



Davenport Cement Plant

MAY 2017

Final Technical Background Report



TECHNICAL BACKGROUND REPORT PREPARED FOR:

County of Santa Cruz



IN PARTNERSHIP WITH:



RESOURCES LEGACY FUND®
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PREPARED BY:



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EXECUTIVE SUMMARY

General Plan and Land Use Policy Key Findings

The majority of the site is zoned for commercial agriculture and residential agriculture (94%) which allows for a variety of agricultural uses and some limited residential development including up to two homes on the land zoned RA and one home on the land zoned CA (requires discretionary permit). Additional residential units can be permitted as caretaker quarters and farmworker housing with discretionary permits.

As demonstrated in this chapter, the site is subject to a number of general plan/local coastal program policies that guide and restrict development of the site. The most critical objectives/policies that apply include those that call for the protection of agricultural resources (Objective 5.13), the identification of priority uses on the Coastal Zone (Policy 2.22.1), the requirement for agricultural buffers (Policy 5.13.23) and the protection of biological resource and habitat restoration (Policy 5.1.12).

Under the current zoning future development of the site would be extremely limited and the development potential would likely not stimulate restoration and reuse of the site. It is therefore assumed that changes to the site's current regulatory designations (e.g., rezoning/LCP amendment) would be necessary in order to redevelop the site.

Community Outreach Key Findings

The following lists identified popular uses, distinguished between public and private, as expressed in stakeholder interviews and/or from the first community workshop. Votes of top priority items were recorded at the community workshop and are provided below.

PUBLIC USES

- TRAILHEAD: BIKES AND HORSES
 - **16 WORKSHOP VOTES**
- PARKING FOR RECREATION
 - **10 WORKSHOP VOTES**
- PUBLIC RESTROOMS
 - **10 WORKSHOP VOTES**
- EMERGENCY SERVICES EQUIPMENT STORAGE SHED/FACILITY FOR CAL FIRE AND OTHER PUBLIC AGENCIES
 - **28 WORKSHOP VOTES**
- COMMUNITY CENTER/VISITOR CENTER/MUSEUM
 - **21 WORKSHOP VOTES**
- DINNER TRAIN STOP
 - Stakeholder Interview Input

PRIVATE USES

- EDUCATIONAL USE/RESEARCH INSTITUTE
 - **9 WORKSHOP VOTES**
- MUSEUM (HISTORY OF AG, CEMENT PLANT, DAVENPORT)
 - **24 WORKSHOP VOTES**
- LODGING/RESORT AND/OR CONFERENCE CENTER
 - Stakeholder Interview Input and **22 WORKSHOP VOTES**
- LIVEWORK HOUSING
 - **14 WORKSHOP VOTES**
- FARMWORKER HOUSING
 - **12 WORKSHOP VOTES**
- CLEAN RESEARCH AND DEVELOPMENT - WITH NO TOXIC MATERIALS
 - **27 WORKSHOP VOTES**
- LIGHT MANUFACTURING/ARTISAN
 - Stakeholder Interview Input and **23 WORKSHOP VOTES**
- WINE TOURISM
 - Stakeholder Interview Input
- SMALL MANUFACTURING/INCUBATOR SPACE
 - Stakeholder Interview Input and **23 WORKSHOP VOTES**
- SMALL FARMERS MARKET/MARKET TO SERVE ON-SITE USES AND DAVENPORT
 - **19 WORKSHOP VOTES**

Market Conditions Key Findings

While the closure of the Davenport Cement Plant in 2010 resulted in lost jobs and a decline in tax revenues for the County of Santa Cruz, the now inactive 100+-acre site is an opportunity for reinvestment. Located on a near-pristine stretch of northern California coastline, but only 11 miles from the City of Santa Cruz, 43 miles from San Jose, and 67 miles from San Francisco, the site and its environs offer a respite from urban life and world-class recreation, within an hour and a half drive of roughly 4.5 million people.

The County of Santa Cruz retained Economic & Planning System (EPS), as part of a team led by RRM Design Group, to assist with the preparation of a Coastal Restoration and Reuse Plan for the cement plant site. This initial assessment of market conditions and reuse opportunities seeks to provide essential, foundational local and regional market information and preliminary reuse recommendations. The report focuses on five primary land use types EPS agreed upon with the RRM team, including hotel, retail, office, industrial/flex, and residential uses. The intent of this report is to establish existing market conditions.

1. Davenport's primary economic asset is the "quality of place" created by an exceptional coastal environment, local recreational opportunities, and a quaint roadside business cluster, all located within a region that is a well-established tourist destination. Residents, workers, and visitors to Davenport enjoy the local restaurants and shops, open space, and coastal recreation that define this small Northern California town. Since the closure of the cement plant, tourism has become the primary economic engine for the town. While the visitor offerings are limited today, the California coast is a world-renowned leisure destination, and there likely are significant opportunities to leverage Davenport's existing tourism business and natural setting, by redeveloping the cement plant site with visitor-serving uses.

2. With tourism enjoying a strong comeback from the recession and given the successes of tourism-driven projects on the Northern California coast, the site is well-positioned to support visitor-serving uses, including lodging, retail, and recreation activities and land uses. California's coastline and the celebrated Highway 1 travel route attract visitors from throughout Northern California as well as domestic and international visitors. But even with millions of visitors per year, there likely is untapped potential to grow tourism and hospitality at strategically located sites. Davenport is well-positioned to enjoy new investment in hospitality, retail, and recreation businesses. While there is only one lodging establishment in Davenport, tourism trends in Santa Cruz to the south and in San Mateo's Coastside Region to the north, suggest greater potential for Davenport. Today, there are over 1,000 rooms in lodging establishments on the coastline from Half Moon Bay to Capitola, with a strong 75 percent occupancy rate and rising room rates revealing good market strength. The coastal lodging market consists primarily of leisure-oriented establishments and some business-serving accommodations, as well as recreational vehicle (RV) and tent camping options. Based on tourism forecasting, travel spending in Santa Cruz County is likely to grow by roughly nine percent over the next five years (in real-dollar terms).¹ Hotel demand is anticipated to outstrip hotel supply in the county after 2023, accounting for two new hotels that are under construction in the coastal market. However, a unique hospitality concept that complements the existing market and serves as a new destination could potentially be achieved at an earlier date.

3. With increasing tourism and additional lodging, Davenport likely could continue to build on its eclectic base of existing businesses, by introducing new restaurants, retail, cultural, and educational offerings. In addition to lodging uses, retail, restaurant, and cultural land uses also would capitalize on increasing tourism and increase the draw of the site. Davenport currently supports a modest number but diverse mix of local- and visitor-serving establishments that offer a model for the gradual expansion of the local business tapestry into the cement plant site. With restaurants including the Davenport Roadhouse Restaurant and Inn, Whale City Bakery, and Davenport Café; galleries and artist studios including Lundberg Studios, Lind Schauble Pottery, Davenport Gallery, and Contemporary Art Glass; in addition to the Bonny Doon Vineyard Tasting Room and Arro's Country Store, Davenport already is a compelling visitor destination. In Santa Cruz County, available retail real estate is in short supply with market vacancy of only three percent. A restaurant, retail, and cultural use program at the cement plant site could build on the success of existing Davenport businesses by including complementary consumer outlets and not-for-profit establishments (e.g., visitor services, interpretive center).

4. Historically Davenport has not been a development area for Santa Cruz County due to natural resource and infrastructure constraints as well as restrictive coastal land use policies, but the cement plant site offers an opportunity for growth. Davenport is essentially the same population today as in 2000. Santa Cruz County has added 20,000 residents since 2000, primarily in the cities of Santa Cruz and Watsonville. Employment in Santa Cruz County, though up 10 percent from the post-recession low in 2011, has nearly returned to year 2000 levels. Accordingly, new development in the County has been modest, and there are few examples of major projects outside of incorporated areas. Despite slow growth trends, the vacant cement plant site offers a unique opportunity to capitalize on an underutilized, existing coastal site deserving of reuse and development.

5. While Santa Cruz was hard hit by the recession, the county has enjoyed relatively robust job growth in health care, accommodation and food service, and manufacturing sectors in recent years, trends that have positive implications for the reuse of the cement plant site. Since 2000 the Health Care and Social Assistance sector has been the leading source of new jobs in Santa Cruz County. This sector has grown by over 5,000 jobs since 2000, with about 3,250 of those jobs added between 2011 and 2015. Employment in the Accommodation and Food Services sector also has added a noteworthy number of jobs since the turn of the century, with over 1,500 net new positions since then. While the Manufacturing sector contracted substantially between 2000 and 2011, the industry is rebounding and has added nearly 1,400 jobs in the county since 2011. These bright spots in the regional economy are informative to planning of the cement plant site, and associated, supportive land uses should be considered.

6. Most commercial activity in Santa Cruz County occurs within the cities of Santa Cruz and Watsonville, and while Davenport is remote and limited in its potential to become a jobs center the cement plant site potentially could support some continued commercial use in the future. The recent increase in manufacturing employment suggests potential opportunity for new industrial or "flex" space in the county. The real estate market for these uses currently is tight, due to a combination of leasing activity and reductions in the building stock. Additionally, local entrepreneurs have expressed interest in the site. While it seems unlikely that industrial-commercial uses will be the primary driver of the site reuse program, and possible use conflicts (e.g., noise) will need to be carefully considered as part of the planning process, incorporation of such uses on a portion of the site could make sense. For example, existing industrial buildings could potentially be reused by new industrial/innovation users, with a mix of industrial, flex, and office space. If such reuse can be achieved at low to moderate cost (e.g., in buildings which require only modest updates), there may be an opportunity deliver space at market-competitive rates.

7. Assuming regulatory clearance, the Davenport Cement Plant site has the potential to be an attractive second home, active adult/senior living location, or continuing care facility. As evidenced by local home values, the Northern California coastline is a very desirable place to live or own a second home. In recent years, a robust recovery in the northern California economy has propelled values. Residents and home owners are attracted to the quaint beach towns, ocean and open space, and recreation. Despite strong demand for housing, residential development is rare. Barriers to housing include regulatory restrictions and infrastructure constraints. However, in Santa Cruz County, residential construction has been relatively robust in unincorporated areas. In addition, the cement plant site presents a good opportunity for second homes, retirement homes, or possibly a continuing care facility, since these residential uses do not require proximity to regional employment centers. A continuing care facility, which includes skilled nursing services, would build on the County's recent strength in the health care sector. Despite these market opportunities, residential development faces potential development barriers due to the site location within the Coastal Zone and likely would have to be planned in conjunction with visitor-serving or other uses allowing for public access. Visitor-serving uses at the cement plant site, along with new and improved recreational opportunities nearby, have the potential to establish a unique designation on the already popular Highway 1 visitor corridor.

¹ Derived from travel demand forecasts prepared by the Bureau of Economic Analysis and the US Travel Association.

Biological Survey Key Findings

Portions of the site are occupied by sensitive species including California Red-Legged Frogs (federally listed and regulated by the USFWS), monarch butterfly roosts, and nesting birds that will require consideration during the planning and processes. Mitigation measures will need to be developed to avoid and reduce potential impacts to individuals and their habitats. Consultation with the USFWS will be necessary under the Federal ESA for any proposed effects to the California red-legged frog and associated critical habitat which encompasses the site. Technical assistance may be necessary to confirm that a proposed project at the site will have no effect on the federally endangered San Francisco garter snake. Depending on the extent, location, and intensity of development of the site, preparation of a Biological Assessment (BA) according to USFWS guidelines is recommended to analyze potential effects to federally listed species. The site also supports potential roosting sites for sensitive bats and potential habitat within coastal scrub and chaparral communities for sensitive (CNPS list) plant species. A focused bat survey and botanical surveys conducted at the appropriate time of year to detect target species are recommended.

Other California Species of Special Concern with potential to occur on site that warrant consideration during the planning/CEQA process and avoidance measures such as pre-construction surveys during proposed Project activities include:

- Santa Cruz Black Salamander
- California Giant Salamander
- San Francisco Dusky Footed Woodrat
- Western Burrowing Owl
- Black Swift
- Saltmarsh Common Yellowthroat

While habitat for the California Red-Legged Frog and other sensitive species is present on-site, as discussed above, waters from the site ultimately drain into the Pacific Ocean and land use changes that affect water quality or water demand from local creeks can have an indirect influence on downstream critical habitat such as that designated for salmonids, black abalone, and Pacific leatherback sea turtle. Given the sites' proximity to the Pacific Ocean and the presence of sensitive fisheries, as well as critical habitat for both abalone and leatherback sea turtle, water quality and associated runoff should be considered for any planned development and other changes in land use (e.g. recreation, etc.) at the site. A biological survey will need to be completed for inclusion in the environmental document assessing the impacts associated with the Reuse/Restoration Plan to verify the presence and extent of listed and sensitive species. Consideration of impacts to these marine resources associated with increased access to area beach as a result of increased visitation of the site should be included in the planning process. Additionally, changes to water demand from San Vicente and Mill Creeks due to redevelopment of the site should be factored into land use planning and coordinated with the SWRCB to ensure sufficient supply remains in the creek system to support sensitive fish species, including Coho salmon and steelhead. It should be noted that CEMEX asserts that it has pre-1914 water rights. Vegetation communities outside of the developed areas on-site and particularly those associated with streams and ponds are considered sensitive and potential impacts should be analyzed accordingly. A formal wetland delineation conducted according to USACE, CDFW, RWQCB, and CCC guidelines is recommended to verify the extent of each respective agencies jurisdiction. Potential impacts to aquatic features on-site will likely require permits from one or more of these agencies. Additionally, it is recommended that a future project maintain at least a 100-foot setback from streams and wetlands on-site in the interest of biological resource protection and consistency with County plans and regulations.

Historic Resources Survey Key Findings

Amec Foster Wheeler has reviewed and considered the Davenport Cement Plant site and its individual component structures and facilities for potential historic significance. Key criteria for such a determination include the NRHP, CRHR and SCCHRI, which provide standards for consideration of historical resources value and eligibility for listing under relevant federal, state, and local registers. This discussion focuses on CRHR and SCCHRI criteria as they reflect NRHP criteria and are most relevant to environmental analysis under CEQA, as reflected in the State CEQA Guidelines. Brief discussion of the potential eligibility of the Davenport Cement Plant under four key CRHR and SCCHRI criteria is provided below, followed by a discussion of individual buildings. These buildings are reviewed in more detail in Chapter 5 Environmental Setting of this report.

As described above, four criteria for historic significance are applied to this analysis: Criterion A (association with a historic event), Criterion B (association with a historical figure), Criterion C (association with a significant architectural style or architect), and Criterion D (ability to yield information regarding a site's history or prehistory), as well as Criterion Consideration G for structure(s) under 50 years of age.

Potential reuse of the project site could involve adaptive reuse, reconfiguration, and/ or demolition of existing structures and facilities. Such construction would be oriented toward facilitating reuse of the site for visitor serving, recreational, commercial, or another mix of economically viable uses. Because the Davenport Cement Plant is more than 50 years in age, it may have contributed to key events in California history, may have a potential relationship with important historic figures, and may have exhibited elements of innovative technology important in development of the cement industry. The site and possibly some existing structures and facilities within the site may qualify as historical resources. Further, over Davenport Cement Plant's more than 100 years of operation, there may have been periods where it was particularly important under these criteria (e.g., years of initial operation). For the purposes of this analysis, a period of significance from 1905 to the 1940s has been defined based on the first documented major upgrades to the kiln technologies and facilities; however, further research is needed to firmly establish such a period or periods of significance. In this context and based on existing available information, a preliminary review of the potential significance of the Davenport Cement Plant was evaluated according to the criteria for inclusion in the CRHR and the SCCHRI as discussed more in. The Fire Station is under a 99 year lease with the County of Santa Cruz. Please be advised that this report does not include a historical resources analysis of this parcel as it was inaccessible for review and will continued to be used as a fire station for the foreseeable future.

Of the 25 resources documented, Amec Foster Wheeler preliminarily recommends five of the structures are potentially eligible for individual listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and/or Santa Cruz County Historic Resources Inventory (SCCHRI). These buildings include: the Administration Building, Powerhouse, Control Room, Roundhouse, and Crocker Hospital.

Remediation Key Findings

In 2014, TRC Solutions, the consultant that submitted a Phase II site assessment report for the CEMEX site. The County of Santa Cruz, in 2015 required further characterization of potential problematic sites. In December 2015, TRC submitted a supplemental report and recommended a Supplemental Investigation Work Plan for additional classification of the sites, to include soil borings. The Soil and Water Investigation Report on results of the work plan is due sometime in early 2017. In addition to the Soil and Water Investigation Report, a report pertaining to the repairs deemed necessary for the Cement Kiln Dust (CKD) pile cover has also been required by the Central Coast Regional Water Quality Control Board (Water Board).

The status of the Davenport Cement Plant site clean-up is categorized as "Open – Site Assessment" as of June 3rd, 2015, by the State Water Resources Control Board GeoTracker website. This means site characterization, investigation, risk evaluation, and/or site conceptual model development are underway. Site assessment activities may include, but are not limited to the following: identification of containments and investigation of their potential impacts; determination of water quality threats; evaluation of potential risks to humans and ecology; description of the nature and extent of the contamination; and development of the Site Conceptual Model. The CEMEX site has been categorized as a Category 2 under Community Involvement, which pertains to larger industrial sites with significant soil and groundwater contamination, as well as a site where public interest and/or concern exists or is anticipated.

CEMEX's environmental consultant TRC Solutions has completed the initial phase of site characterization work. Based on the consultant's report and recommendations from that initial study, which identified 18 separate "Areas of Potential Environmental Concern", the submittal of a detailed work plan for the next phase of work was required to further characterize certain areas of the site identified in the initial study (see attached site plan map for a depiction of the main plant footprint sample locations). The Supplemental Closure Investigation Work Plan and associated documents were prepared from April through November 2016 and a response letter from Santa Cruz County Environmental Health Service (SCCEHS) was issued in early December 2016. The next phase of field work will likely be scheduled for early 2017. Once the areas of concern are fully characterized the consultant will make recommendations for remediation and/or mitigation measures, ultimately trying to achieve an "unrestricted land use" designation for all or most of the site, which would allow for sensitive land uses, such as residential. Based on the contaminants found on the site, reaching this level of cleanup appears to be achievable. It should be noted that there are different standards for cleanup for different land uses, for instance, uses such as commercial or light industrial do not require the highest level of cleanup. There will likely be one or more additional phases of work needed for a few of the areas based on results of future field work before closure is complete.

