ADA sidewalk ramp at Second and Locust Streets and in the red zone. Parents parked improperly by facing oncoming traffic on Second Street to pick up students. Crossing guards failed to uphold the SRTS plan as parents were not dropping off/picking up students onsite. In addition to Conditions 29 and 30, parents violated CEIBA's Parent Handbook, which states that "All drop-off and pick-up must take place on Ceiba property." During the afternoon peak time period, students loitered for a considerable amounts of time all around the neighborhood waiting to be picked up. Students continue to trespass and sit on the fence at 305 Second Street in front of crossing guards, who appear to be ineffective at upholding proper behavior of students.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is inaccurate reporting.
5/20/2024 17:2					During the week of May 13-17, 2024 there were multiple violations of Conditions of Approval 29 and 30 of the CEIBA use permit. Each day CEIBA parents regularly dropped off and picked up students offsite by parking and double-parking all over Second and Locust Streets. CEIBA students regularly jaywalked on Second and Locust Streets, which is dangerous since the neighborhood is a heavy industrial zone trafficked by semi-trucks. At times, the students jaywalked right in front of CEIBA crossing guards. CEIBA parents are also increasingly dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 307 to the 400 block of Second Street). On the afternoon of May 17th, traffic backed up on Locust Street from the CEIBA for nearly the entire block. Both parents and students block driveways during these pick-ups and drop-offs. There is a notable increase in both student and staff parking on Pine, Locust, and Second Streets. On the afternoon of May 15th, CEIBA students trespassed and sat on the porch of 305 Second Street for over an hour. Crossing guards failed to uphold the SRTS plan as parents were not dropping off/picking up students onsite. Students continued to sit on residential fences as they waited for their parents to pick them up.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.

Timestamp	Complainant Name / Nombre del denunciante	Street Address / Dirección	Phone Number / Número de teléfono	Email / Correo electrónico	What is the problem or complaint that you would like Ceiba to address? / ¿Cuál es el problema o queja que le gustaría que atienda Ceiba?	Do you have a suggestion or proposal that would help Ceiba resolve your complaint? / ¿Tiene alguna sugerencia o propuesta que ayudaría a Ceiba a resolver su queja?	Is there anything else you'd like to share? / ¿Hay algo más que le gustaría compartir?
6/17/2024 20:4					<p>During the week of May 20-24, 2024 there were multiple violations of Conditions of Approval 29 and 30 of the CEIBA use permit. Every day CEIBA parents regularly dropped off and picked up students offsite by parking and double-parking all over Second, Locust, and Pine Streets. Parents also blocked driveways as they dropped off or picked up students. Crossing guards continued to fail to uphold the SRTS plan as parents were not dropping off/picking up students onsite.</p> <p>As noted previously, CEIBA parents are also increasingly dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 305 to the end of the 400 block of Second Street).</p> <p>Additionally, CEIBA parents are dropping off/picking up students near the intersection of Locust Street and Highway 129. On May 22nd and 24th, dozens of students were observed being dropped off/picked up near this intersection close to CEIBA's campus. Parents parked in the middle of the street with students even exiting on the driver's side of the car. Parents parked near CEIBA's driveway and across the street from CEIBA's campus to drop off and pick up students. They also parked in the red zone near Highway 129 blocking visibility for vehicles turning onto Locust Street. Parents also turned left into the CEIBA campus, which is against CEIBA's SRTS protocol.</p> <p>This failure to follow protocol and making u-turns on the southern leg of Locust created a backup on Locust Street to Second Street, and the concentration of vehicles backed onto the Highway, similar to what Hexagon Transportation Consultants observed in the June 2022 Hexagon Operations Study. As noted in James Jefferey's traffic report dated February 2023, this is extremely hazardous to drivers on Highway 129. The crossing guards stationed at the driveway of CEIBA and at the intersection of Highway 129 and Locust did nothing to dissuade parents from this activity.</p> <p>Students were also observed jaywalking in the neighborhood, which is dangerous as they are often looking at their mobile phones in a heavy industrial zone with businesses that rely on significant truck traffic.</p> <p>There is a notable increase in student parking on Pine, Locust, and Second Streets.</p> <p>Despite complaints going on for over two years, CEIBA students continue to sit on residential fences/gates, vehicles, and/or trespass and loiter as they wait for their parents to pick them up. This occurs in front of crossing guards who do nothing. This loitering and trespassing occurs all along Second Street, from Locust to Pine Street, with an increase of student loitering occurring from 313 Second Street to the corners of Pine and Second, and at the intersection of Walker Street and Highway 129.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>
