

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

**Sent:** Friday, March 29, 2024 3:58 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 Afternoon Suzi, Justin, and Rene,

This is Ceiba's fifth quarterly report.

- Ceiba received one complaint on our Ceiba Neighbor and Resident Complaint Form on Wednesday, January 24, 2024. The complaint stated: *"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.* In response, Ceiba's Parent Engagement Coordinator, Raquel Arenas-Humphrey, phoned the person who made the complaint, but was unable to speak with the complainant, and left a voicemail. Ceiba investigated the loitering in front of the two addresses listed. We saw that the expansion joints along the sidewalks is the dividing line between private property and public sidewalks, which is not clear to students. We reminded students to walk on certain squares on the sidewalks and included a photo of where to walk in our weekly announcements. No subsequent complaints have been made.
- 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 has scheduled work to be done on the sewer line with Bellows Plumbing to be completed the week of July 8, 2024, when no cars will be entering or exiting the driveway. The sewer line is directly under Ceiba's driveway.
- On March 7th Murray Fontes communicated that the city wants Rectangular Rapid Flashing Beacons at both Walker and 2nd and Locust and 2nd. Ceiba, through our architect and engineer, is finalizing plans based on the city's corrections so we can have approved plans and begin looking for a general contractor to complete the work. Murray also permitted Ceiba to move forward with intersection improvements listed in the Conditions of Approval and postpone intersection improvements not listed in the conditions.
- Ceiba received 3 citations for (1) the unpermitted alteration or replacement of a mechanical system (HVAC), (2) the ADA ramp modifications being altered without proper permits, and (3) the current path of travel does not meet the set of approved building plans. In response, Ceiba submitted HVAC plans to the city and

filled in a sidewalk on Thursday, March 28th, so the path of travel meets the approved building plans.

- Ceiba has been tracking and following up with any issues that occur during arrival and departure (see attached Riverside Drop offs)
- Ceiba's updated conditions of approval, along with the status for each condition, are attached.

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

**Josh Ripp**

*Head of School  
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**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
<b>TOTAL</b>	<b>55</b>	

Updated March 29, 2024

Item	City of Watsonville Use-Permit Compliance Conditions	Ceiba Action(s)	Completed by	Dollar Estimates
#	Standard Conditions			
1	<b>Approval.</b> 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	<b>Conditional Approval Timeframe.</b> 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	<b>Findings.</b> 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	<b>Modifications.</b> 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	<b>Substantial Conformance &amp; Grounds for Review.</b> 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	<b>Appeal Period/Effective Date.</b> 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	<b>Necessary Actions.</b> 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	<b>Conditions of Approval.</b> 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	<b>Indemnity Agreement.</b> 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		
#	<b>Building and Fire-related Conditions:</b>			
10	<b>Required Permits.</b> 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	<b>Building Code.</b> 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	<b>Fire Code.</b> Project construction shall comply with California Fire Code as adopted by the City. (WFD)	Ceiba has complied and will continue to comply		
13	<b>Historic Code.</b> Project construction shall comply with California Historical Code as adopted by the City. (CDD-B)	Ceiba has complied and will continue to comply		
14	<b>Energy Efficiency.</b> 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		
#	<b>At time of building permit application, the following shall be complied with:</b>			
15	Any signage proposed for the school shall require a separate sign permit. (CDD-P)	Ceiba has complied with sign permit requirements	<b>Complete</b>	<b>N/A</b>
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.	<b>Complete</b>	<b>N/A</b>

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. <b>Path of Travel</b> i. <b>Installed</b> 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. <b>Disabled Parking</b> i. <b>Already provides</b> Van Accessible Parking ii. <b>Already provides</b> 3 disabled parking spaces iii. <b>Already provides</b> path of travel from disabled parking to elevator iv. <b>Already provides</b> slopes at parking & unloading that are under 1:50 v. <b>Already provides</b> 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.	<b>Push button access is scheduled for installation. Installation delayed because law requires front</b>	\$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 <b>already has</b> 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.	<b>Complete</b>	<b>N/A</b>
21	The project shall comply with the current CBC and CFC regulations for fire issues. (CDD-B, WFD)	Ceiba <b>currently complies</b> with both CBC and CFC regulations for fire issues.	<b>Complete</b>	<b>N/A</b>
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)	<b>Ceiba currently uses</b> a UL central station to monitor all fire sprinkler systems.	<b>Complete</b>	<b>N/A</b>
23	The building shall be provided with KNOX-BOX or keyed entry for emergency access at all times. (CDD-B, WFD)	Ceiba <b>currently has a KNOX-BOX</b> installed next to the front door for emergency access at all times.	<b>Complete</b>	<b>N/A</b>
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 <b>do provide</b> access to the fire riser room. Alarm panel currently has proper <b>"fire riser" signage installed with braille.</b>	<b>Complete</b>	<b>N/A</b>