Specific contaminants of concern and substances released at the site may include: arsenic, diesel, heating/fuel oil, Polynuclear Aromatic Hydrocarbons (PAHS), waste oil/motor/hydraulic/lubricating, Total Petroleum Hydrocarbons (TPH), and Naphthalene.

The on-site CKD piles are an additional component that must be addressed as part of the clean-up of the cement plant. The status of the CKD piles is "Open – Closed/With Monitoring" as of September 28, 2012. This signifies a land disposal site that has ceased accepting waste and closed in compliance with the applicable regulations, ordinances, and statutes in effect at time of closure. The Water Board staff inspected the facility and noted several repairs to be addressed regarding the CKD piles. The degraded plastic cover for the North CKD Area was specified and an associated evaluation and workplan to assess repair options and potential alternatives, as well as a schedule in which to implement those actions deemed necessary for the repair.

The following list of actions is to be included in the Interim Cover Repair Evaluation:

- Evaluation of exposed membrane interim cover
- Feasibility evaluation of the exposed membrane interim cover
- Feasibility evaluation of regrading the top CKD deck
- Evaluation of alternative interim cover designs
- Documentation of other agencies' requirements
- Contingency Plan
- Workplan and Time Schedule

Additional inspections and monitoring by the Water Board will proceed until final cover is constructed on the CKD pile and runoff concerns are evaluated and at satisfactory levels.

Infrastructure Key Findings

WASTEWATER SYSTEM

The wastewater treatment plant has capacity of 136,800 gpd at the maximum allowable loading rate under Title 22 requirements. However, the Regional Water Quality Control Board (RWQCB) has waste discharge requirements (WDR) for the treatment plant. The WDR states that monthly daily average dry weather influent from May to October shall not exceed 50,000 gpd. The WDR also states that monthly average wet weather influent flow (MAWWF) from November to April may exceed 50,000 gpd provided effluent meets reclaimed water requirements (secondary-23). These limitations have not been exceeded in recent years (2011 to present).

Based on existing wastewater flows (approximately 21,000 gpd on average with a peak of 25,000 gpd), the Davenport wastewater treatment facility has plant capacity to treat existing average and peak wet weather flows. The treatment facility may also have physical capacity to accept additional wastewater flows beyond the 50,000 gpd regulatory cap from future uses although permit limits may require review with the RWQCB. When considering future uses the current limitation will need to be addressed. For example, a 200-room hotel would generate approximately 25,000 gpd of effluent.

WATER SYSTEM

Water is supplied to the site from two surface water intakes (aka, stream diversions), one on San Vicente Creek and the other on Mill Creek (which feeds into San Vicente Creek). The water flows about 3 miles by gravity pipeline along San Vicente Creek and then cross-country to the Davenport water treatment plant located within the Cement Plant site. The water treatment plant is centrally located and includes a retention pond, filtration, and storage on site. Statements of diversion filed with the State Water Resources Control Board (SWRCB) by CEMEX for 2010 indicated a total diversion of 420 acre-feet per year from San Vicente and 120 acre-feet per year from Mill Creek, with a total of 468 acre-feet historically put to beneficial use, including both the municipal and the industrial use. Records for 2006, 2007 and 2008 were similar.

The existing Davenport water treatment plant is operated by Santa Cruz County. The treatment facility was constructed and put into operation in 2011. It was designed to meet current surface water requirements for high turbidity water and consists of pre-filtration with 20- micron disc filters, sand filtration, followed by a bank of bag filters. The treatment facility also includes a 250,000-gallon steel storage tank for peak day storage plus fire flows. The peak daily flow capacity for this facility is 130,600 gallons (90 gpm) and accounts for fire flows. The treatment facility currently provides about 50 acre-feet per year for municipal supply to Davenport. The current plant does not have significant storage as existing tanks are integral to operation of the water system required fire storage, but do not store supply to meet longer term

demand. This would have to be addressed as the County plans for future uses. SWRCB recognizes that CEMEX had a pre-1914 appropriative water right, with diversion rates of up to 1.1 cubic feet per second, but an approved annual diversion amount is not apparent. Though pre-1914 water rights are subject to interpretation and legal action, these water rights are typically only in effect for the original use. Under a new use, a new appropriative right may need to be sought from SWRCB.

Pending resolution of water rights it appears that there is sufficient water available to serve future uses on-site (historic use was 468 acre-feet per year). For example, 30,000 SF of industrial space would demand 0.33 acre-feet per year, and 200-room hotel would demand approximately 32 acre-feet per year. However, the water treatment facility may need to be modified/upgraded, and/or the storage capacity may need to be expanded.

HIGHWAY 1 OPERATIONS

Observations of traffic operation on Highway 1 near the cement plant site do not indicate high volumes or levels of congestion, with potential LOS similar to LOS B or C for this type of facility. Traffic flows appear relatively stable with limited delays. Thus, based on existing traffic volumes and observations of operations, Highway 1 appears to retain capacity to serve moderate increases in traffic. However, as discussed further below, relatively closely spaced side streets and driveways, road shoulder parking and pedestrian crossings may also affect operations.

Further south in the western portion of the City of Santa Cruz, heavy volumes and numerous side streets and driveways that intersect with Highway 1 can cause moderate to heavy congestion along Highway 1. This congestion eases at the City limits as Highway 1 traverses Wilder Ranch State Park, approximately 6 miles southeast of Davenport. Although this area is approximately 11 miles south of the project vicinity, congestion in this area is of potential concerns as most any traffic generated by future reuse of the site would be expected to traverse this area.

LINE OF SIGHT AND SAFETY

Traveling northbound on Highway 1 approaching the cement plant site, the access driveway to the site is hidden around a curve in the road, and line of sight distance limitation is approximately 450 feet. Traveling southbound, Highway 1 is relatively straight, and the access driveway is clearly visible.

Traveling northbound on Highway 1, the speed limit is 45 mph coming into the town of Davenport. The project site access driveway is approximately 1,850 feet north of Davenport. According to the Caltrans Highway Design Manual, a vehicle at a speed of 45 mph needs a stopping distance of 360 feet. Since cars are often traveling at speeds faster than 45 mph by the time they pass the site, this stopping distance may potentially exceed acceptable line of sight distance, potentially creating hazards for vehicles entering or existing the site. This highway safety and site access issue would need to be addressed with any future on-site development.

TOWN OF DAVENPORT

The town of Davenport is located less than 0.5 mile east of the project site along a deep dip in Highway 1. The town has four roads with direct access onto Highway 1. Speeds are limited to 45 mph through Davenport on Highway 1. Davenport commercial businesses front along Highway 1, which attracts travelers to decelerate, pull off the highway, and eventually reenter the traffic stream. Davenport also supports major coastal access parking south of the highway with associated turning movements across the highway. Pedestrian crossings associated with commercial uses and coastal access also affect highway operations and safety along this reach. Increases in traffic could cause turning movement conflicts and some increase in pedestrian vehicular interaction. A dedicated pedestrian crossing is needed in the Davenport area in order to ensure safe access to the coastal resources west of Highway 1.

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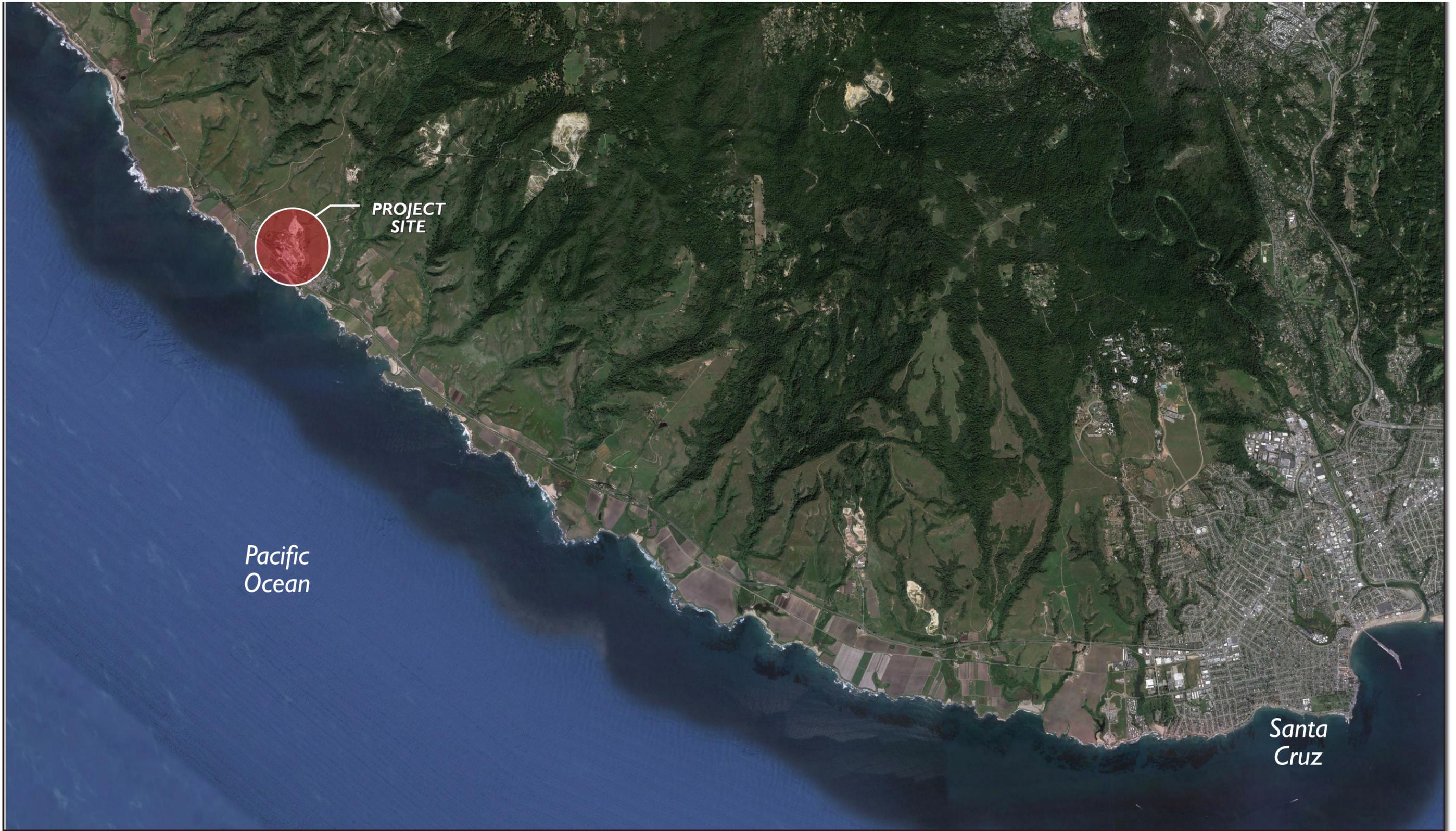


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Background and Setting

INTRODUCTION

The Technical Background Report lays the groundwork for envisioning the future uses for the site. It reflects the data gathered by the consultant team and the input received from County staff and community members. It is a comprehensive report that summarizes the existing site setting, environmental opportunities and constraints, the regulatory context, market opportunities and limitations, and community goals and objectives. It should be noted that while the initial assessment identifies the existence of and potential for on-site environmental resources or restrictions (e.g., biological, cultural) they do not preclude future uses of the site as many of these restraints can likely be adequately mitigated or addressed. In addition, it identifies policy limitations that may also need to be addressed as part of a Local Coastal Program amendment. The on-site resources and constraints, potential impacts associated with any future uses, and any necessary policy amendments will be fleshed out in depth as the County embarks on the next steps in the process; identification of reuse alternatives, selection of the preferred alternative by the Board of Supervisors, and preparation of the environmental document. Ultimately this process will lead the County and the community and the landowner to a well-grounded, economically feasible, and environmentally-sensitive approach to redevelopment of the plant site.



Pacific
Ocean

Santa
Cruz



COASTAL RESTORATION/REUSE PLAN CONTEXT MAP



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Pacific
Ocean



COASTAL RESTORATION/REUSE PLAN SITE AERIAL

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DAVENPORT CEMENT PLANT

Background

The County of Santa Cruz is beginning the planning process to develop a plan that aims to address the now closed Davenport Cement Plant site. The closure of the Cement Plant in 2010 impacted the surrounding community. Currently the landowner, community, and County are engaged in identifying and creating development alternatives to restore, reuse, and reinvest in the plant, presenting future uses that will create value and jobs, generate tax dollars, and provide community benefits.

The Davenport Cement Plant ceased operations in 2010 and subsequently transitioned to closure and cleanup activities. The rural, picturesque, 172-acre site runs along the California coast with Highway 1 frontage and is only 15 miles from the City of Santa Cruz. The broader area surrounding Davenport and the Cement Plant is relatively affluent, although about two-thirds of Davenport households are low and moderate income. The greater Davenport/Bonny Doon area's oceanfront setting and reasonably close commute to Silicon Valley makes the community a desirable residential location for tech industry employees and executives. The surrounding open space and recreational assets such as Davenport Beach enhance Davenport's desirability as a residential location. Nearly 14,000 acres of permanent open space land surrounding the Davenport area has been transferred from private ownership to local open space preservation organizations, State of California, or the Bureau of Land Management (BLM). A long-term goal of the open space preservation organizations is to make appropriate recreational and resource management and preservation improvements, and to designate the area surrounding Davenport into a new recreation and wilderness destination for residents and visitors.



Site History Summary

The facility began production of cement operations in 1906. When construction of the Mill Site was first completed by the Santa Cruz Portland Cement Company, the plant was the second largest cement plant in the nation and began producing 3,000 barrels of cement per day, sourced from the nearby limestone quarry. The cement plant became Pacific Cement and Aggregates in 1956, Lonestar Cement Corporation in 1965, RMC Pacific Materials in 1988, and CEMEX Cement Plant in 2005. During the period of operation, the cement manufacturing activities performed included grinding, pyro-processing, and storage operations. The plant produced Portland, manufactured concrete products (MCP), and plastic cements. The facility ceased operations in early 2010. Facility structures have been left in place including paved roads, rail-road spurs, foundations, buildings, storage buildings, underground and aboveground piping, underground tunnels, and aboveground tanks have been left in-place. The facility has begun consolidation and appropriate off-site removal of hazardous materials that are located throughout the site. *

Setting

Site Description

The Davenport Cement Plant, also known as the CEMEX Cement Plant, is located on the north side of the town of Davenport. The property is adjacent to Cotoni-Coast Dairies land in the east, the Pacific Ocean in the south, New Town and additional Cotoni-Coast Dairies National Monument land in the north. The CEMEX Cement Plant property includes six parcels encompassing the approximate 172-acre site. The site was operated as a cement plant for more than 100 years. Currently, the CEMEX Cement Plant site includes several industrial buildings, such as the former electric shop, machine shop, mechanic shop, control building, raw mill, kiln, burner building, preheater building, compressor room, iron ore storage building, rock storage building, clinker storage, oil storage, finish mill, pack house, scale house, lime building, potash building, office, and control room with laboratories. Outside of the footprint of the plant are an additional 50 acres dominated by coastal terraces and chaparral and a 25-acre rail line strip that runs along Highway One and divides the Cement Plant property. There is approximately an additional 40-acres between the coastline and Highway One. The surface elevation at the property ranges from approximately 50 feet at the coastal bluffs adjacent to Highway 1 to approximately 1,100 feet. Surface waters located on the property include spring-



fed and man-made ponds and reservoirs, a County drinking water impoundment, and a County wastewater treatment pond.