7/2/2024 7:22:0					<p>As has been the case for the CEIBA School year, during the week of May 28-31, 2024 there were multiple violations of Conditions of Approval 29 and 30 of the CEIBA use permit.</p> <p>As noted in prior complaints, CEIBA parents are increasingly dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 305 to the end of the 400 block of Second Street). Parents park in the middle of the intersection, in the red zones, and at the edge of crosswalks to drop off and pick up students, thereby blocking traffic and visibility for other drivers. They also park along the property of Southwest Trucking's semi-trailer industrial lot. There are several U-turns happening in this area, with occasions of four concurrent U-turns from parent drivers that fail to drop off/pick up students on CEIBA's campus. Students block driveways as they wait for their parents to pick them up.</p> <p>As noted in prior complaints, CEIBA crossing guards continued to fail to uphold the Safe Routes to School Plan as parents were not dropping off/picking up students onsite. These drop-offs and pick-ups are still occurring in front of the crossing guards.</p> <p>Students continue to jaywalk in the neighborhood, which is dangerous as they are often distracted by their mobile phones while walking in a heavy industrial zone where there is significant truck traffic.</p> <p>There is a notable increase in student parking on Pine, Locust, and Second Streets.</p> <p>Despite ongoing complaints, CEIBA students continue to sit on residential fences/gates, porches, and vehicles, and/or trespass and loiter as they wait for their parents to pick them up. This also occurs in front of crossing guards who do nothing. This loitering and trespassing occurs on Second Street from Locust to Pine Street, with an increase of student loitering occurring near the intersection of Second and Pine Streets.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>

Timestamp	Complainant Name / Nombre del denunciante	Street Address / Dirección	Phone Number / Número de teléfono	Email / Correo electrónico	What is the problem or complaint that you would like Ceiba to address? / ¿Cuál es el problema o queja que le gustaría que atienda Ceiba?	Do you have a suggestion or proposal that would help Ceiba resolve your complaint? / ¿Tiene alguna sugerencia o propuesta que ayudaría a Ceiba a resolver su queja?	Is there anything else you'd like to share? / ¿Hay algo más que le gustaría compartir?
7/22/2024 20:5					<p>As has been the case for the CEIBA School year, during the time frame of June 3 to June 13, 2024 there were ongoing violations of Conditions of Approval 29 and 30 of the CEIBA use permit.</p> <p>As detailed in several previous complaints and still unaddressed, CEIBA parents continue with dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 305 to the end of the 400 block of Second Street). Parents continue to park in the middle of the intersection, in driveways, and along red curb zones in order to drop off and pick up students, thereby blocking traffic and visibility for other drivers. They continue to park along the property of Southwest Trucking's semi-trailer industrial lot. There are several U-turns happening in this area, from parent drivers that fail to drop off/pick up students on CEIBA's campus. Students block driveways as they wait for their parents to pick them up. Parents continue to drop off and pick up students on Locust and Second Street in front of crossing guards who routinely do nothing. Students even exit/enter on the driver's side of vehicles.</p> <p>As has been the case since CEIBA began operating in this location, CEIBA crossing guards continued to fail to uphold the Safe Routes to School Plan as parents were not dropping off/picking up students onsite.</p> <p>Students continue to jaywalk which creates undue hazard in the neighborhood, which is a heavy industrial zone with significant truck traffic.</p> <p>Students continue to drive to school and create parking spillover on Pine, Locust, and Second Streets. They even block street cleaners/sweepers.</p> <p>Despite formal complaints for years, CEIBA students continue to sit on residential fences/gates, porches, and/or trespass and loiter as they wait for their parents to pick them up. This also occurs in front of crossing guards who do nothing. This loitering and trespassing occurs on Second Street from Locust to Pine Street, with an increase of student loitering occurring near the intersection of Second and Pine Streets.</p> <p>On multiple days from August 1, 2024 to August 9, 2024, a number of violations of the CEIBA use permit conditions of approval were observed during both morning and afternoon peak hour period, as well as beyond.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>
8/13/2024 19:2					<p>CEIBA parents were observed dropping off/picking up parents on Pine Street, Locust Street, and Second Street, as opposed to doing such actions on the CEIBA campus itself. These actions were done by double-parking in travel lanes, along curb lines, and along red-striped curb lines. During such positioning, parents were observed making numerous awkward and hazardous U-turns throughout the neighborhood (especially notably on State Highway 129). In doing so, traffic blockage and impaired visibility frequently occurred. Students were observed entering and exiting the driver's sides of vehicles double-parked in travel lanes and jaywalking in doing so. CEIBA students continue to loiter in front of houses after school for extended periods of time and subsequently sit on fences and vehicles. These activities were observed to occur in front of CEIBA crossing guards who routinely do nothing to correct the behavior. CEIBA car traffic was observed to back up CEIBA's campus on Locust Street to Second, then east on Second Street to Walker Street.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>