25	<b>Work Hours.</b> 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
#	<b>City of Watsonville Ongoing Conditions</b>			
26	<b>Parking.</b> 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 <b>currently has a policy</b> that states only Ceiba administration, staff, teachers, and volunteers are permitted to park onsite. <b>Students are not permitted park at our facility.</b>	Complete	N/A
27	<b>Driveway Access.</b> 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 <b>shall continue</b> to be on site after entering the driveway on Locust St. <b>No students enter the school site from Riverside</b> nor will they do so in the future.	Complete	N/A
28	<b>Safe Routes to School (SRTS) Plan.</b> 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 <b>updated</b> a designated safe routes to school map for our families and posted it to our website.  Ceiba <b>provided an updated</b> the Safe Routes to School Plan to the city engineer.	February 21, 2023	N/A
	<b>On- and Off-Site Traffic Circulation.</b> School Administration staff shall be responsible for traffic	Ceiba is <b>currently responsible</b> for <b>traffic flow during drop off and pick up.</b>		

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><b>School staff, crossing guards, and volunteers will adhere to the Safe Routes to School plan</b> for appropriate onsite drop off and pick up locations.</p> <p><b>School staff, crossing guards, and volunteers currently ensure that queuing vehicles are onsite.</b></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><b>Pedestrian Guard Training.</b> 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 <a href="http://www.casaferoutestoschool.org/adult-crossing-guard-training/">http://www.casaferoutestoschool.org/adult-crossing-guard-training/</a>. (CDD-P, PWD). (CDD-P, PWD)</p>	<p><b>School Crossing Guard Training</b> will be completed annually, including assessments.</p> <p>Certificates provided upon request</p> <p><b>Correct assessment site below:</b></p> <p><a href="https://caatpresources.org/train_cot_crossguard.html">https://caatpresources.org/train_cot_crossguard.html</a></p> <p>*Ceiba hired paid crossing guards and all crossing guards have received internal training using resources from the website above.</p>	Ceiba completed crossing guard training	N/A
31	<p><b>Pedestrian Crossings Upgrades on Nearby City Streets.</b> 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</p>	<p>Ceiba <b>will upgrade</b> pedestrian crossings to include:</p> <ul style="list-style-type: none"> <li>• High-visibility crosswalks</li> <li>• Appropriate in-street signs (per MUTCD stds)</li> </ul>		

	<p>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"> <li>• Second Street and Locust Street;</li> <li>• Walker Steet and Second Street</li> <li>• Pine Street and Second Street; and</li> <li>• Pine Street and W. Beach Street. (PWD)</li> </ul>	<p>Ceiba <b>submitted</b> encroachment permits for pedestrian crossings at the following intersections:</p> <ul style="list-style-type: none"> <li>• <b>Second Street and Locust Street</b></li> <li>• <b>Walker Street and Second Street</b></li> <li>• <b>Pine Street and Second Street</b></li> <li>• <b>Pine Street and W. Beach Street</b></li> </ul> <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><b>Ceiba submitted plans to the City</b></p>	<p><b>\$457,000*</b> *Watsonville Complete Streets to School Plan 2020 Report</p>
32	<p><b>Accessible Ramps and Sidewalks on Nearby City Streets.</b> 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 <b>submitted</b> encroachment permits for upgrading ramps to meet ADA standards at the following locations:</p> <ul style="list-style-type: none"> <li>• <b>Second Street and Locust Street</b></li> <li>• <b>Walker Street and Second Street</b></li> <li>• <b>Pine Street and Second Street</b></li> <li>• <b>Pine Street and W. Beach Street</b></li> <li>• <b>Fill sidewalk gap along East side of Locust between driveway and Riverside</b></li> </ul> <p><i>Principal Engineer, Murray Fontes, continues to work with Ceiba over what is expected at each intersection, including Rectangular Rapid Flashing Beacon (RRFB)</i></p>	<p><b>Ceiba submitted plans to the City</b></p>	
	<p><b>Accessible Path-of-Travel.</b> 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</p>		<p><b>Construction completed.</b></p>	<p><b>Listed above</b></p>