Geologic Setting

The San Andreas fault lies northwest of the CEMEX Cement Plant site. Groundshaking should be expected on-site, as produced by the San Andreas System. ** Based on U.S. Geologic Survey (USGS) topographic maps, the Site's elevation is moderately to steeply sloping and ranges from 105 to 215 feet above mean sea level. The Site is underlain by Pleistocene/Holocene channel sands and gravels, marine terrace deposits, and the Miocene Santa Cruz Mudstone. The Site is surrounded by canyons cut by streams which flow toward the Pacific Ocean. Davenport is situated on the western edge of the Santa Cruz Mountains, within the Pacific Coast Ranges geomorphic province, an area typified by northwest-southeast-trending mountain ranges, valleys, and faults. The Santa Cruz Mountains are the result of compressive uplift caused by a leftward bend of the San Andreas Fault. The granitic basement rocks of the Salinian Block are overlain by Miocene rocks of the Lompico Sandstone which inter-fingers with and is overlain by the Monterey Formation, Santa Margarita Sandstone, and Santa Cruz Mudstone. Along the coast, categorized by six Pleistocene marine terraces, the Ben Lomond Mountain region is within the associated San Gregorio Fault Zone, west of the San Andreas Fault Zone. *

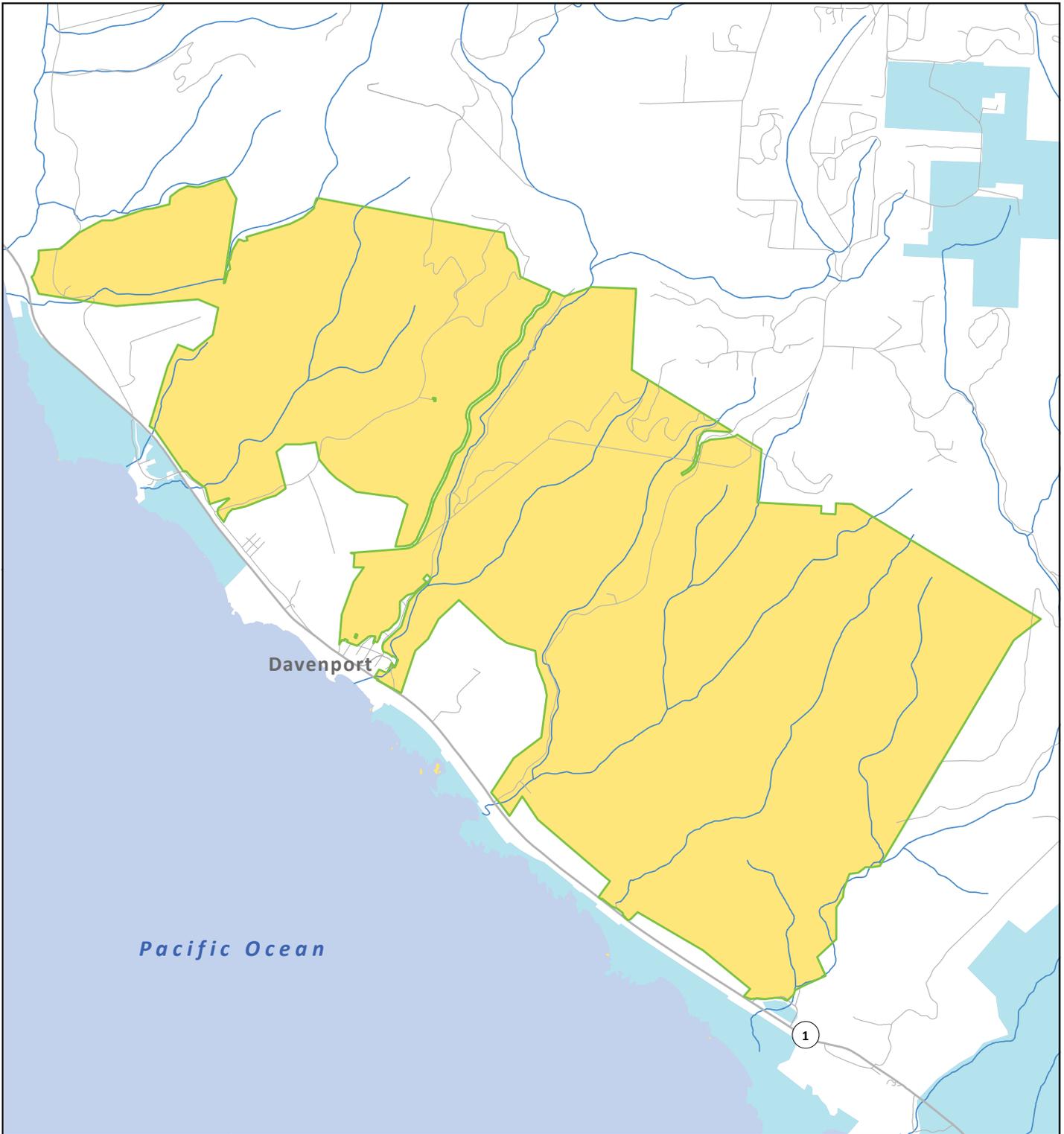
Sources: *TRC Solutions CEMEX Davenport Cement Plant Facility Closure Plan

** Coast Diaries Long-Term Resource Protection and Use Plan

COTONI-COAST DAIRIES

National Monument Site

Some of the property directly adjacent to the Cement Plant site is owned and managed by the Bureau of Land Management (BLM) and has been designated a National Monument, now known as the Cotoni-Coast Dairies National Monument (see accompanying map). The remaining adjacent agricultural property that is still currently owned by Coast Dairies Land Corporation, under the auspices of the Trust for Public Land (TPL). The Coast Dairies property that has been identified as a National Monument was transferred to BLM in 2015 and is still currently owned by BLM. This National Monument area is comprised of 5,800 acres of land, six (6) watersheds, wildlife habitat, scenic views, and cultural resources. Designated on January 12, 2017 by President Barack Obama, the new Cotoni-Coast Dairies National Monument is intended to protect the redwoods, threatened wildlife habitat, watersheds, and other identified critical natural and scenic features of California's Santa Cruz Mountains. The area connects a juxtaposition of landscapes – coastal open spaces in the west and upland forests in the east, including state and local parks, nature preserves, working forests, agricultural lands and operations, beaches, and National Marine Sanctuary. In addition to the National Monument protections, there are also deed restrictions that aim to protect the land owned by BLM.



Cotoni-Coast Dairies

Surface Management Agency

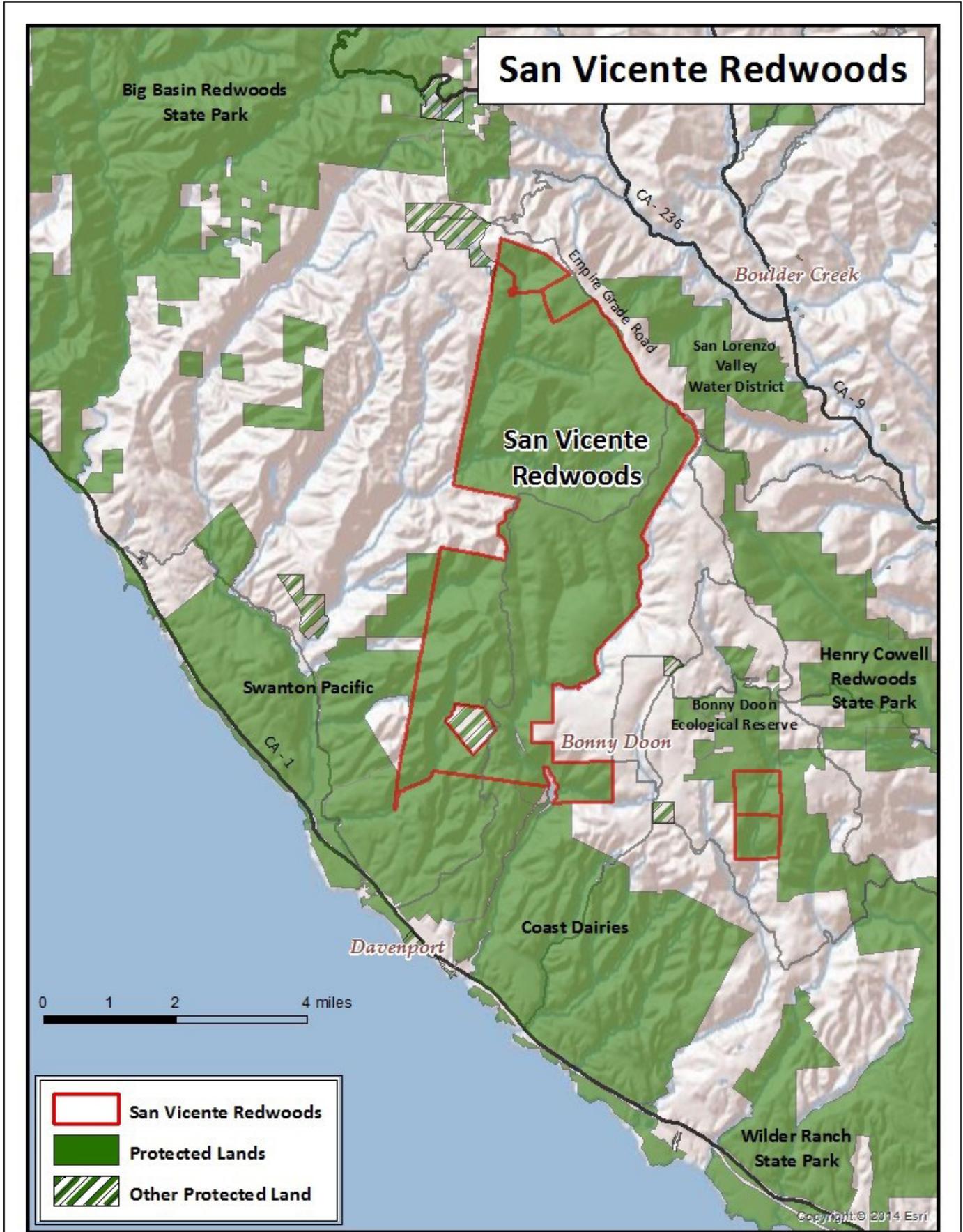
- Bureau of Land Management
- State

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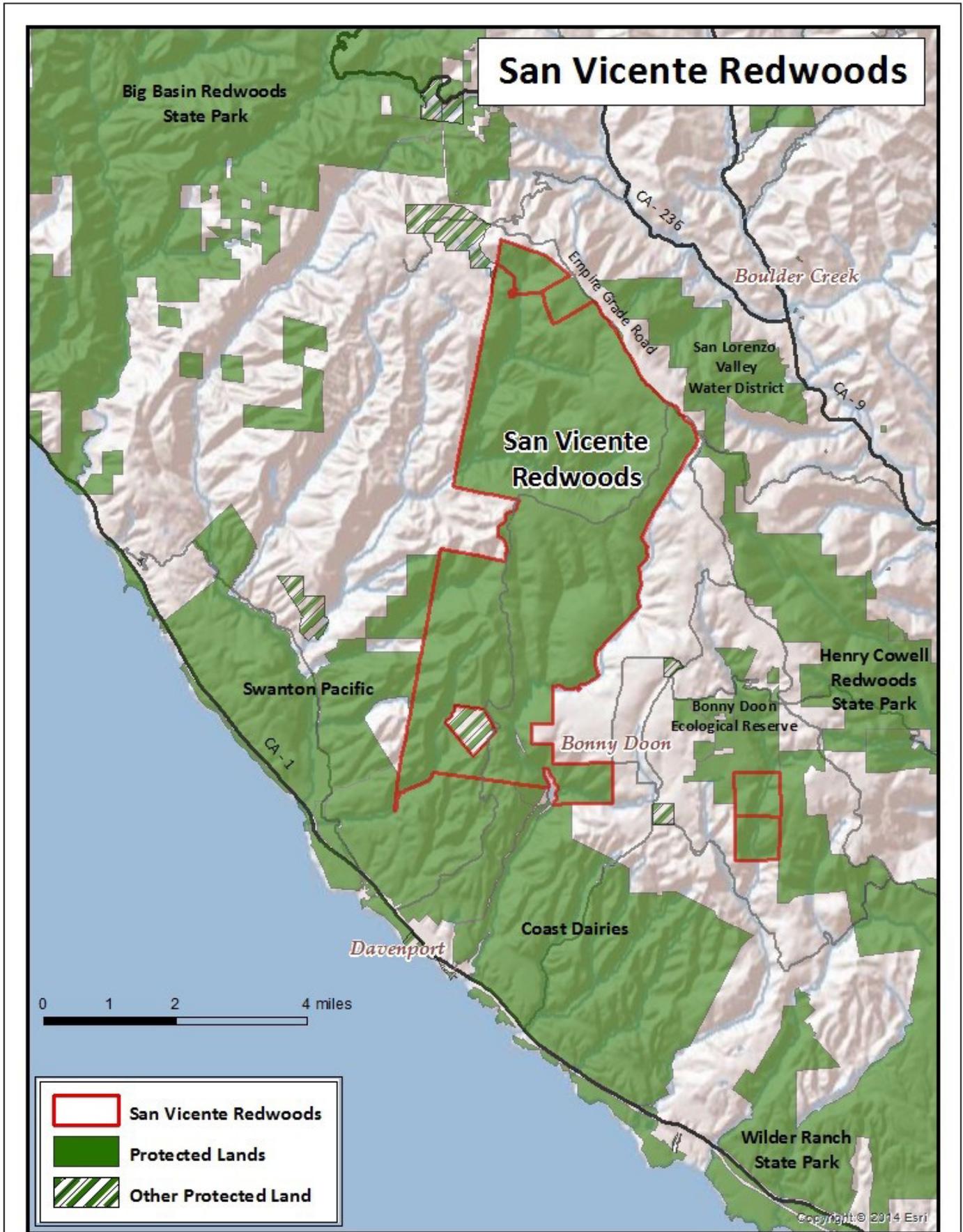
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Cotoni-Coast Dairies Map



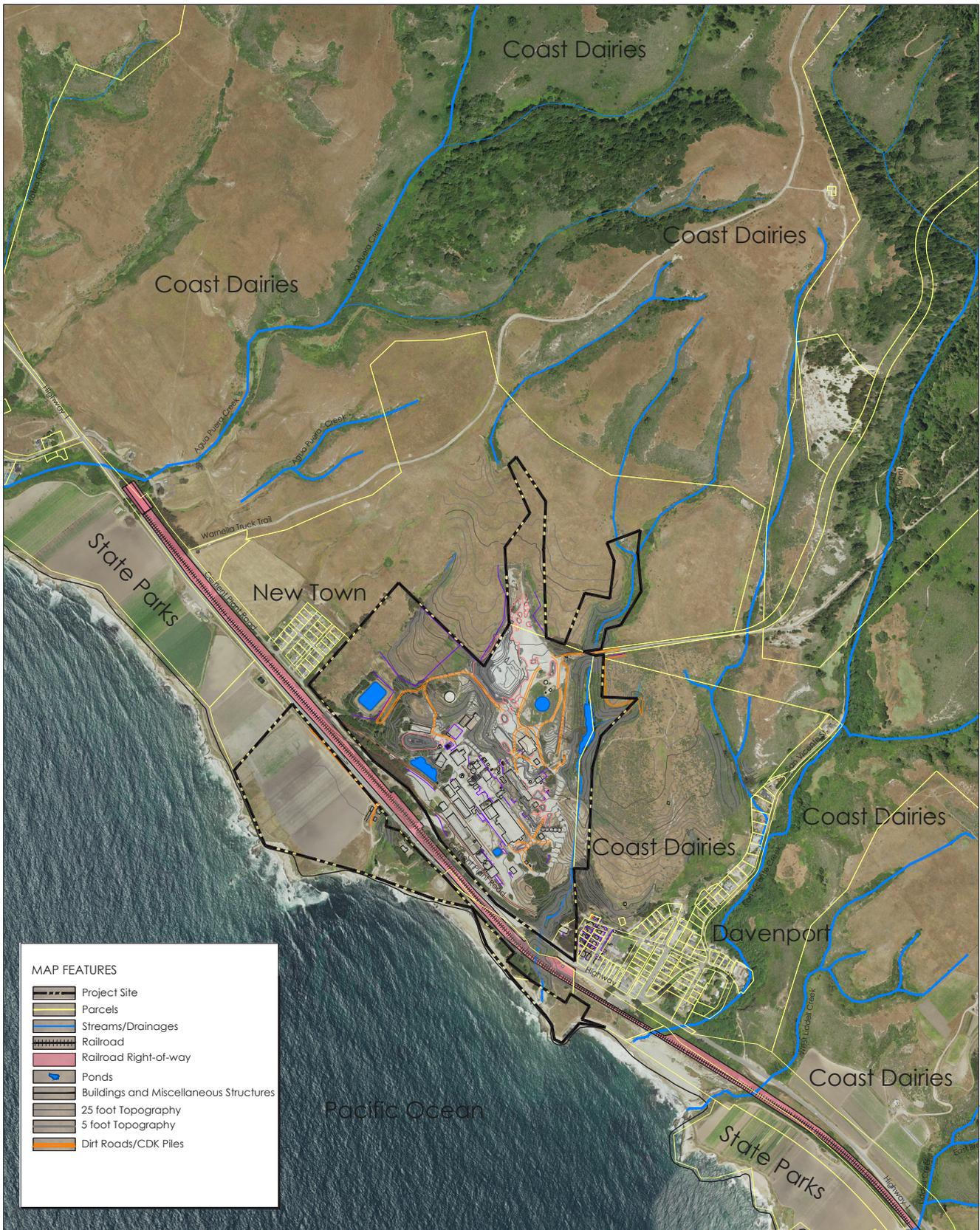
San Vicente Redwoods Map



San Vicente Redwoods Watershed Map

EXISTING CONDITIONS MAP AND SITE IMAGES

The Existing Conditions/Opportunities and Constraints Map illustrates opportunities, constraints, and existing conditions on-site. A number of site constraints also equate to opportunities, which include water features, railroad tracks, a variety of buildings, moderate topographic changes, roadways, and Cement Kiln Dust (CDK) piles. The site borders the Pacific Ocean to the southwest and is bisected by Highway 1 and railroad tracks. Topography slopes upward, in a northeast direction. There is existing above and below ground infrastructure, including numerous industrial buildings that step up the site, some of which may be historically significant. The structures have been involved in the on-site industrial operations and may not be viable for future use, but others could be reused. There are also water features on-site, agricultural areas and natural vegetation. The following pages include site images, taken in 2016, and gathered from the County and property owners in the area.



Davenport Cement Plant

Santa Cruz County Coastal Restoration and Reuse Plan
Existing Conditions/Opportunities and Constraints Map



Notes/Sources:

- 1) Aerial photo from the NAIP - date 2012.
- 2) Streams from USGS NHD (National Hydrography Dataset) and revised per USGS map revisions
- 3) Site boundary from Santa Cruz County Assessor's Office, updated April 2016.
- 4) All other base data, except for site boundary, obtained from the USGS - including USGS map.
- 5) Revised USGS map data only represented within site boundary.
- 6) Please be advised this report does not include a biological and/or historical resources analysis of the fire station parcel as it was inaccessible for review and will continue to be used as a fire station for the foreseeable future.



