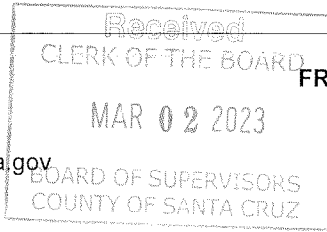


**NOTICE OF EXEMPTION**

**TO:**  Office of Planning and Research  
 P.O. Box 3044, Room 113  
 Sacramento, CA 95812-3044  
 Email: state.clearinghouse@opr.ca.gov

Clerk of the Board  
 Santa Cruz County  
 701 Ocean Street, Room 520  
 Santa Cruz, CA 95060



**FROM:** City of Watsonville  
 Community Development Dept.  
 250 Main Street  
 Watsonville, CA 95076

THIS NOTICE HAS BEEN POSTED  
 TO THE BOARD OF SUPERVISORS

**FILE NO.:** 1737 COMMENCING 3/2/2023  
 AND ENDING 4/2/2023

**Project Title:** Ceiba College Preparatory

**Project Location - Specific:** 215 Locust Street (formerly 260 W Riverside Drive)

**Project Location - City:** Watsonville

**Project Location - County:** Santa Cruz

**Description of Nature, Purpose and Beneficiaries of Project:** The project involves the permanent establishment of a 525-student charter school for grades 6-12 at Ceiba College Preparatory Academy 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). Project entitlements include a General Plan Map Amendment, Zoning Map Amendment, and Special Use Permit with Environmental Review (App #1737).

Founded in 2008, Ceiba College Preparatory Academy is a public charter school serving more than 500 students. For its first five years, Ceiba operated out of two locations in downtown Watsonville. In 2013, Ceiba proposed to relocate the school to its current location under one roof at 215 Locust Street. On June 4, 2013, the Planning Commission of the City of Watsonville adopted Resolution No. 08-13, approving Special Use Permit with Environmental Review (PP2012-251), to allow establishment of a 525-student charter school in the then vacant 27,000± square-foot industrial building for a period of up to 10 years. On February 28, 2023, the City Council of the City of Watsonville approved the requested entitlements (General Plan Map Amendment, Zoning Map Amendment and Special Use Permit with Environmental Review [Application # 1737]) to allow the continued use of the premises as a school permanently.

**Name of Public Agency Approving Project:** City of Watsonville

**Name of Person or Agency Carrying Out Project:** Josh Ripp, Ceiba College Preparatory Academy

**Exempt Status (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1 "Existing Facilities" categorical exemption (CEQA Guidelines § 15301) & the Common Sense exemption (CEQA Guidelines § 15061(b)(3))
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:** The project is categorically exempt from CEQA, in that the project simply allows an existing school to remain in its current location on a permanent basis without authorizing the addition of any students or staff or the development of new facilities beyond those that already exist at the school and thus would not result in the change, intensification or expansion of an existing use (CEQA Guidelines § 15301). The project is also exempt under the "common sense" exemption because for the same reasons it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment (CEQA Guidelines § 15061(b)(3)).

**Lead Agency Contact Person:** Justin Meek

**Telephone:** 831.768.3077

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has this exemption been filed by the public agency approving the project?  Yes  No

**Signature:** Justin Meek **Date:** March 1, 2023 **Title:** Principle Planner, AICP  
F0B2DA20342549A...

Signed by Lead Agency  Signed by Applicant

Received  
CLERK OF THE BOARD  
MAR 02 2023  
BOARD OF SUPERVISORS  
COUNTY OF SANTA CRUZ

THIS NOTICE HAS BEEN POSTED AT THE CLERK  
OF THE BOARD OF SUPERVISORS OFFICE FOR A  
PERIOD COMMENCING \_\_\_\_\_ 20\_\_\_\_  
AND ENDING \_\_\_\_\_ 20\_\_\_\_