33	<p>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>		
34	<p><b>Accessibility Signage.</b> The applicant shall install accessible path-of-travel signs per CBC Section 1110A.2. (PWD)</p>	<p>Upon completion of <b>path-of-travel</b>, Ceiba installed <b>accessibility signs indicating the location of the path-of-travel.</b></p>	<p><b>Will apply for permits upon Watsonville City Council zoning approval</b></p>	<p><b>\$2,000</b></p>
35	<p><b>Caltrans Facilities Enhancements: Riverside Drive School Zone Signs, Accessible Ramps, and Crosswalk Upgrades.</b> 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</p>	<p>Ceiba submitted an encroachment permit to the City of Watsonville to:</p> <ul style="list-style-type: none"> <li>• Establish a <b>School Zone</b> on <b>Riverside Drive</b></li> <li>• Upgrade sidewalks at <b>Riverside and Walker</b> to school crosswalks</li> <li>• Upgrade ramps at <b>Riverside and Locust</b> to meet <b>ADA</b> standards</li> <li>• <b>Install high visibility cross-walk and curb extensions at Riverside Drive and Menker Street</b></li> <li>• <b>Establishing a no parking zone on Riverside Dr between Walker and Locust St</b></li> </ul>	<p><b>Ceiba submitted plans to the City of Watsonville</b></p>	<p><b>\$106,000*</b> *Watsonville Complete Streets to School Plan 2020 Report</p>

	no parking zone on Riverside Dr between Walker and Locust St (Caltrans, PWD)			
36	<p><b>Stormwater Bioswale Corrections and Maintenance Requirements.</b> 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"> <li>• Remove wood, basketball hoops, and other blockages/debris from the bioswales;</li> <li>• Replace missing beehive grates at drainage inlets;</li> <li>• Provide planting in accordance with the City Standard Drawing Nos. LID-0004A, B; and</li> <li>• Provide gravel energy dissipation at all bioswale curb cut inlets per City Standard Drawing No. LID-002. (CDD-E, PWD)</li> </ul>	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.	<p><b>Upgrade to Bioswale March 2022</b></p> <p><b>Bioswale Review completed and submitted December 2022</b></p> <p><b>Ceiba's bioswale was approved again December 2023</b></p>	<p><b>Design: \$1,400</b></p> <p><b>Construction/Landscaping: \$12,400</b></p>
37	<p><b>Landscape and Irrigation Requirements.</b> Landscape and irrigation designs shall comply with the California Model Water Efficient Landscape Ordinance. (PWD)</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.	<b>Completed</b>	<b>Listed above</b>
38	<p><b>Maintenance of Landscaping and All Other Site Improvements.</b> 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, cleaning, fertilizing and regular watering. All dead,</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.	<b>Ongoing</b>	<b>\$1,000 per month</b>

	dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)			
39	<b>Sewer Inspection.</b> 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 to correct a dip in the sewer line and lateral. This work will be completed the week of July 8, 2024</p>	<b>Work in progress on sewer lateral</b>	<b>\$10,000</b>
40	<b>New Metal Roof on Existing Trash Enclosure.</b> 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	<b>Complete</b>	<b>\$5,000</b>
41	<b>Trash Enclosure Maintenance.</b> 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.	<b>Ongoing</b>	<b>N/A</b>
42	<b>Trash Disposal.</b> 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	Ceiba is in compliance with this and has two green waste bins that are collected weekly along with routine trash and recycling dumpster disposals.	<b>Ongoing</b>	<b>N/A</b>



	coordinate disposal of all trash, recycling, greenwaste and foodwaste materials. (PWD)			
43	<p><b>Mandatory Travel Behavior Change Program.</b> 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	<p><b>Carpool Matching Program.</b> 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</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>	In-Progress	