PROJECT SITE



PROJECT SITE HISTORY AND BACKGROUND

PLANT HELPED TO BUILD:

- Pearl Harbor
- Golden Gate Bridge
- Panama Canal
- SF after earthquake



BACKGROUND

- Plant closed in 2010
- Provided community jobs
- Source of County revenue



EXISTING SITE CONDITIONS

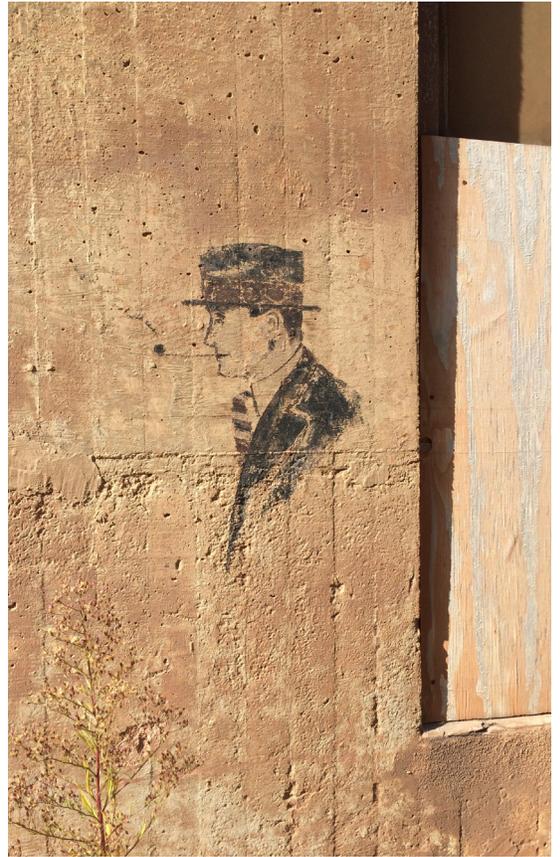
Site Visit 2016



SILO STRUCTURE



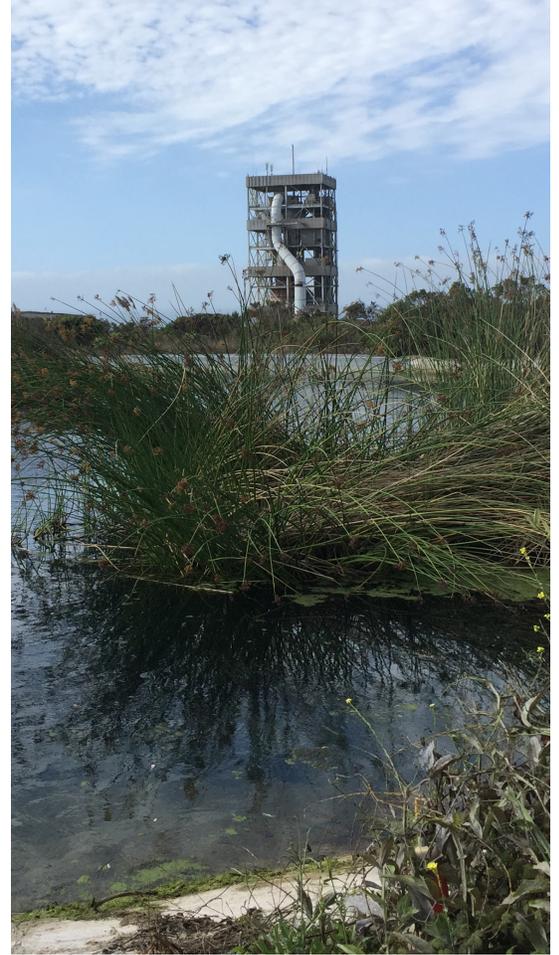
EXISTING SITE STRUCTURES



HISTORIC HOSPITAL AND ROUNDHOUSE



TOWER VIEWS



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2

General Plan and Local Coastal Program Policies



LAND USE AND ZONING

Land use designations provide general guidance for future uses and development while the zoning code offers standards that regulate development and uses permitted within each zoning district. The following summary identifies the land use designations and zoning regulations that pertain to the site and those permitted uses for each designation. Per the Local Coastal Program Policy 2.19.6, “as the existing heavy industrial uses are discontinued, development shall be permitted for uses and intensities consistent with the land use designations [on-site and] on surrounding properties.” The current land use designation for the portion of the land zoned for heavy industrial is Mountain Residential. Now that the plant has ceased to operate, this policy directs that the zoning be changed to be consistent with the existing land use designation for the site. Therefore, the site will ultimately be rezoned to Residential Agriculture, which is consistent with the Mountain Residential land use designation. This change and any future change to either the land use designations or zoning associated with the site will require an amendment to the Local Coastal Program (LCP).

In addition, approval of a coastal development permit is necessary for development proposed that is not designated as a principal permitted uses within the zone district that applies to the development site.



Site Land Use and Zoning Designations

The General Plan (GP) and Local Coastal Program (LCP) land use designation for the Davenport Cement Plant site include Mountain Residential (R-M), Agricultural (AG), and Parks, Recreation, and Open Space (O-R), with a “Heavy Industrial Overlay” that allows for the cement plant. The GP and LCP designation of the portion outside the cement plant footprint is “Agricultural”.

The cement plant site is zoned “Heavy Industrial” (M-2) and the lands surrounding the plant are zoned “Commercial Agriculture/CA”, and “Residential Agriculture” (RA), with a small section zoned “Parks, Recreation, and Open Space” (PR).

A Historic Landmark Combining District also applies to areas within the approximate 106-acre parcel to reflect that the site and certain structures are considered historically significant by the County of Santa Cruz.

GP and LCP Land Use Designations

- (R-M) Mountain Residential
- (AG) Agriculture
- (O-R) Parks, Recreation, and Open Space

Zone Districts

- (CA) Commercial Agriculture (70.4 acres)
- (RA) Residential Agriculture (17.6 acres)
- (M-2-L) Heavy Industrial with a Historic Landmark Combining District (76.8 acres – converts to RA per LCP Policy 2.19.6)
- (PR) Parks, Recreation, and Open Space (5.4 acres)
- (PF) Public Facility (2.5 acres)

The majority of the site will be subject to the restrictions in the CA and RA zone districts (164.8 acres or 94%). The allowed uses within those zone districts are provided are summarized below, but primarily include residential and agricultural uses.

The total number of lots allowed in the areas zoned RA is two based on the existing parcel sizes. One unit could be permitted on the land zoned CA with a discretionary permit.



Allowed Uses On-Site

Industrial (M-2 and M-2-L) (Per LCP Policy 2.19.6 the zoning converts to Residential Agriculture to be consistent with the General Plan designation)

Santa Cruz County Zoning Code (SCCC) 13.10.342 provides a comprehensive list of uses permitted in industrial districts, which are listed below:

- Accessory Structures (non-habitable)
- Agricultural Service Establishments
- Automobile Services
- Commercial Services (indoor and outdoor)
- Community Facilities
- Industry, Heavy
- Manufacturing (light)
- Manufacturing (heavy)
- Motor Vehicle Wrecking Yards
- Mushroom Growing in Structures
- Offices, (incidental to an allowed use)
- Railroad Stations
- Railroad Freight Stations
- Residential Uses
- Retail Sales
- Warehouses
- Wireless Communications Facilities

Residential Agricultural (RA)

SCCC 13.10.322 provides a comprehensive list of uses permitted in residential districts, which major categories are listed below:

- Accessory Structures and Uses
- Agricultural Uses
- Animal-Related Uses
- Commercial Uses
- Community Facilities
- Non-Habitable Accessory Structures
- Open Space Uses, (private, non-commercial)
- Parking, on-site (principal and non-principal permitted uses)
- Residential Uses
- Signs, on-site (principal and non-principal permitted uses)
- Visitor Accommodations
- Wireless Communication Facilities

* The minimum parcel size is 40 acres or greater depending on the average parcel size in the vicinity of the project site.

Commercial Agriculture (CA-P and CA-L)

SCCC 13.10.312 provides a comprehensive list of uses permitted in agricultural districts, which are listed below:

- Agricultural Activities: Crops and Livestock
- Agricultural Support and Related Facilities



- Greenhouse Structures
- Residential Uses (Main House/Caretakers Unit)

* Requires a public hearing at Zoning Administrator

Parks, Recreation, and Open Space (PR)

SCCC 13.10.352 provides a comprehensive list of uses permitted in parks, recreation, and open space districts, which are listed below:

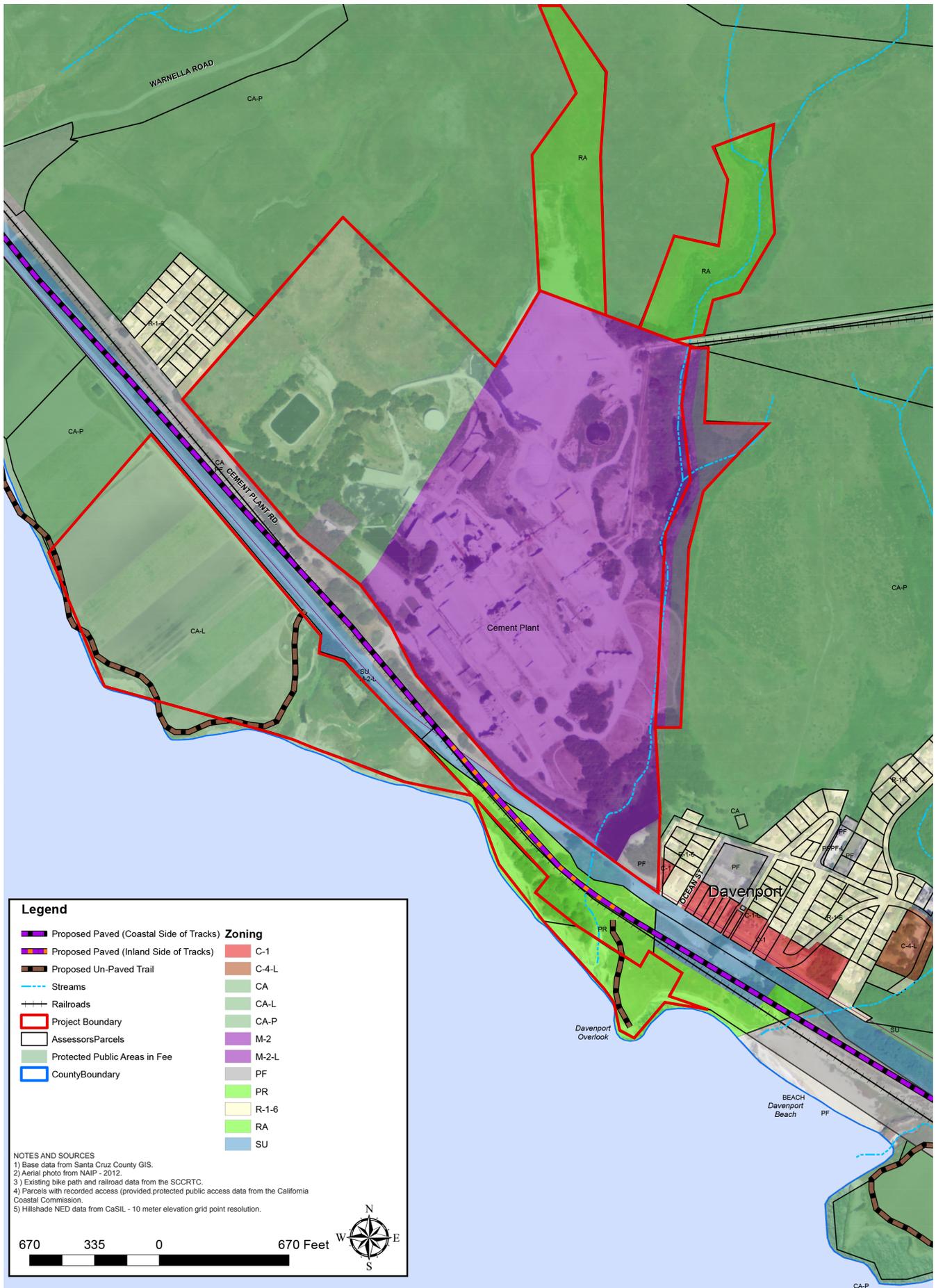
- Accessory Structures
- Agricultural Uses
- Commercial Retail and Service Uses
- Community Facilities and Utilities Uses
- Manufactured Home
- Open Space Uses
- Parking Lots for Off-Site Recreational Uses
- Recreational Support Facilities
- Recreational Uses (public and private)
- Research Facilities
- Residential Uses
- Timber Growing
- Visitor Accommodations
- Wireless Communication Facilities

Public and Community Facilities (PF)

- Accessory Structures (non-habitable)
- Administrative Offices, public
- Animal-Related Uses
- Art Galleries
- Cemeteries/Crematories/Columbarium's
- Churches and Religious Institutions
- Clubs/Lodges (private fraternal)
- Community Centers
- Day-Care Centers
- Energy Systems
- Emergency Shelters
- Fairgrounds and Related Facilities
- Fire Stations
- Hospitals
- Institutional Housing and Group Quarters
- Libraries
- Medical Clinics and Laboratories
- Meeting Halls: auditoriums
- Museums
- Nursing Homes; Convalescent Hospitals
- Parking for On/Off-site Uses
- Parks (local public)
- Police Stations
- Recreational Facilities and Accessory Uses
- Residential Uses
- Schools and Colleges, (not business or trade schools)
- Signs
- Utilities (public); Energy Facilities
- Waste Disposal Facilities
- Wireless Communication Facilities

Davenport Cement Plant

Final Technical Background Report



GENERAL PLAN AND LOCAL COASTAL PROGRAM OBJECTIVES AND POLICIES

This Chapter notes those policies determined to be most relevant, applicable, and/or constrictive to the site. A comprehensive list of objectives, goals, policies, and programs, gathered from the Local Coastal Program (LCP) and General Plan (GP) are provided in Appendix B. The LCP is part of the County General Plan. Because of the site's location in the Coastal Zone and several land use and zoning designations, there are various regulations and policies that apply and warrant consideration and most likely compliance by the property owner.

The General Plan describes the proposed general distribution and location, and extent of uses of the land, including housing, business, industry, and open space, education, and public buildings and grounds, in addition to others. Agriculture and coastal-dependent industry have been designated as the highest priority within the Coastal Zone. Recreational uses, such as park space, visitor-serving commercial uses, and coastal recreation facilities are considered second priority. Residential, general industrial, and/or commercial uses are deemed as third priority.



General Plan and Local Coastal Program Objectives and Policies

Objectives

2.4 (LCP) Mountain Residential Designation (R-M) *To provide for very low density residential development (10-40 net developable acres per dwelling unit) in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities; and to maintain a large proportion of the County in open space to retain the existing rural scenic character.*

2.19a (LCP) Heavy Industry Designation *To provide for limited heavy industrial activities such as lumber mills and major manufacturing plants, to encourage the productive utilization of the County's natural resources and provide employment for County residents, while ensuring compatibility with the environment, available infrastructure, and adjacent land uses.*

2.22 (LCP) Coastal Dependent Development *To ensure priority for coastal-dependent and coastal-related development over other development on the coast.*

3.14 Recreational Access *To provide access to the County's recreational resources, using multiple means, and recognizing that there will be additional congestion during peak recreational travel periods.*

5.1 (LCP) Biological Diversity *To maintain the biological diversity of the County through an integrated program of open space acquisition and protection, identification and protection of plant habitat and wildlife corridors and habitats, low-intensity resource compatible land uses in sensitive habitats and mitigations on projects and resource extraction to reduce impacts on plant and animal life.*

5.5a (LCP) Watershed Protection *To protect and manage the watersheds of existing and future surface water supplies to preserve the quality and quantity of water produced and stored in these areas to meet the needs of County residents, local industry, agriculture, and the natural environment.*

5.7 (LCP) Maintaining Surface Water Quality *To protect and enhance surface water quality in the County's streams, coastal lagoon, and marshes by establishing best management practices on adjacent land uses.*

5.10a/b (LCP) Protection of Visual Resources and New Development in Visual Resource Areas *To identify, protect, and restore the aesthetic values of visual resources. To ensure that new development is appropriately designed and constructed to have minimal to no adverse impact upon identified visual resources.*

5.13 (LCP) Commercial Agricultural Land *To maintain for exclusive agricultural use those lands identified on the County Agricultural Resources Map as best suited to the commercial production of food, fiber and ornamental crops and livestock and to prevent conversion of commercial agricultural land to non-agricultural uses. To recognize that agriculture is a priority land use and to resolve policy conflicts in favor of preserving and promoting agriculture on designated commercial agricultural lands.*

5.16 (LCP) Mineral Resources *To allow the orderly economic extraction of minerals with a minimal adverse impact on environmental scenic resources and surrounding residential land uses; to require reclamation of quarry sites concurrently with the extraction of the mineral resource and the completion of quarry operations in any specific area to the greatest extent feasible; and to ensure that the rehabilitation and future use of quarry sites are in accordance with safety, conservation, habitat preservation, restoration and open space values and state mining laws found in PRC section 2710 et. seq. CCR section 3675-3676.*

5.19 (LCP) Archaeological and Historic Resources *To protect and preserve archaeological resources for their scientific, educational, and cultural values, and for their value as local heritage.*

5.20 Historic Resources *To protect and where possible restore buildings, sites, and districts of historic significance to preserve the rich cultural heritage of the community.*

6.6 Hazardous and Toxic Materials *To eliminate, to the greatest degree possible, the use of hazardous and toxic materials, and where it is not feasible completely to eliminate the use of such materials, then to minimize the reduction in the use of such materials, to ensure that such materials will not contaminate any portion of the County's environment, including the land, water, and air resources of the County.*

6.9a Noise Environment *To promote land uses which are compatible with each other and with the existing and future noise environment. Prevent new noise sources from increasing the existing noise levels above acceptable standards and eliminate or reduce noise from existing objectionable noise sources.*



7.1a (LCP) Parks and Recreation Opportunities To provide a full range of public and private opportunities for the access to, and enjoyment of, park, recreation, and scenic areas, including the use of active recreation areas and passive natural open spaces by all ages, income groups and people with disabilities with the primary emphasis on needed recreation facilities and programs for the citizens of Santa Cruz County.

7.6 (LCP) Trails and Recreation Corridors Provide a countywide system of hiking, bicycling and equestrian trails should be established to provide access to and connect the county's various parks, recreation areas, beaches and urban areas."

7.7a (LCP) Coastal Recreation To maximize public use and enjoyment of coastal recreation resources for all people, including those with disabilities, while protecting those resources from the adverse impacts of overuse.

7.7b (LCP) Shoreline Access To provide a system of shoreline access to the coast with adequate improvements to serve the public and the coastal neighborhoods which is consistent with the California Coastal Act, meets public safety needs, protects natural resource areas from overuse, protects public rights and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture, subject to Policy 7.6.2.

7.7c (LCP) Beach Access To maintain or provide access, including visual access, to every beach to which a granted access exists or to which the public has acquired a right of access through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings, in order to ensure one access to every pocket beach and convenient, well distributed access to long sandy beaches, subject to Policy 7.6.2.