	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)	Families have received surveys on carpooling options, but we can continue to improve in this area		
45	<b>Incentives or Promotional Events.</b> 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	<b>Bicycle Program.</b> 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)	<b>Feedback from Ceiba families was that they are eager to participate once crosswalks and traffic safety upgrades are completed.</b>	In-Progress	\$60,000
47	<b>Promotions and Marketing.</b> 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	Ceiba Head of School Josh Ripp, <a href="mailto:josh.ripp@ceibaprep.org">josh.ripp@ceibaprep.org</a> , will provide educational and promotional materials for site-specific transportation options as well as the effects of their travel choices. These site-specific	In Progress	N/A



	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)	transportation option marketing materials will be posted and promoted in a timely manner.		
48	<b>Preferential Carpool / Vanpool Parking Spaces.</b> 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		<b>\$3,000</b>
49	<b>Transit Subsidies.</b> 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 <b>currently provides</b> subsidized transit fare for both students and staff.	<b>Ongoing</b>	<b>&lt; \$500</b>
50	<b>Prohibit Use of Offsite Vacant Land for Recreational Activities.</b> 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 <b>never</b> used the land for recreational activities.	<b>Ongoing</b>	<b>N/A</b>
51	<b>Flood Proof Existing Building.</b> 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.	<b>Need further information</b>	<b>TBD</b>

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  Mr. Ripp sent fourth Quarterly Update to City on December 31, 2023  Mr. Ripp sent fifth Quarterly Update to City on March 29, 2024.		
55	<b>Indemnity Provision.</b> 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		

	<b>TOTAL</b>	<b>&gt;\$750,000</b>
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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- I 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	none	none	
Wed, Jan 17	none	none	
Thursday, Jan 18	none	none	
Friday, Jan 19	none	none	
Monday, Jan 22	none	none	



Tuesday, Jan 23	none	none	
Wednesday, Jan 24	none	none - although there was a vehicle that came to pick up students parked on Riverside. The kids did not go into the car. The instead loaded on Locust. (Adrian F and Britany G)	City Councilman Casey Clark was across Riverside Dr observing traffic on this rainy day. He drove away, then returned at about 8:30am and another vehicle approached him (blue Honda CRV) driven by a woman. They both talked and remained across the street after I returned to school at around 8:36am.
Thursday, Jan 25	none	none	
Friday, Jan 26	none	none	
Monday, Jan 29	1 drop off on the right	none	R.M (10th)- Spoke to mom about no drop or pick up on Riverside. She apologized and said it won't happen again.
Tuesday, Jan 30	1 on the left	none	D.V (8th) spoke to mom, she said someone else dropped her off and she forgot to mention that she couldn't be dropped on Riverside. She will make sure it doesn't happen again.
Wednesday, Jan 31	none	none	
Thursday, Feb 1	none	none	
Friday, Feb 2	1 on the left side		NP (9th), spoke to parent about no drop off or pick up on Riverside. She was running late and is sorry.
Monday, Feb 5	none	none	
Tuesday, Feb 6	none	none	
Wednesday, Feb 7	none	none	
Thursday, Feb 8	none	none	
Friday, Feb 9	none		
Monday, February 12			Holiday- school closed
Tuesday, February 13			
Wednesday, Feb 14			
Thursday, Feb15			
Friday, February 16			
Monday, February 19			Holiday- school closed

Tuesday, Feb 20	none	none	
Wednesday, Feb 21	none	none	A white van from New School has stopped for the last two days in the middle of the street and picking up a student on Locust St between 8:00-8:15am. This has caused Ceiba drop off traffic to backup to 2nd st.
Thursday, Feb 22	none	none	
Friday, Feb 23	1 on the left side	none	Spoke to parents
Monday, Feb 26	none	none	
Tuesday, Feb 27	none	none	
Wednesday, Feb 28	none	none	<p>From Mr. Garcia- Who ever picked up XH today from school stop in the middle of the road. A neighbor that was driving a toyota truck was behind her and honk her. The person did not care put emergency lights and waited for X to get to the car and got upset with our neighbor. He told me he does not have anything against the school, but would appreciate if parents don't do this.</p> <p>2/29/2024- Spoke to student's mom this. She apologized and mentioned that X gets picked up a couple of days a week by a work program she is part of and they are not aware of the traffic protocol. She will talk to X and make sure who ever picks her up is aware and this doesn't happen again.</p>
Thursday, Feb 29	none	none	
Friday, March 1	1 on the left		Spoke to parent
Monday, March 3	none	1 on the right side	Diana (12)Spoke to parent about no pick or drop off
Tuesday, March 4	none	none	
Wednesday, March 5	none	1 on the left	A student was picked up near the Walker intersection but I was unable to identify them.
Thursday, March 6	none	none	
Friday, March 7	none	none	
Monday, March 11	none	none	
Tuesday, March 12	none	none	
Wed, March 13	none	none	