7.16 Fire Protection To provide the highest level of fire protection service feasible in the rural areas considering the difficult terrain, disperse settlement patterns, and limited road and water improvements and to provide an urban level of fire service in the urban areas.

7.18a (LCP) Domestic Water Service To ensure a dependable supply of high quality water to meet the needs of communities that obtain water service from municipal water systems, County water districts and small water systems.

7.18b (LCP) Water Supply Limitations to ensure that the level of development permitted is supportable within the limits of the County's available water supplies and within the constraints of community-wide goals for environmental quality.

8.1 Quality Design To achieve functional high quality development through design review policies which recognize the diverse characteristics of the area, maintains design creativity, and preserves and enhances the visual fabric of the community.

8.2 Site and Circulation Design To enhance and preserve the integrity of existing land use patterns and to complement the scale and character of neighboring development by assuring that new development is sited, designed, and landscaped to be functional and visually compatible and integrated with surrounding development, and to preserve and enhance the natural amenities and features unique to individual building sites, and to incorporate them into the site design.

8.6 Building Design To encourage building design that addresses the neighborhood and community context; utilizes scale appropriate to adjacent development; and incorporates design elements that are appropriate to surrounding uses and the type of land use planned for the area.

Policies

2.4.1 (LCP) Parcel Size Determination Allow residential development in the Mountain Residential Land Use category at densities based on the following criteria:

A) If the average (mean) parcel size of the surrounding parcels exceeds 40 gross acres, the minimum parcel size allowed (or maximum development density) for new land divisions shall be the average area of the surrounding parcels or 40 acres, whichever is greater. The average shall include all parcels which are designated Mountain Residential and which are wholly or partially within a ½ mile radius from the subject parcel boundary, excluding "paper subdivisions" and other non-conforming parcels under 1 acre.

B) If the average parcel size as calculated above is below 40 acres, the minimum allowable parcel size for new land divisions (or maximum development density) shall be between 10 and 40 net developable acres and shall be determined by the Rural Residential Determination ordinance of the Santa Cruz County Code.

C) Where other General Plan and LCP Land Use Plan policies would require a greater parcel size for adequate resource protection, those policies shall prevail over the policies described in this Section.

2.19.1 (LCP) Siting of Heavy Industries and Quarries Identify on the General Plan and LCP Land Use Maps, the sites of existing operating facilities for quarries and heavy industries. Any change in use or major expansion shall be subject to full environmental and economic analysis and review by the County for the adequacy and appropriateness of the site for the proposed use and shall be subject to a General Plan and Local Coastal Program amendment.



2.19.5 (LCP) Siting of Coastal-Dependent Heavy Industry *Require that all proposal for rezoning to permit coastal-dependent heavy industry within the coastal zone meet the following conditions:*

- o Alternative locations would be infeasible or more environmentally damaging;
- o National economic and security interests would be adversely affected by not approving the proposed project;
- o Adverse environmental effects will be mitigated to the maximum extent feasible; constraints
- o The proposed coastal-dependent industrial use is consistent with General Plan and LCP Land Use policies.
- o Voter approval is obtained for any on-shore facility serving off-shore oil and gas development.

2.19.6 (LCP) Bonny Doon and North Coast *No new substantially expanded or different heavy industrial uses shall be permitted in the Bonny Doon or North Coast Planning Areas. As the existing heavy industrial uses are discontinued, development shall be permitted for uses and intensities consistent with the land use designations on surrounding properties.*

2.22.1 (LCP) Priority of Uses within the Coastal Zone *Maintain a hierarchy of land use priorities within the Coastal Zone:*

- o **First Priority:** Agriculture and coastal-dependent industry
- o **Second Priority:** Recreation, including public parks; visitor serving commercial uses; and coastal recreation facilities
- o **Third Priority:** Private residential, general industrial, and general commercial uses.

3.2.1 Trip Reduction *Require all existing and proposed development to comply with all provisions of the Trip Reduction ordinance.*

3.6.2 (LCP) Recreational Transit Facilities *Require new recreational and visitor-serving development to support special recreation transit service where appropriate, including but not limited to, construction of bus turnouts and shelters, parking spaces for buses and shuttle service, and bus passes for employees and subsidies for visitor-serving transit services.*

3.6.3 (LCP) Recreational Transit Service *Require transit and bus parking facilities to be provided at all major hotel, motel, convention, and other tourist-serving areas in conjunction with development approvals. Work closely with the transit district to schedule and route buses for maximum coastal access. Monitor these routes to maximize transit ridership in coastal areas.*

3.8.7 (LCP) Recreation *Plan bicycle routes to facilitate access to recreational areas such as regional parks, beach areas, and major tourist commercial and recreational facilities. Promote recreational bicycle routes to promote "eco-tourism".*

3.14.1 (LCP) Capacity *Reserve capacity on the existing County road system for recreational traffic.*

5.1.12 (LCP) Habitat Restoration with Development Approval *Require as a condition of development approval, restoration of any area of the subject property which is an identified degraded sensitive habitat, with the magnitude of restoration to be commensurate with the scope of the project. Such conditions may include erosion control measures, removal of non-native or invasive species, planting with characteristic native species, diversion of polluting run-off, water impoundment, and other appropriate means. The object of habitat restoration activities shall be to enhance the functional capacity and biological productivity of the habitat(s) and whenever feasible, to restore them to a condition which can be sustained by natural occurrences, such as tidal flushing of lagoons.*

5.5.3 (LCP) Water Quality Constraint Area Designation *Designate the following areas located within one mile upstream of intakes used for public water supply as Water Quality Constraint areas:*

- C) Davenport water system intakes on Mill and San Vicente Creek

5.5.8 Allowed Uses in Water Supply and Least Disturbed Watersheds *Require uses in Water Supply Watershed and Least Disturbed areas to be compatible with watershed protection policies and limited open space uses or recreational and residential uses at the specified Watershed densities, unless otherwise exempted.*

5.5.9 Development Activities within Water Supply and Least Disturbed Watersheds *Require all grading, building, and timber harvesting in Water Supply Watershed and Least Disturbed Watersheds to meet strict standards for erosion control and protection of water quality as outlined in the Erosion Hazard and Drainage Facilities sections of this Plan and as identified in the San Lorenzo River Watershed Management Plan.*

5.7.1 (LCP) Impacts from New Development on Water Quality *Prohibit new development adjacent to marshes, streams, and bodies of water if such development would cause adverse impacts on water quality which cannot be fully mitigated.*

5.7.3 (LCP) Erosion Control for Stream and Lagoon Protection *For all new and existing development and land disturbances, require the installation and maintenance of sediment basins, and/or other strict erosion control measures, as needed to prevent siltation of streams and coastal lagoons.*

5.10.2 (LCP) Development within Visual Resource Areas *Recognize that visual resources of Santa Cruz County possess diverse characteristics and that the resources worthy of protection may include, but are not limited to, ocean*



views, agricultural fields, wooded forests, open meadows, and mountain hillside views. Require projects to be evaluated against the context of their unique environment and regulate structure height, setbacks, and design to protect these resources consistent with the objectives and policies of this section. Require discretionary review for all development within the visual resource area of Highway One, outside of the Urban/Rural boundary, as designated on the GP/LCP Visual Resources Map and apply the design criteria of Section 13.20.130 of the County's zoning ordinance to such development.

5.10.4 Preserving Natural Buffers Preserve the vegetation and landform of natural wooded hillsides which serve as a backdrop for new development. Also, comply with Policy 8.6.6 regarding protection of ridgetops and natural landforms.

5.10.6 (LCP) Preserving Ocean Vistas Continue to preserve the aesthetic value of agricultural vistas. Encourage development to be consistent with the agricultural character of the community. Structures appurtenant to agricultural uses on agriculturally designated parcels shall be considered to be compatible with the agricultural character of surrounding areas.

5.10.7 (LCP) Open Beaches and Blufftops Prohibit the placement of new permanent structures which would be visible from a public beach, except where allowed on existing parcels of record, or for shoreline protection and for public beach access. Use the following criteria for allowed structures:

- A) Allow infill structures (typically residences on existing lots of record) where compatible with the pattern of existing development.
- B) Require shoreline protection and access structures to use natural materials and finishes to blend with the character of the area and integrate with the landform.

5.10.8 (LCP) Significant Tree Removal Ordinance Maintain the standards in the County's existing ordinance which regulates the removal of significant trees and other major vegetation in the Coastal Zone, and provide appropriate protection for significant trees and other major vegetation in areas of the County located within the Urban Services Line.

5.10.9 (LCP) Restoration of Scenic Areas Require on-site restoration of visually blighted conditions as a mitigating condition of permit approval for new development. The type and amount of restoration shall be commensurate with the size of the project for which the permit is issued. Provide technical assistance for restoration of blighted areas.

5.10.13 (LCP) Landscaping Requirements All grading and land disturbance projects visible from scenic roads shall conform to the following visual mitigation conditions:

- A) Blend contours of the finished surface within the adjacent natural terrain and landscape to achieve a smooth transition and natural appearance; and
- B) Incorporate only characteristic or indigenous plant species appropriate for the area.

5.10.14 (LCP) Protecting Views in the North Coast and Bonny Doon In order to preserve the agricultural and coastal grassland vistas of the North coast and Bonny Doon Highway 1 view corridor, prohibit the division of all grassland habitat as mapped on the County's Resources and Constraints Maps.

5.10.16 (LCP) Designation of Coastal Special Scenic Areas Designate the following as Coastal Special Scenic Areas (See Visual Resources maps) and require development to comply with design criteria set forth in the Coastal Zone Regulation ordinance:

- B) The area enclosed by the Swanton Road and Highway 1 scenic roads.

5.13.7 Agriculturally Oriented Structures Allow only agriculturally oriented structures or dwellings on Commercial Agricultural Land, including structures associated with recycled wastewater (i.e., tertiary treatment) facilities in the immediate proximity of existing municipal waste water treatment plants for the production of recycled wastewater to be used solely for agricultural irrigation; prohibit non-agricultural residential land use when in conflict with the fundamental objective of preserving agriculture.

5.13.10 (LCP) Water and Sewer Lines in the Coastal Zone Prohibit the placement of water or sewer lines on commercial agricultural lands in the Coastal Zone. Allow exceptions to this policy only under the following circumstances and require safeguards (See 5.13.11) to be adopted which ensure that such facilities will not result in the conversion of commercial agricultural lands to non-agricultural uses:

- A) Allow water transmission lines from the North Coast to the City of Santa Cruz and allow service lines to be placed on commercial agricultural lands for the purpose of irrigation and related agricultural uses.
- B) Allow sewer transmission lines to and from the City of Watsonville sewage treatment plant to cross commercial agricultural lands without service to the affected parcels.
- C) Allow water and sewer lines to be placed on commercial agricultural lands to serve existing development which has failing wells and/or sewage disposal systems.

5.13.21 (LCP) Determining Agricultural Viability Require a viability study conducted in response to an application which proposes to convert agricultural land to non-agricultural land to include, but not be limited to, an economic feasibility evaluation which contains at least:

- A) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of filing the application.



B) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of filing the application.

C) An identification of the geographic area used in the analyses. The area shall be of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for the land stated in the application.

5.13.23 (LCP) Agricultural Buffers Required Require a 200-foot buffer between commercial agricultural and non-agricultural land uses to prevent or minimize potential land use conflicts, between either existing or future commercial agricultural and non-agricultural land uses.

5.13.24 (LCP) Agricultural Buffer Findings Required for Reduced Setbacks A 200-foot buffer setback is required between habitable development and commercial agricultural land (including residential development, farm labor housing, commercial or industrial establishments on commercial agricultural land), unless a lesser distance is established as set forth in the Agricultural Land Preservation and Protection ordinance. Any amendments to the language of the agricultural buffer ordinance shall require a finding demonstrating that agricultural lands shall be afforded equal or greater protection with the amended language.

5.14.12 (LCP) Non-Commercial Agricultural Land Division and Density Requirements

Agricultural Encourage the conservation of productive and potentially productive agricultural lands through retention of large parcels and a minimum parcel size of 1040 net developable acres, based on the Rural Density Matrix, for lands designated for Agriculture but which are not identified as commercial agricultural land. Utilize the following criteria for land divisions and residential development proposals on land designated Agriculture but not designated as commercial agricultural lands on the General Plan and LCP Resources and Constraints Maps:

(A) Based on the Rural Density Matrix, the minimum parcel size shall be 1040 net developable acres and the maximum residential density on an existing parcel of record shall not exceed one unit per 1040 net developable acres.

(B) Division or development of parcels may be allowed at densities of 2 1/2-20 net developable acres under the following conditions:

(1) The land has been determined to be non-viable for commercial agriculture, as determined by policies 5.13.20 and 5.13.21, and that continued or renewed agricultural use is not feasible;

(2) Adequate buffering can be provided between any proposed on-agricultural use and adjacent commercial agricultural uses, as specified in the County Code;

(3) All proposed building sites are within 1/2 mile of a through County-maintained road; and

(4) Less than 50 percent of the land area within 1/4 mile of the subject property is designated as agricultural resource and/or Mountain Residential.

5.16.12 (LCP) Resource Based Industry within the Coastal Zone Require an LCP amendment for any new resource based industry within the Coastal Zone on land which is not designated for such use. Require that the following findings be met as conditions of any amendment.

A) The site is adequate and appropriate for the proposed use;

B) The project is compatible with available service infrastructure, surrounding uses, and the existing local economy; and

C) The development is consistent with all applicable LCP resources protection policies and use priorities.

5.18.1 New Development Ensure any new development projects are consistent at a minimum with the Monterey Bay Unified Air Pollution Control District Air Quality Management Plan and review such projects for potential impact on air quality.

5.19.1 (LCP) Evaluation of Native American Cultural Sites Protect all archaeological resources until they can be evaluated. Prohibit any disturbance of Native American Cultural Sites without an appropriate permit. Maintain the Native American Cultural Sites ordinance.

5.19.2 (LCP) Site Surveys Require an archaeological site survey (surface reconnaissance) as part of the environmental review process for all projects with very high site potential as determined by the inventory of archaeological sites, within the Archaeological Sensitive Areas, as designated on General Plan and LCP Resources and Constraints Maps filed in the Planning Department.

5.19.3 (LCP) Development Around Archaeological Resources Protect archaeological resources from development by restricting improvements and grading activities to portions of the property not containing these resources, where feasible, or by preservation of the site through project design and/or use restrictions, such as covering the site with earthfill to a depth that ensures the site will not be disturbed by development, as determined by a professional archaeologist.

5.19.4 (LCP) Archaeological Evaluations Require the applicant for development proposals on any archaeological site to provide an evaluation, by a certified archaeologist, of the significance of the resource and what protective measures are necessary to achieve General Plan and LCP Land Use Plan objectives and policies.



5.19.5 (LCP) Native American Cultural Sites Prohibit any disturbance of Native American Cultural Sites without an archaeological permit which requires, but is not limited to, the following:

- A) A statement of the goals, methods, and techniques to be employed in the excavation and analysis of the data, and the reasons why the excavation will be of value.
- B) A plan to ensure that artifacts and records will be properly preserved for scholarly research and public education.
- C) A plan for disposing of human remain in a manner satisfactory to local Native American Indian groups.

5.20.4 Historic Resources Commission Review Require that applicants for development proposals on property containing a designated Historic Resource submit plans for the protection and preservation of the historic resource values to the Historic Resources Commission for their review and approval; require an evaluation and report by a professional historian or a cultural resources consultant when required by the Commission.

6.5.1 Access Standards Require all new structures, including additions of more than 500 square feet, to single-family dwellings on existing parcels of record, to provide an adequate road for fire protection in conformance with the following standards:

- A) Access roads shall be a minimum of 18 feet wide for all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with 12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the Fire Chief. Exceptions: Title 19 of the California Administrative Code, requires that access roads from every state governed building to a public street shall be all-weather hard-surface (suitable for use by fire apparatus) roadway not less than 20 feet in width. Such roadway shall be unobstructed and maintained only as access to the public street.
- B) Obstruction of the road width, as required above, including the parking of vehicles, shall be prohibited, as required in the Uniform Fire Code.
- C) The access road surface shall be "all weather", which means a minimum of six inches of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95 percent compaction and shall be maintained. Where the grade of the access road exceeds 15 percent, the base rock shall be overlain by 2 inches of asphaltic concrete, Type B or equivalent, and shall be maintained.
- D) The maximum grade of the access road shall not exceed 20 percent, with grades greater than 15 percent not permitted for distances of more than 200 feet at a time.
- E) The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts.
- F) Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet vertical clearance.
- G) An access road or driveway shall not end farther than 150 feet from any portion of a structure.
- H) A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- I) No roadway shall have an inside turning radius of less than 50 feet. Roadways with a radius curvature of 50 to 100 feet shall require an additional 4 feet of road width. Roadways with radius curvatures of 100 to 200-feet shall require an additional 12 feet of road width.
- J) Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- K) Bridges shall be as wide as the road being serviced, meet a minimum load bearing capacity of 25 tons, and have guard rails. Guard rails shall not reduce the required minimum road width. Width requirements may be modified only with written approval from the Fire Chief. Bridge capacity shall be posted and shall be certified every five years by a licensed engineer. For bridges served by 12-foot access roads, approved turnouts shall be provided at each bridge approach.
- L) All private access roads, driveways, turnarounds, and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- M) To ensure maintenance of private access roads, driveways, turnarounds and bridges, the owner(s) of parcels where new development is proposed shall participate in an existing road maintenance group. For those without existing maintenance agreements, the formation of such an agreement shall be required.
- N) All access road and bridge improvements required under this section shall be made prior to permit approval, or as a condition of permit approval.
- O) Access for any new dwelling unit or other structure used for human occupancy, including a single-family dwelling on an existing parcel of record, shall be in the duly recorded form of a deeded access or an access recognized by court order.

Diagrammatic representations of access standards are available at the Santa Cruz County Planning Department and local fire agencies.



6.5.3 Conditions for Project Approval Condition approval of all new structures and additions larger than 500 square feet, and to single family dwelling on existing parcels of record to meet the following fire protection standards:

A) Address numbers shall be posted on the property so as to be clearly visible from the access road. Where visibility cannot be provided, a post or sign bearing the numbers shall be set adjacent to the driveway or access road to the property and shall have a contrasting background. Numbers shall be posted when construction begins.

B) Provide adequate water availability. This may be provided from an approved water system within 500 feet of a structure, or by an individual water storage facility (water tank, swimming pool, etc.) on the property itself. The fire department shall determine the adequacy and location of individual water storage to be provided. Built-in fire protection features (i.e., sprinkler systems) may allow for some exemptions of other fire protection standards when incorporated into the project

C) Maintain around all structures a clearance of not less than 30 feet or to the property line (whichever is a shorter distance) of all flammable vegetation or other combustible materials; or for a greater distance as may be prescribed by the fire department

D) Provide and maintain one-half inch wire mesh screens on all chimneys.

E) Automatic smoke detection devices shall be installed and maintained in accordance with the California Building Code and local Fire Department regulations. Sprinkler and fire alarm systems, when installed, shall meet the requirements of the local Fire Department.

F) Provide adequate disposal of refuse. All development outside refuse collection boundaries shall be required to include a suitable plan for the disposal of flammable refuse. Refuse disposal shall be in accordance with state, County or local plans or ordinances. Where practical, refuse disposal should be by methods other than open burning.

G) Require fire retardant roofs on all projects, as specified in the County Fire Code and the Uniform Fire Code.

Exterior walls constructed of fire resistant materials are recommended, but are not necessarily required.

6.5.7 (LCP) Certification of Adequate Fire Protection Prior to Permit Approval Require all land divisions, multi-unit residential complexes, commercial and industrial complexes, public facilities, and critical utilities to obtain certification from the appropriate fire protection agency that adequate fire protection is available, prior to permit approval.

6.5.9 (LCP) Consistency with Adopted Codes Required for New Development Require all new development to be consistent with the Uniform Fire Code, California Building Code, and other adopted County and local fire agency ordinance.

6.7.19 Seismic Hazards Prohibit facilities of any type to be built in zones of potential surface rupture faulting, areas of high liquefaction. Potential, and areas most susceptible to landslides (slopes greater than 15%).

6.7.22 Water Supply Watersheds Prohibit facilities of any type to be built in areas which are known or suspected to be a Water Supply Watershed Area.

6.7.25 (LCP) Coastal Zone Prohibit hazardous waste treatment/storage/disposal facilities of any type to be built in the areas of the Coastal Zone.

6.7.26 Recreational, Cultural, or Scenic Areas Prohibit industrial hazardous waste management facilities in areas of historic preservation and other cultural or scenic areas, as defined by the Santa Cruz County General Plan and LCP Land Use Plan.

7.1.10 (LCP) Design Criteria Require all recreation and visitor-serving developments to be consistent with the Zoning ordinance.

7.7.14 (LCP) Primary Public Access Points Primary public access points shall be developed only when they can provide automobile parking or an acceptable alternative, and when all environmental impacts and use conflicts can be satisfactory mitigated, subject to Policy 7.6.2

7.7.15 (LCP) Areas Designated for Primary Public Access The following are designated as primary public access, subject to Policy 7.6.2*:

North Coast

Waddell Bluffs

Waddell Creek Beach

Waddell Creek to Greyhounds Rock hang gliding area (present access limited to private hang gliding club with permission of owner)

Greyhound Rock Beach

Pelican Rock bluff

Bluff or blufftop north of Scott Creek

Scott Creek Beach Davenport Landing Beach Davenport bluff

Davenport Beach Panther Beach Bonny Doon Beach Yellowbank Beach

**Red, White, and Blue Beach



Four-Mile Beach
Live Oak
Twin Lakes State Beach Black's Beach (Lincoln Beach)
Johan's Beach
Santa Maria Beach/26th Ave, Beach (Corcoran Lagoon)
Moran Lake Beach
Pleasure Point/East Cliff Drive
End of 41st Avenue

Mid-County

**New Brighton Beach
***Seacliff State Beach (North End Seacliff to Aptos
Creek)
**Rio del Mar Beach
Seascape
**Manresa State Beach (North)

South County

**Manresa State Beach (South)
**Sunset State Beach
**Palm Beach

*Locations described as "bluff" or "blufftop" are coastal overlooks and do not include beach access.

**Denotes primary public accesses which have existing basic improvements, and law enforcement necessary to accommodate the increase in visitors associated with state and regional publicity.

***Seacliff Beach has two primary access points

7.7.28 (LCP) Separating Agricultural Fields and Accessways Require separation of agricultural fields and identified accessways by as much distance as practicable and further providing buffer zones, elevation separations, fencing, landscaping with natural vegetation where practicable.

7.7.30 (LCP) Protecting Agricultural Facilities Require where necessary and allow agricultural operators with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment while ensuring that beach access is protected.

7.7.31 (LCP) Transportation to Beaches Require new recreation and visitor-serving developments in the Coastal Zone to support alternative forms of transportation to the beaches, e.g., bikes, small scale shuttle service.

7.16.1 Reviewing New Development for Fire Protection Require review of all new developments, including building permits on existing parcels of record, by the County Fire Marshal or local fire agency, and require adequate access, water supply and location with respect to fire stations and Critical Fire Hazard Areas in order to ensure adequate fire protection.

7.16.2 Development to be Consistent with Fire Hazards Policies Allow development approvals only if adequate water supply, access, and response time for fire protection can be made available in accordance with the Fire Hazards policies found in section 6.5.

7.18.1 (LCP) Linking Growth to Water Supplies Coordinate with all water purveyors and water management agencies to ensure that land use and growth management decisions are linked directly to the availability of adequate, sustainable public and private water supplies.

7.18.2 Written Commitments Confirming Water Service Required for Permits Concurrent with project application, require a written commitment from the water purveyor that verifies the capability of the system to serve the proposed development. Projects shall not be approved in areas that do not have a proven, adequate water supply. A written commitment is a letter from the purveyor guaranteeing that the required level of service for the project will be available prior to the issuance of building permits, or in the case of a subdivision, prior to filing the Final Map or Parcel Map. The County decision making body shall not approve any development project unless it determines that such project has adequate water supply available.

7.18.3 (LCP) Impacts of New Developments on Water Purveyors Review all new development proposals to assess impacts on municipal water systems, County water districts, or small water systems. Require that either adequate service is available or that the proposed development provide for mitigation of its impacts as a condition of project approval.



7.23.1 New Development Require new discretionary development projects to provide both on and off-site improvements to alleviate drainage problems before considering on-site detention of storm water. Require runoff levels to be maintained at predevelopment rates for a minimum design storm as determined by Public Works Design Criteria to reduce downstream flood hazards and analyze potential flood overflow problems, where applicable. Require on-site retention and percolation of increased runoff from new development in Water Supply Watersheds and Primary Groundwater Recharge Areas, and in other areas as feasible.

7.23.2 Minimizing Impervious Surfaces Require new development to limit coverage of lots by parking areas and other impervious surfaces, in order to minimize the amount of post-development surface runoff.

7.23.3 On-Site Stormwater Detention Where it is not possible to alleviate drainage problems through on and off-site improvements required by 7.23.1, require on-site stormwater detention sufficient to maintain, at a minimum, post-development peak flows at pre development levels for the selected design rainstorm for all development projects greater than one acre in area, and to alleviate current drainage problems, if feasible. When on-site detention is used, the development projects shall be conditioned to ensure ongoing operation and maintenance of the detention basins.

7.23.5 (LCP) Control Surface Runoff Require new development to minimize the discharge of pollutants into waste water drainage by providing the following improvements or similar methods which provide equal or greater runoff control:

- o Construct curbs and gutters on arterials, collectors, and locals consistent with adopted urban street designs; and
- o Construct oil, grease and silt traps for parking lots, land divisions or commercial and industrial development
- o Condition development project approvals to provide ongoing maintenance of oil, grease, and silt traps.

8.1.2 Design Review Ordinance Where applicable, require new development to follow the design guidelines set forth in the Zoning ordinance; and encourage all projects to utilize these principles to guide the design of development not subject to the ordinance.

8.2.2 Designing for Environmental Protection Require new development to comply with all environmental ordinances, to be sited and designed to minimize grading, avoid, or provide mitigation for geologic hazards and sensitive habitats, and conform to the physical constraints and topography of the site.

8.2.3 Design Criteria for Utilities Require new development to meet County adopted criteria and standard for the design of utilities, water service and sewage disposal requirements and drainage systems. All new power line distribution systems, where practical, and all services to new subdivisions shall be placed underground.

8.2.6 Circulation Systems for Persons with Disabilities Require new development to provide pedestrian, bicycle and vehicular circulation systems which include adequate facilities for persons with disabilities, to be consistent with the requirements of the Americans With Disabilities Act, Public Works Design Criteria, County Code, and the Circulation and Fire Hazards sections of the General Plan and LCP Land Use Plan.

8.5.3 (LCP) Areas with Unique Design Guidelines Require commercial and industrial projects located within the boundaries of Coastal Special Communities, adopted village, town, community, or specific plans to be consistent with the adopted criteria for these areas. (See Objective 8.8 and the related policies of this chapter and Village Town, Community, and Specific Plans within the Land Use chapter.)

8.6.6 (LCP) Protecting Ridgetops and Natural Landforms Protect ridgetops and prominent natural landforms such as cliffs, bluffs, dunes, rock outcroppings, and other significant natural features from development. In connection with discretionary review, apply the following criteria:

- A) Development on ridgetops shall be avoided if other developable land exists on the property.
- B) Prohibit the removal of tree masses when such removal would erode the silhouette of the ridgeline form. Consider the cumulative effects of tree removal on the ridgeline silhouette.
- C) Restrict the height and placement of buildings and structures to prevent their projection above the ridgeline or treeline. Restrict structural projections adjacent to prominent natural land forms. Prohibit the creation of new parcels which would require structures to project above the ridgeline, treeline or along the edge of prominent natural landforms. (See Visual Resources section within the Conservation and Open Space chapter.)
- D) Require exterior materials and colors to blend with the natural landforms and tree backdrops

With respect to the issuance of Administrative permits, advise all applicants that they should design and site their structures to conform to the above policies.

CONCLUSION

The majority of the site is zoned for commercial agriculture and residential agriculture (94%) which allows for a variety of agricultural uses and some limited residential development including up to two homes on the land zoned RA and one home on the land zoned CA (requires discretionary permit). Additional residential units can be permitted as caretaker quarters and farmworker housing with discretionary permits.

As demonstrated in this chapter, the site is subject to a number of general plan/local coastal program policies that guide and restrict development of the site. The most critical objectives/policies that apply include those that call for the protection of agricultural resources (Objective 5.13), the identification of priority uses on the Coastal Zone (Policy 2.22.1), the requirement for agricultural buffers (Policy 5.13.23) and the protection of biological resource and habitat restoration (Policy 5.1.12).

Under the current zoning future development of the site would be extremely limited and the development potential would likely not stimulate restoration and reuse of the site. It is therefore assumed that changes to the current regulations (e.g., rezoning/LCP amendment) would be necessary in order to redevelop and restore the site with a new use.

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3

Community Outreach





SANTA CRUZ COUNTY COASTAL RESTORATION/REUSE PLAN

Community Outreach Strategy

February 21, 2017

General Goal:

Under the direction of County staff, the Reuse Plan team will conduct stakeholder interviews, facilitate public workshops, prepare relevant materials, and advertise information through various mediums.

Community outreach throughout the Reuse Plan process will be key to its success. The following describes the outreach strategy that the Reuse Plan team will undertake to engage the community early and throughout the Reuse Plan process. The components of this strategy are in addition to the County's standard public review and participation process that will include public hearings before the Board of Supervisors. This outreach strategy includes involving a cross-section of the community in a variety of ways and settings to get quality feedback. The primary components of this strategy include:

- Stakeholder meetings
- Public workshops
- Public meetings
- Board of Supervisors hearings
- Advertising
- Social Media postings
- Material Posted on County Website

Though this outreach strategy outlines the direction and exercises for each workshop, it is important to remain flexible and allow for redirection and variations of the exercises as the process evolves. This will allow the team to learn from the community and customize the workshops to optimize their effectiveness.

Strategy:

Primary elements of the outreach program consist of:

1. Stakeholders and Focus Groups

The County's consultants conducted back-to-back interviews (30 to 60



minutes each) with key internal and external stakeholders and focus groups. A total of 28 stakeholders in groups of one to four people were interviewed on September 21st and 22nd. The interviews were conducted by Debbie Rudd and Lisa Plowman of RRM Design Group, the County's consultants working on the project. The interviewees were asked a series of questions regarding overarching concerns and potential futures uses, as well as specific topics. This task will be utilized for ongoing stakeholder outreach as well as allow stakeholders to express any ideas, concerns, and/or issues in a private setting before the community workshop is held or the design process begins. Stakeholders included a good cross section from the county and Davenport area including:

- Davenport neighbors
- Coastal Restoration Ecologists
- Bureau of Land Management
- University of California, Santa Cruz professors
- Local Historians
- Santa Cruz County Regional Transportation Commission (RTC)
- Mountain Bikers
- Davenport North Coast Association (DNCA)
- Bonny Doon residents and business owners
- Cruzio Internet Company
- California Coastal Commission staff
- County staff
- Coastal Conservancy staff
- Landowner – Lone Star California, Inc. Davenport Elementary School
- Santa Cruz Land Conservancy
- Davenport Businesses and Property Owners
- Farm Owners
- Land Trust of Santa Cruz County
- Bonny Doon Vineyards
- Pacific Elementary School

2. Community Workshops

Two community workshops were proposed. These workshops will be interactive workshops that will allow the team to present key information and solicit input from the community. Each workshop will be structured to facilitate input from the community and offer various methods to give input. The first of the two workshops, held on November 10th, 2016, at the Swanton Pacific Little Creek House, from 6:00 p.m. to 8:00 p.m.



A. Location and Times for Workshops

The first community workshop was held at Swanton Pacific Little Creek House Great Room, at 305 Swanton Road, Davenport, CA. The workshop was held during the week, in the early evening and light refreshments available. The second workshop location is to be determined at a later date.

B. Community Workshop #1: Kick-off and Issue Identification

Purpose: Introduce Reuse Plan team - create a rapport with the community and gain understanding of the community's ideas, concerns, and priorities.

Topics: Overview of Reuse Plan process, purpose of a Reuse Plan, review opportunities and constraints, and identify and prioritize ideas and issues from the community.

Format: The workshop will likely be structured in two parts:

Part 1: Participants will be guided through the Reuse Plan process, the purpose of a Reuse Plan and an overview of the existing site conditions. We will provide a PowerPoint presentation that provides a photo tour of the site. Participants will then be asked to review draft guiding principles and comment on them.

Part 2: Consultant team will lead the participants in a brainstorming exercise focusing on key topics that evolved during the stakeholder meetings.

Topics for the exercise may include:

- Future Uses
- Site Constraints and Environmental Issues
- National Monument Trailhead
- Circulation and Access
- Other Ideas and Issues



Exercises will involve a form of polling participants using either tape dots, report cards, or similar methods. The Reuse Plan Team will take the input received at this workshop and convey it into Reuse Plan alternatives and refined guiding principles that will be presented at the second Community Workshop.

C. Community Workshop #2: Reuse Plan Alternatives

Purpose: Solicit community input about site land use alternatives and refined plan principles.

Topics: Overview of reuse site plan alternatives and refined plan principles; seek community input identifying the aspects of the alternatives that address their objectives or ideas

Format: The workshop will begin with a presentation of the design concepts prepared by the Reuse Plan team and key attributes of each alternative. Participants will then be divided into groups of 6 to 10 people per table. The reuse alternatives will be on each table and participants will be asked to evaluate the reuse alternatives and draw and write comments on the plans.

The information we collect at this workshop will be utilized by the Reuse Plan Team to prepare a Preferred Concept Plan for presentation to the Board of Supervisors.

3. Public Hearings/Meetings

The public will also be invited to participate and give feedback at presentations to the Board of Supervisors

A. Board of Supervisor's Hearing: Reuse Plan Alternatives – Selection of Preferred Alternative

Purpose: Present reuse concept alternatives, economic analysis, and refined plan principles. Obtain feedback before initiating preparation of the Reuse Plan document.

Topics: Summary of community feedback, preferred concept and key attributes, and plan goals and principles.



Format: Study Session format. The hearing will begin with summary of the community outreach, a presentation of plan guiding principles, and the concept plan alternatives. A discussion will follow the presentation to get feedback and direction from the Board of Supervisors on attributes they would like to see pulled forward into the final Reuse Plan.

The information we collect at this Study Session will be utilized by the Reuse Plan Team to prepare the Draft Reuse Plan.

B. California Coastal Commission Study Session (subject to contract modification)

Purpose: Present Reuse Plan alternatives to the California Coastal Commission to obtain feedback early in the process.

Topics: Summary of Reuse Plan alternatives, community engagement feedback, and Board of Supervisors' feedback.

Format: Study Session format.

C. Public Meetings (subject to contract modification)

- **Historic Preservation Commission Hearing, and**
- **Planning Commission Hearing**

Purpose: Present the Reuse Plan, LCP Amendments, and CEQA Document at a Historic Preservation Hearing and Planning Commission Hearing to obtain feedback and a recommendation to the Board of Supervisors.

Topics: Summary of Reuse Plan and Process, CEQA Document, Summary and LCP Amendments.

Format: Formal hearing format.



D. Board of Supervisor's Hearing: Present CEQA Document and Hearing Draft Reuse Plan

Purpose: Present Reuse Plan, LCP Amendments, and obtain approval of CEQA Document analyzing the Alternative Public Review Draft Reuse Plan.

Topics: Summary of Reuse Plan and Process, CEQA Document, Summary and LCP Amendments.

Format: Formal hearing format.

4. Advertisement

Workshops will be advertised multiple ways as described below. The Third District County Supervisor's office is coordinating and implementing all outreach.