Thursday, March 14	none	none	Thursday 3/14 Gomez family picked up at Osuna because their Dad was working there that day
Friday, March 15	1 on the right side	none	<p>In the morning, there was an accident on Walker St and 2nd st which was later closed. This caused unusual traffic on Locust St but we had to allow some cars to make a left turn into the driveway.</p> <p>Additionally, around 8:26am a big rig made a right onto Locust St and caused traffic backup. It was a busy morning but overall we were able to redirect traffic in an effective manner.</p> <p>About the drop off on Riverside, called mom of students to let her know that we are not allowed under any circumstances to drop off or pick up.</p>
Monday, March 18	none	none	
Tuesday, March 19	none	none	
Wednesday, Mar 20	none	none	In the morning there were a lot of drop offs in the middle of the street on Locust which caused traffic to back up to 2nd
Thursday, March 21	1 on the right		Morning- spoke to parent and explained the traffic protocol
Friday, March 22			



Josh Ripp &lt;josh.ripp@ceibaprep.org&gt;

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**RE: Ceiba Crosswalk Improvement Plans - RRFB locations**

2 messages

**Murray Fontes** <murray.fontes@watsonville.gov>

Thu, Mar 7, 2024 at 11:48 AM

To: Chris Stout &lt;chris@landsengineers.com&gt;

Cc: Suzi Merriam &lt;suzi.merriam@watsonville.gov&gt;, Courtney Lindberg &lt;courtney.lindberg@watsonville.gov&gt;, Josh Ripp &lt;josh.ripp@ceibaprep.org&gt;

Chris,

RRFB installation comments for Walker and 2<sup>nd</sup> should also be applied to Locust and 2<sup>nd</sup>.

Attached is a recent email exchange between CEIBA Principal Josh Ripp and me. Principal Ripp requested, and I approved, deferring improvements that were not included in the project conditions. Flashing beacons were not included with the project conditions but were proposed by Principal Ripp so I requested that they be included with the offsite improvements.

The email exchange speaks about improvements at Walker St and West Beach St and not the flashing beacons. If installation of the flashing beacons will be deferred, I request the following:

- Revise the improvement plans to include only those intersections and improvements for which the work will be done;
- Revise the permit application to reflect these changes;
- Identify when the deferred improvements will be done.

If the flashing beacons will be deferred, please respond and let me know.

Murray Fontes

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**From:** Chris Stout <chris@landsengineers.com>**Sent:** Wednesday, March 6, 2024 12:48 PM**To:** Murray Fontes <murray.fontes@watsonville.gov>**Subject:** Ceiba Crosswalk Improvement Plans - RRFB locations

Hi Murray,

The traffic engineer consultant recommended the RRFB's at the Walker and 2<sup>nd</sup> intersection, but he did not specify them at Locust and 2<sup>nd</sup>. The City comments recommended the RRFB's at both intersections. Should I follow the traffic engineer consultant's recommendations or the City's?

Thanks,

Chris

**Chris Stout****L&S Engineering and Surveying****2460 Garden Road, Suite G****Monterey, CA 93940****(831)655-2723 OFFICE****(831)655-3425 FAX**

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

From: Murray Fontes &lt;murray.fontes@watsonville.gov&gt;

To: Josh Ripp &lt;josh.ripp@ceibaprep.org&gt;

Cc: Lou Bartlett &lt;loub@wrdarch.com&gt;, Chris Stout &lt;chris@landsengineers.com&gt;, Suzi Merriam &lt;suzi.merriam@watsonville.gov&gt;, Courtney Lindberg &lt;courtney.lindberg@watsonville.gov&gt;

Bcc:

Date: Wed, 21 Feb 2024 21:45:04 +0000

Subject: FW: Walker &amp; Beach Intersection Questions &amp; Concerns

Josh,

Thank you for contacting me about the CEIBA offsite improvements. You are correct that the Walker & Beach intersection improvements are not part of the city conditions. I've included them in my review comments because they were proposed by CEIBA (see attached slide), included in the recent permit application and would improve pedestrian safety within the project area.