- **E-mail and Mail:** We will use e-mail lists to advertise for each community workshop/meeting. The County has developed an extensive e-mail list that can be used. The County will assist in e-mailing flyers provided by the Reuse Plan team. Direct mailing will be provided upon request.
- **Newspapers/Newsletters:** A community newsletter for each community workshop will also be placed in the local newspapers, as well as the Davenport/North Coast Association Newsletter.
- **Flyers:** RRM will provide the County with flyers to post at County and other appropriate public places.
- **Website:** The County will develop a webpage for the Reuse Plan and RRM will develop content related to the Reuse Plan for the website. We will provide updates to the content throughout the Reuse Plan process at key milestones.
- **Social Media:** The County will use social media such as the County Facebook page to post the flyer and public meetings.



DAVENPORT CEMENT PLANT

Stakeholder Interview Summary

February 21, 2017

Background

The County of Santa Cruz is beginning the planning process to develop a plan that aims to address the now closed Davenport Cement Plant site. The closure of the Cement Plant in 2010 impacted the surrounding community. Currently the landowner, community, and County are engaged in identifying and creating development alternatives to restore, reuse, and reinvest in the plant, presenting future uses that will create value and jobs, generate tax dollars, and provide community benefits.

Purpose of Stakeholder Interviews

The County's consultants conducted half-an-hour to hour long interview sessions on September 21st and 22nd. A total of 28 stakeholders in groups of one to four people were interviewed. The County's consultants working on the project, Debbie Rudd and Lisa Plowman of RRM Design Group, conducted the stakeholder interviews. The interviewees were asked a series of questions regarding future use of the site, overarching concerns, as well as specific topics. People attending were also given the opportunity to raise issues of significance to them that were not otherwise discussed.

Stakeholder Comments

A strong amount of feedback emerged from the stakeholder interviews regarding the Cement Plant site and its intended future use. Although the stakeholders may not have agreed on exact recommended changes, there was an agreement that action needs to be taken in regards to the site. Those interviewed discussed numerous alternative approaches to take, with community, environmental concern, or personal preference leading those discussions. The following lists the major themes heard during the interviews, as well as a comprehensive list of the comments received, organized by topic, are included.



The stakeholder comments below have been organized by topic:

NOTE: +1 signifies more than one person held this comment.

Site Constraints/Toxics

- Water problem
 - *Need to help Davenport with water bills*
- Lack of maintenance in public spaces around Davenport Area
- Demolition an issue
 - *What is oversight of the demo?*
 - *County wants to know the effect on the community*
- On-site monitoring needed
- Beaches are being mistreated; trash
- Concerned about impacts to small town
- Worried about tourism
- Joanna Miller would like to buy the hospital; could be a great restaurant
- Clean up of site is expensive
- Clean up of site is necessary +2
- Clean up CKD piles by APCD rules or standards +1
 - *People want to know what is in the CKD piles*
 - *Capping a possibility?*
- Poor Internet connectivity in Davenport and Bonny Doon area
- Monitoring wells for RWQCB on-site to check for toxics
- Need to address contaminants so do not have to so in the future
- Safe removal of contaminants
- Air born particulates when moving piles
- TPL (Trust for Public Lands) – use buildings for historic information
- Concern from residents
- Railroad tracks (County owns rail up to plant; PR owns after that point but County may acquire)
- How to get people across Highway One +2
 - *Concerns about highway crossings at plant – pedestrian overpass must be built*
- Funding for trail
- Measure D-Ballot – ½ cent over 30 years
 - *November election; \$85 million for trail*
- Project needs to support the difference between basic clean up and highest level of clean up
- CEMEX will need to pay for remediation
- Difficult to recoup investment



- In active negotiations on clean-up/CKD is a special waste – can be stored and used for road base
- Mountain residential underlying General Plan designation
- Concerns from community for parking and safety of roads
- High winds - need windbreaks for future uses such as camping
- Protecting New Town from potential increase in traffic +1
- Access to site is an issue
- Access across Highway 1
 - *Davenport and CEMEX site – need a traffic study to determine where the access should be located*
 - *Pedestrian overpass was discussed*

Future Uses

National Monument Trailhead

- Bathrooms for future trail system with National Monument are needed
- Parking +1+1
 - *Need parking/access for trails to the north*
 - *CCC staff had objectives – site is best place to park cars*
- A use that would help the stewardship of land; maybe a ½ cent sales tax in 2018; money needs to be under local control.
- Connect Rail Trail, Twin Lakes and Monument County Parks – ensure the flow and integration of the connections preserves character of land
- Use monument to protect cultural spaces
- Interactive with the National Monument
- Could shuttle people from site to Santa Cruz
 - *People often come down from San Francisco – they could park at site and shuttle into Santa Cruz*
- Need a hub to access beaches and trails with facilities to help tourism: restrooms, visitor center, etc.
- A use to serve the National Monument
- Could we charge for parking to help pay for facilities? +1
 - *Ask CCC staff*
- Great gateway to public lands to the east and west
 - *Gateway/trailhead to trail system*
 - *Don't want new and old town to be the trailhead to open space*
- Center point for public coming in with a visitor center
- If National Monument goes forward:



- *Have a way to integrate children to access history at visitor center; kids could be involved in the development of the visitor center – programming*
- Site should be gateway for access
- Entrance to Great Park
- Make rail line a part of access
- Access to Sempervirens “The Great Park”
- Some business owners excited about biking network connecting to the site
- “Trail Center” – great opportunity
 - *Trailhead for mountain bike trail*
 - *Food and bathrooms*
 - *Bike outfitter, mechanic, bike industrial uses*
 - *Bike rentals*
 - *Shuttle to top of mountain, drop off spot (up Bonny Doon Road and up to Empire Grade)*
 - *Camping for bikes – high demand but need to control fires*
 - *Could have other uses maintain mountain bike trails as point of purchase agreement*
 - *Outdoor venue for events/racing for mountain bikers and trail running, with restrooms and water*
 - *Site at half-way point of a future 50-mile loop*
 - *Trail development is way behind demand*
- Tell the human and natural history of the site
 - *Organizations could work together with Conservation Partners to share history of North Coast:*
 - *Museum of Art History in Santa Cruz*
 - *Museum of Natural History in Santa Cruz*
 - *Ag History Project in Watsonville at County Fairgrounds*
 - *Conservation Partners include: Sempervirens fund, Land Trust, Peninsula Open Space Trust (POST), Save the Redwoods, San Vicente Redwoods*



Educational Uses

- Liked idea of institutional serving users on-site/educational uses tied into site
 - *Engage the UC on education and history; share site also with Cal Poly to have educational programs +1*
 - *Possibly Stanford*
 - *Provide examples of institutional serving developments*
- Integrating education; Federal BLM land
- Educational component would be nice; give Davenport school access for walking field trips
 - *Both University and grade school*
- Area for summer camps and educational programs to focus on environment and ocean
 - *Collaboration between elementary schools and University*
 - *Could expand on "Life Lab"*
- Faculty can help with interpretive elements; on-site ecology
- Environmental studies, sustainable agriculture – 20-acre farm on campus
 - *Ag could be coordinated with the University tech innovation: look for incubator and acceleration space*
 - *Talk to real estate office at UCSC*
- Relocate the school to CEMEX site and/or provide an educational center on-site
- UC areas of interest
 - *Marine research*
 - *Workforce housing for UCSC staff and faculty*
 - *Student housing is a big need +1*
 - *Center for ag on campus*
 - *Opportunity for students to get involved*
 - *Opportunity for university to partner in interpretive education*
 - *Student volunteer opportunities for site*
 - *Life Lab quarter: organic for use on school site*



Tower Structure and Silos

- Silos could be architecturally amazing
- Could use tower for university classes, housing, hotel or monument
 - *Preserve and reuse +1*
- Tower should be an architectural draw or a museum
- Like tower
- Tower should be a museum +1+1
 - *History of County*
 - *Historic photos- on-site Admin building*
- Reuse existing structures – the vast size of the buildings is an opportunity
- Who would reuse the site? Try to save the buildings.
- Tower makes it look beautiful; reuse

Visitor-serving uses

- Visitor-serving uses +1+1, i.e. lodging for tax revenues to help maintain
 - *Manage sustainably*
- Transit Occupancy Tax (TOT) is a good way to generate revenue
- Walking path into town
- Resort uses, like Costanoa +1+1 +1+1
 - *Nice facilities, however wouldn't pair well with industrial*
 - *Small, boutique type hotel*
 - *Resort-like*
 - *Not Ritz Carlton though*
- Wine community would be interested in tourism/wine tasting
 - *Randal Graham Wine – Davenport*
- Need pedestrian overpass +1 or tunnel
- Ideal stop off point for Dunner Train
- Recreational opportunities +1
- Create a trail network for all types of users; demand for bike and pedestrian trails
- Hospital – eatery, opportunity; it is a jewel
- Would be interested in outdoor recreation
- Dinner Train – Iowa Pacific Holdings = rail operator, i.e. Napa Valley
- Excursion train
- Museum Group – Niles Canyon; Railroad Historic; run trains i.e. historic rail equipment collection steam locomotive from Santa Cruz
- Could be part of RCT rail line
 - *Connections San Francisco – people come down Highway 1, park at CEMEX then take rail line to Santa Cruz +1*
 - *CCC likes use of rail line*



- People in North Coast don't want camping
- RV and camping; RVs ok if hidden from view +1
- Camping is a very high priority use

Light Industrial Uses

- Probably not industrial because of logistics
- Clean/green technology
- Plant is best option for Joby Aviation
 - *High tax revenue, high paying job*
 - *No external impacts from aviation*
 - *Dust can be filtered*
 - *Wants to reuse buildings*
- Manufacturing is an ok use; creating hub with light manufacturing/industrial +1
 - *(nontoxic) or artisan community*
 - *Not ok if polluting*
 - *No light industry per County zoning, but maybe if highly restrictive*
- Anything is better than the industrial plant
- Some industrial
 - *Industrial marijuana?*
- Public interest research institute

Residential Live work +1+1+1 like the Tannery

- Workforce+1+1/farmworker+1/artist +1 housing
- Artist redevelopment could be positive
- Connect artists and agriculture
- Arts colony
- Industrial art
- Historic and art linkage

Environmental Issues

- Maybe site can solve problems by providing parking, bathrooms, trash are needed on the North Coast +1
- "California Floristic Province" – area is a biodiversity hot spot
- Water/sewer is a primary constraint
- Concerned about environmental impacts of demolition and dust
- Trash education and caretaking are important
- Need bathrooms



- Future uses should contribute to a mitigation fund to mitigate impacts off-site: sheriff, fire, trash for long-term
- All levels of recreational users need to be accounted for
- Future uses should enhance the site
- Environmental impacts during the demolition; do you stop demo during winds; environmental monitoring on-site for demolition
- Area near Odwalla building used now as parking for groups partying
- Public showers and outdoor sink for surfers
- How to pay for rangers?
- Tower should come out because of the visual impact; however, if it cannot, can it be an architectural feature?
- Need to be able to sustainably use the natural features
- Resistance to development of any kind
- Trash pick-up is necessary in the area +1
- People concerned about impacts of monument, not the monument itself
- Coastal zone meanders
- One adjudicated right to water – no amount was set
- Air quality was an issue when the plant was in operation
- Wetlands on-site, restoration (costly)
- Wind farm
- Solar
- Don't convert agriculture to houses
- Strike a balance of uses, including existing
- Take man-made habitat and take it out and restore it somewhere else on site
- What are the clean-up options (CKD pile)?
- Need a meeting with County to inform community about remediation
- Is there water for a 500-unit hotel?
- What is the water capacity?
- Look at Trust for Public Land's assessment of properties
- Have a list of possible uses that can offset the community benefit users

Local/North Coast Issues

- Could the CEMEX site be the solution?
- State Park Beaches – lacking upkeep
- Off-site impacts
- Preserve the character and caretaking of this coast and community +1+1+1
 - *Want to keep quality of community*
 - *CEMEX sent \$20,000 per year to school*
 - *School facilities improvements/upkeep by CEMEX main staff*
- Impacts to our small towns with tour buses



- Impacts from site uses, i.e., burning
- Support itself
- Town needs protection
- Beaches are overrun, trash is a big problem
- Resistance of development
- Concern about lack of facilities for hiking trails
- National Monument – site could be the solution to the issues
- Interested in providing a market in the area
- Need more restaurants on North Coast
- Concerned that Highway One cannot handle traffic if housing is proposed
- “North Coasters” opposed to National Monument due to traffic
- Do not allow low-cost housing on North Coast
- Motorcycle clubs hang out in Davenport on weekends
- Cruzio Internet has not been building out in Davenport because not enough customers; could do it if there were enough people
- Could shoot wireless signals to Bonny Doon from property
- Bonny Doon doesn't like National Monument because there are not enough facilities, i.e., parking and bathrooms in the area
- Housing prices in Santa Cruz are a problem
- Lots of entrepreneurs in the area that could be interested in property
- Need a tax base for school
 - *However, it will not benefit from increased tax from CEMEX*
- CEMEX sent maintenance guy over to fix things at school
- 127 students from preschool to 6th grade, with almost half of students from Santa Cruz
- Residents will have a say in uses
- CEMEX putting water into Waste Water system – not sure where it is coming from
- County has right to water to serve Davenport
- Disadvantaged community – increased likelihood to attain funding – Integrated Regional Water Management
- Locals do not want residential +1
 - *However, if Mountain Residential style it would be okay with residents*
- Possible vertical farm on tower
- Water/sewer fees increased when plant closed +2
- CEMEX subsidized school – new development could backfill these funds
- Concerns about Walstrom report – factual errors didn't think CEMEX was incentivized to do much
- Want to entice a buyer
- Don't want people on-site while CEMEX still owns site and completing remediation – liability issues
- Community against car camping because of cars pulling out on Highway 1
- Don't let LCP amendments spill out to the town



- *Need to protect sections of LCP for Davenport – look at an overlay?*
- Davenport has social cross section of people but all agree that they don't want Davenport "redeveloped"
- VRBO is an issue on North Coast
- Need cross-agency coordination
- How do we replace tax revenue to County?
- Set expectations for replacing the tax revenue that the plant previously created
- UC Natural Reserve System
- People in Davenport lost jobs (only 12) when plant closed
- Some people don't want anything at site - resistance to change
- Feel steamrolled by Monument process
- Firehouse is understaffed; if there is enough development to warrant a sheriff and possibly fire
- Process could dramatically change the designation of Davenport
- Policing, traffic, trash, bathrooms, parking, tour buses, but preserve Davenport

Infrastructure

- Buildout needs to offset sewer and water fees
- Prepared for emergencies
- Water infrastructure needs an upgrade
- Trust Public Lands (TPL): thinks water rights are theirs
- Coast Dairies Land Company gave water rights to CEMEX and CEMEX claimed they perfected the water right
- County would serve water/sewer to on-site users
- Water is pulled off San Vicente Spring and put into pond
- County is working on Headworks feasibility study +1
- RTC hasn't decided what to do with railroad – it's a problem, could have new rail service
 - *Funding/design to get up to Cement Plant*
- Water rights are an issue; origin Spanish land grant
- County thinks the rights reverted to Coast Dairies; rights on a 5-year basis
- Dam – does it need to be rebuilt?
- County owns ROW
- Talk to Caltrans about road crossing on Highway 1 and best way for people to get across
 - *Stoplight*
 - *Can we do something at hospital?*
 - *Need crossing at plant and in Davenport*
 - *Could consider an overpass*



- *Could consider an underpass*
- Rail trail needs to extend to the site +1
 - *Rather than stopping at Davenport*
- Want State Parks, BLM, Co-Star, RTC Land Coordination – should have a meeting with all agencies
- Current infrastructure needs updating
- Future uses need to be sustainable

Case Studies/Examples

- Architect in Spain – cement plant/factory conversion
 - *50,000 sq. ft. to start; building to 150,000 sq. ft.*
 - *Tower - reuse*
- St. Louis Architect: old mine conversion into amusement park
 - *Downtown Exploratorium*
- Tannery Arts Center +1+1
 - *North of Highway 9 and 1 (red barn color)*
 - *Good example – series of buildings*
 - *Artist housing*
 - *Model of what might be done*
- Wrigley Plant
 - *Arts mixed-use, over 100 sq. ft. and 2 stories*
- Texas Instrument Plant
 - *Adapted to new uses*
- Lipton Plant
- Oatmeal Hotel in Acron, Ohio
- Deer Valley and Park City is a good example for Mountain looking stewardship
- Newport Banning Ranch – read CCC report
- Annieglass
 - *Converted warehouse in Watsonville*
 - *Stained glass*
 - *Wine, artist and agriculture*



Other Comments

- Local pride: rich history and good food
- This could be a flagship project that could help the community
- Education – federal education
- If site was a hub
- What is capacity?
- What are the uses?
- Worried about fires
- Direct future trails away from San Vicente Creek
- The accumulative impacts of all the plans: Rail trails, Twinlakes, Monument, County Parks; getting the flow right is important
- Using native landscape
- Concha Munoz 3rd generation Davenport resident – too many people currently – do not need more
- Aviation concerns
- Use the rail system
- Look at manufacturing building downtown renovated into internet provider
- Look up National Monument website and read what the opposition is concerned about. Maybe the CEMEX site could help solve their concerns.
- BLM is looking at access points and parking near Warnell Truck Trail
- Cross agency coordination between Land Trust, RCDs, BLM, State Parks, San Mateo County, and Santa Cruz County.
- BLM would be interested in participating in trail head, parking area, and public restrooms.
- County looking for grants to rebuild Headworks; \$475,000 from State
- Longs Marine Lab – North of Santa Cruz
 - *Big fight surrounding land had to be given away*
- Outreach – intense investment; don't like changes
- Hub for whale watching
- Read National Monument comments on EIR for advice
- County has been good to work with, CEMEX wants to exit community and leave something behind to benefit community
- Planned Land Trust trails ends before the Coast one mile up – 30 miles of bike trail
- Land Trust plan – sticking point no campfires
- Coast Diaries – 30 miles
- Proposals in past for hospital site
- 70 homes in old town
- Pedestrians back and forth between site and Davenport
- How much revenue is needed for funding to have a new prison?
 - *\$700k for 3 staff and 24/hr.*
- What is trip point between ADU vs. real estate?