You can move forward at this time with the conditioned improvements and defer the others to another time.

If you are going to focus on those intersections identified in the city conditions, please do the following:

- Revise the project improvement plans to include only those intersections for which work will be done;
- Revise the permit application to reflect these changes;
- Provide an update on the status of the improvements within Caltrans right of way;
- Identify when the deferred improvements will be done;
- At the time that the deferred improvements are to be done, submit a new permit application.

Please contact me if you have any additional questions.

Murray Fontes

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**From:** Josh Ripp <josh.ripp@ceibaprep.org>**Sent:** Tuesday, February 13, 2024 7:46 AM**To:** Murray Fontes <murray.fontes@watsonville.gov>**Cc:** Lou Bartlett <loub@wrdarch.com>; Chris Stout <chris@landsengineers.com>**Subject:** Walker & Beach Intersection Questions & Concerns

Good Morning Murry,

A question arose regarding the Walker and Beach St intersection. Ceiba's architect and engineer concluded that the intersection is challenging to update because:

- The angle of Walker street creates a right turn lane that will require an island.
- There is a railroad easement that will complicate things.
- The buildings along Walker and Beach are so close to the corners that curb ramps will not fit without street curb reconfiguration.

Given that this intersection was not listed in the final Conditions of Approval, can Ceiba move forward with our other intersection improvements and return to this at a later date? Our engineer and architect (cc'd above) indicated it will take several weeks to resubmit plans for this intersection. I'd like to begin work on the intersections we're legally obligated to improve as soon as possible (see attached).

To clarify further, Ceiba intends to fulfill our legal obligation to improve the intersections listed in the Conditions of Approval. I don't want to delay our legally obligated intersection improvements for a request that was not formally agreed to when our zoning was granted. Ceiba does have the intention of improving the Walker and Beach intersection because we want the area to be safe for our students and local community pedestrians. Ceiba is even actively seeking grant funds to support this improvement process, but I don't want to risk our own zoning for an additional request that is not tied to our zoning obligations.

Thank you for your consideration,

**Josh Ripp**

*Head of School*

*Ceiba College Prep*

*215 Locust St*

*Watsonville, CA 95076*

*(831) 740-8786*

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### 3 attachments



**Copy of Ceiba Off Street Scope Summary.xlsx**  
20K



**02.28.23 josh ripp slides.pdf**  
429K



**FW: Walker & Beach Intersection Questions & Concerns.eml**  
645K

**Chris Stout** <chris@landsengineers.com>

Thu, Mar 7, 2024 at 3:21 PM

To: Murray Fontes <murray.fontes@watsonville.gov>

Cc: Suzi Merriam <suzi.merriam@watsonville.gov>, Courtney Lindberg <courtney.lindberg@watsonville.gov>, Josh Ripp <josh.ripp@ceibaprep.org>

Hi Murray,

Thanks for getting back to me.

We'll install the RRFB's at the 2<sup>nd</sup> St and Locust St intersection.

Thanks!

Chris

## **Chris Stout**

**L&S Engineering and Surveying**

**2460 Garden Road, Suite G**

**Monterey, CA 93940**

**(831)655-2723 OFFICE**

**(831)655-3425 FAX**

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**From:** Murray Fontes <murray.fontes@watsonville.gov>

**Sent:** Thursday, March 7, 2024 11:48 AM

**To:** Chris Stout <chris@landsengineers.com>

**Cc:** Suzi Merriam <suzi.merriam@watsonville.gov>; Courtney Lindberg <courtney.lindberg@watsonville.gov>; Josh Ripp <josh.ripp@ceibaprep.org>

**Subject:** RE: Ceiba Crosswalk Improvement Plans - RRFB locations

You don't often get email from [murray.fontes@watsonville.gov](mailto:murray.fontes@watsonville.gov). [Learn why this is important](#)

[Quoted text hidden]