Miscellaneous

- Davenport needs to have a say about future use docents from Davenport and Bonny Doon/North Coast landowners
- Condition of State Parks is poor – no upkeep – no money from State; monument will only draw more people and there are not sufficient funds to maintain it
- Future users need to be a part of a larger scale plan
- Preserve character +1 and caretaking of the land
- Restore entire site
- Six mega mansions/large homes +1
- Site should support itself financially
- Would like to see nonprofits use site
- Any use could contribute to a mitigation fund to maintain area, i.e., trash, traffic, etc.
- Gas station
- General store/market
- Relocate Post Office to site? Needs a bigger space.
- Walkway under the road to access the beach; tunnel access
- Residential would be responsible; keep eyes on the street to prevent vandalism
- Share the site between Cal Poly and UCSC to provide educational programs +1
- Additional sheriff station (substation)/ fire station
- Not opposed to future use
- Wants future use to benefit the community
- How can future development help Bonny Doon?
- Storage shed covering for park maintenance equipment for trails for County and Sheriffs and BLM, local RCD (Recourse Conservation District; maybe CalFire); store on-site pole barn
- Store equipment in the plant
- Keep heliport for emergencies +1
 - *Medical helipad*
- School has historical documents about use of the site
- Reuse of the site can help keep school open by providing money
- Three main hopes: need a good tax base to help the school property tax
- Would like a symbiotic relationship with new use
- Bring bike path up to Cement Plant
- Multi-use +1
- Horse access
- Davenport Community Center
- Must be political tenable
- Possible green demonstration project
- Honor history and look toward the future



- *Historic contributions - plant helped Pearl Harbor (before WWII), Panama Canal, Golden Gate Bridge, and rebuilding of Santa Cruz after earthquake*
- *Historic information – honors diversity and history of North Coast*
- Agriculture tourism possibility
- Open to revenue generating uses if a package of uses with high priority is ensured
- Want something small scale
 - *Concern about scale of future uses*
- Gradation of uses (\$)
- Nature center/interpretive
- Reverse engineering of economic model
- Would like future users to be self-contained
- Proposed path to school through site from New Town; connect old town and New Town
- Market on-site (local produce)

DAVENPORT CEMENT PLANT

Community Workshop #1 Summary

Thursday, November 10th 2016

Approximately 90 community members attended a workshop held at the Swanton Pacific Little Creek House on Thursday, November 10th, from 6:00 – 8:00 p.m. This event was the first public community outreach meeting for the project. The evening, facilitated by the County's Restoration and Reuse Plan consultants RRM Design Group, began with a general project overview and review of the project's projected timeline and outreach process, as well as a brief history of the Cement Plant. Site Opportunities and Constraints were presented before further discussion of ideas and issues concerning the site.

A group brainstorming exercise followed the presentation, allowing community members to voice their ideas, issues, and concerns on key topics. The topics were organized into five categories.

- Future Uses
- Site Constraints and Environmental Issues
- National Monument Trailhead
- Circulation and Access
- Other Ideas and Issues

During the brainstorming exercise community comments were recorded on the five topic banners. Upon completion of the brainstorming exercise, each participant was given 15 green and three (3) red sticker dots. The green dots were used to show support for the idea, use, or concern while the red dots represented low priority or items not favored.

Top priority items included ideas about potential future uses of the site, ranging from visitor-serving uses, preservation and protection of land, low-impact industrial uses, public safety services, and/or educational/informational component(s), amongst various other propositions. Site constraints and environmental concerns arose in regards to on and off-site circulation and traffic, impact to surrounding communities, and school and emergency service capacities. With regards to the potential National Monument Trailhead the community expressed a special desire for providing parking, bathrooms, and visitor center on the CEMEX site, while also stressing the importance of limiting capacity, access, and impacts to the site and surrounding area. Accessibility was a major theme brought to light, with the need for safe pedestrian access across Highway 1, as well as integrating a multiuse trail system, creating a Circulation Management Plan, and improving regional transit. The brainstorming exercise informed the Reuse Plan Team of the community's interests and priorities and will help guide and shape Reuse Plan alternatives for the Cement Plant site.

The workshop comments have been organized by topic below and attached are the Idea and Issues Brainstorming Exercise Comments and recordings:

General Comments - Written Comments Submitted

1. Assurance of water rights for the town and property ultimate use(s)
2. Bring tax base back
3. No 24-hour lighting
4. Any use should have sustainable power systems
 - Example: solar or wind
5. Assure proper zoning according to use

6. Keep character of area and town intact
7. Perhaps a permit system to limit capacity and impact on adjacent property access
 - *This pertains to possible open space trail use and access*
8. There are very little affordable farmworker accommodations
9. With more people coming to area, safety and security for neighborhoods a concern
10. Day use only for adjacent trail access
11. Would prefer no camping on-site
12. Any intended reuse should be cohesive with the surrounding environment of the plant
13. Tremendous opportunity for green technology, climate, and nature education, regardless of monument
14. Ensure Warnella crossing is kept open, as it is the safest access
15. Several of the suggested uses for this site may be feasible, if it became an education facility.
16. Concern about sewer and water
 - *Specifically, that Davenport residents would pay more than what is presently paid*
17. Nice presentation
18. Well organized
19. Good first meeting, thank you for encouraging us to think big
20. Museum to honor historical use of the plant – maybe use the hospital?
21. Water rights issues need to be determined prior to usage decision
22. Plan should include a diverse range of uses based off:
 - *Minimizing additional traffic impacts to Highway 1 and the local community on the weekends*
 - *Minimizing disturbance to the residents of Davenport, while bringing some additional benefits*
 - *Economic feasibility to create some tax revenues that can help support community and County services*
23. Good site or portion of for Research and Development with potential positive benefits
 - *Majority of additional traffic would occur during the week and be relatively light during the weekend. The amount of additional traffic for the economic revenue generated would likely be less than other types of uses.*
 - *Bring more consistent flow of business to the local eateries and provide the County with jobs.*
 - *A successful business could generate significant additional tax revenues.*
 - *The type of R and D JoBen Bevirt proposed with his flying car and any associated manufacturing might be unobtrusive to the community. Probably would be all indoors and not polluting or use large amounts of water. Factors such as noise levels and disturbance could be controlled.*
 - *The strong motivation to keep the business local might mean that they would be more willing to put additional resources towards re-developing a portion of the site.*
 - *Having interest in the site sooner, rather than later would help get the site up to better environmental standards more quickly.*
 - *If a company did outgrow the site, then having reasonable restrictions for noise, traffic, pollutants should help mitigate the concern voiced about "what if they left?"*
24. Two alternatives
 - *Alternative One: JoBen Bevirt to use entire site for Research and Development proposal*
 - *Alternative Two: A diversified approach that includes Light Manufacturing, commercial uses, and public amenities (trailhead, parking, restrooms, small visitor center and/or museum, trail connection between New and Old Town, and/or community center)*
25. Trade school to allow for hands on learning
26. A temporary log delivery yard

Davenport Cement Plant
Final Technical Background Report

Community Workshop # 1 - Dot Exercise Results November 10th, 2016		
CATEGORIES	GREEN DOTS Support 	RED DOTS Low Priority 
Future Uses		
Emergency Services and Operations and Public Safety	28	0
Keep agriculture land Agriculture	27	0
Solar/Biomass/wind energy sources	27	2
History Museum	24	0
Conference Center – Educational o <i>Asilomar</i>	22	0
Community Center	21	0
Extend bike trail	21	1
Farmers Market	19	0
Research and Development Facilities (Joby Aviation)	27	8
Horse and trailer staging	18	0
Small scale manufacturing/ Light manufacturing incubator space	23	6
Community garden/victory garden	16	0
Cal Fire needs	15	0
Park	15	0
Grocery store	14	1
Live-work space	14	1
Post Office	13	0
Bike shuttle	13	3
Mixed-use/climate education theme	12	0
Farmworker Housing	12	0
Retail and restaurant uses o <i>Local food produce</i>	12	1
Native American cultural center	12	2
Bathrooms/Parking (see also National Monument category)	10	0
Like Marin Headlands Center for Arts	10	2
Mid-scale Food Processing	9	0
Educational use	9	0
Pool	8	0
Use tower for cell service and/or navigational purposes	8	0
Visitor accommodations (see also Visitor Center under National Monument)	8	2
Movie production	8	3
Health Clinic	7	0
Agricultural infrastructure and services	7	0
Variable uses	7	0
Recycle Center/local feed stock	6	0
Botanical gardens/museums o <i>Ecotourism</i>	6	0
Dog park	6	2
Downhill mountain bike	15	9

Community Workshop # 1 - Dot Exercise Results November 10th, 2016		
CATEGORIES	GREEN DOTS Support 	RED DOTS Low Priority 
Future Uses Continued		
Adaptive reuse/working museum o CEMEX equipment	5	0
Compost production	4	0
Restoration/Open Space/Restore	4	0
Frisbee golf	4	4
Fire lookout/station	3	0
Fiber optic cable	2	1
Eco-resort	1	3
Senior housing	0	1
Restaurant at top of tower	5	7
Camp site	12	15
Marijuana plant	4	15
Medical Marijuana Research and Development	0	15
Desalination Plant	0	20
Homeless Shelter	2	27
Site Constraints and Environmental Issues		
Consider impacts to region	19	0
Carrying capacity should be considered	14	0
Buffer for New Town - park/open space	11	0
Fire and smoke camping issues	7	0
School Capacity	7	0
Environmental protections o Local/State o Non-EPA	7	0
Limitation of existing emergency services	7	1
Potential noise and/or smell of Industrial uses	2	2
Study traffic/bikes/pedestrian	1	0

Community Workshop # 1 - Dot Exercise Results November 10th, 2016		GREEN DOTS	RED DOTS
CATEGORIES		Support 	Low Priority 
National Monument (adjacent open space)			
Limit capacity/access/impacts		19	0
Bathrooms (see also Future Uses)		17	0
Visitor Center		16	4
o <i>Bring trailheads to site</i>			
Parking (see also Future Uses)		6	0
Circulation and Access			
Safe access to Coast across Highway 1		24	0
Look at Warnella crossing		23	0
Corridor from New Town to Old Town (safety for children)		15	0
Integrated trail planning - multi-use		15	0
Connectivity to Rail Trail		8	0
o <i>Fund Rail Trail to extend to Cement Plant</i>			
Problem with uncontrolled left turns into Cement Plant - from the southbound direction		7	0
Improve regional transit		6	0
Overall Circulation Management Plan		6	0
o <i>Including pedestrians, bikes, and cars</i>			
Class I bike trail		8	2
Other Potential Opportunities			
Fiber optics		2	0
Net-zero energy		2	0
Gas line on-site		2	2

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4 Market Conditions



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ECONOMIC & PLANNING SYSTEMS

Opportunities and Constraints

The following report, completed by Economic & Planning Systems (EPS), provides an in-depth analysis of market studies, project feasibility analyses, public-private partnership opportunities, and infrastructure financing strategies to deliver advisory services that are comprehensive, strategic, and implementable. The Market Conditions Analysis focuses on potential economic drivers for the Davenport site, potentially including recreation uses, resort or hospitality uses, retail uses, and ancillary housing uses. EPS evaluates trends in coastal recreation and tourism, and analyze real estate market data such as property value and revenue generation (i.e., sale prices and lease rates), occupancy rates, new development deliveries, and space absorption trends. This analysis will assist the Restoration and Reuse Team in developing viable reuse opportunities for the site that incentivize the landowner to redevelop the site with a project that meets their needs and provides a community benefit.

The Economics of Land Use



Revised Draft Report

Market Conditions and Reuse Opportunities for the Davenport Cement Plant Site

Prepared for:

The County of Santa Cruz
RRM Design Group

Prepared by:

Economic & Planning Systems, Inc.

February 24, 2017

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1. INTRODUCTION AND KEY FINDINGS

While the closure of the Davenport cement plant in 2010 resulted in lost jobs and a decline in tax revenues for the County of Santa Cruz, the now inactive 100+-acre site is an opportunity for reinvestment. Located on a near-pristine stretch of northern California coastline, but only 11 miles from the City of Santa Cruz, 43 miles from San Jose, and 67 miles from San Francisco, the site and its environs offer a respite from urban life and world-class recreation, within an hour and a half drive of roughly 4.5 million people.

The County of Santa Cruz retained Economic & Planning System (EPS), as part of a team led by RRM Design Group, to assist with the preparation of a Coastal Restoration and Reuse Plan for the cement plant site. This initial assessment of market conditions and reuse opportunities seeks to provide essential, foundational local and regional market information and preliminary reuse recommendations. The report focuses on five primary land use types EPS agreed upon with the RRM team, including hotel, retail, office, industrial/flex, and residential uses.



Aerial photograph of Davenport, California

This report contributes to a broad “Technical Background Report” for the site, with the principal goal of establishing existing market conditions. In subsequent tasks, EPS will coordinate with the RRM team to prepare detailed development options for the site and to evaluate the financial viability of those alternatives. As part of this future effort, EPS will conduct additional market research, including case study reviews of appropriate and appealing coastal and industrial reuse project models found throughout the US and outreach to the real estate development community to refine reuse concept ideas and to gauge investor interest in the Davenport site.

Key Findings

- 1. Davenport’s primary economic asset is the “quality of place” created by an exceptional coastal environment, local recreational opportunities, and a quaint roadside business cluster, all located within a region that is a well-established tourist destination.***

Residents, workers, and visitors to Davenport enjoy the local restaurants and shops, open space, and coastal recreation that define this small Northern California town. Since the closure of the cement plant, tourism has become the primary economic engine for the town. While the visitor offerings are limited today, the California coast is a world-renowned leisure

destination, and there likely are significant opportunities to leverage Davenport's existing tourism business and natural setting, by redeveloping the cement plant site with visitor-serving uses.

2. *With tourism enjoying a strong comeback from the recession and given the successes of tourism-driven projects on the Northern California coast, the site is well-positioned to support visitor-serving uses, including lodging, retail, and recreation activities and land uses.*

California's coastline and the celebrated Highway 1 travel route attract visitors from throughout Northern California as well as domestic and international visitors. But even with millions of visitors per year, there likely is untapped potential to grow tourism and hospitality at strategically located sites. Davenport is well-positioned to enjoy new investment in hospitality, retail, and recreation businesses. While there is only one lodging establishment in Davenport, tourism trends in Santa Cruz to the south and in San Mateo's Coastsides Region to the north, suggest greater potential for Davenport. Today, there are over 1,000 rooms in lodging establishments on the coastline from Half Moon Bay to Capitola, with a strong 75 percent occupancy rate and rising room rates revealing good market strength. The coastal lodging market consists primarily of leisure-oriented establishments and some business-serving accommodations, as well as recreational vehicle (RV) and tent camping options. Based on tourism forecasting, travel spending in Santa Cruz County is likely to grow by roughly nine percent over the next five years (in real-dollar terms).¹ Hotel demand is anticipated to outstrip hotel supply in the county after 2023, accounting for two new hotels that are under construction in the coastal market. However, a unique hospitality concept that complements the existing market and serves as a new destination could potentially be achieved at an earlier date.

3. *With increasing tourism and additional lodging, Davenport likely could continue to build on its eclectic base of existing businesses, by introducing new restaurants, retail, cultural, and educational offerings.*

In addition to lodging uses, retail, restaurant, and cultural land uses also would capitalize on increasing tourism and increase the draw of the site. Davenport currently supports a modest number but diverse mix of local- and visitor-serving establishments that offer a model for the gradual expansion of the local business tapestry into the cement plant site. With restaurants including the Davenport Roadhouse Restaurant and Inn, Whale City Bakery, and Davenport Café; galleries and artist studios including Lundberg Studios, Lind Schauble Pottery, Davenport Gallery, and Contemporary Art Glass; in addition to the Bonny Doon Vineyard Tasting Room and Arro's Country Store, Davenport already is a compelling visitor destination. In Santa Cruz County, available retail real estate is in short supply with market vacancy of only three percent. A restaurant, retail, and cultural use program at the cement plant site could build on the success of existing Davenport businesses by including complementary consumer outlets and not-for-profit establishments (e.g., visitor services, interpretive center).

¹ Derived from travel demand forecasts prepared by the Bureau of Economic Analysis and the US Travel Association.

4. *Historically Davenport has not been a development area for Santa Cruz County due to natural resource and infrastructure constraints as well as restrictive coastal land use policies, but the cement plant site offers an opportunity for growth.*

Davenport is essentially the same population today as in 2000. Santa Cruz County has added 20,000 residents since 2000, primarily in the cities of Santa Cruz and Watsonville.

Employment in Santa Cruz County, though up 10 percent from the post-recession low in 2011, has nearly returned to year 2000 levels. Accordingly, new development in the County has been modest, and there are few examples of major projects outside of incorporated areas. Despite slow growth trends, the vacant cement plant site offers a unique opportunity to capitalize on an underutilized, existing coastal site deserving of reuse and development.

5. *While Santa Cruz was hard hit by the recession, the county has enjoyed relatively robust job growth in health care, accommodation and food service, and manufacturing sectors in recent years, trends that have positive implications for the reuse of the cement plant site.*

Since 2000 the Health Care and Social Assistance sector has been the leading source of new jobs in Santa Cruz County. This sector has grown by over 5,000 jobs since 2000, with about 3,250 of those jobs added between 2011 and 2015. Employment in the Accommodation and Food Services sector also has added a noteworthy number of jobs since the turn of the century, with over 1,500 net new positions since then. While the Manufacturing sector contracted substantially between 2000 and 2011, the industry is rebounding and has added nearly 1,400 jobs in the county since 2011. These bright spots in the regional economy are informative to planning of the cement plant site, and associated, supportive land uses should be considered.

6. *Most commercial activity in Santa Cruz County occurs within the cities of Santa Cruz and Watsonville, and while Davenport is remote and limited in its potential to become a jobs center the cement plant site potentially could support some continued commercial use in the future.*

The recent increase in manufacturing employment suggests potential opportunity for new industrial or “flex” space in the county. The real estate market for these uses currently is tight, due to a combination of leasing activity and reductions in the building stock. Additionally, local entrepreneurs have expressed interest in the site. While it seems unlikely that industrial-commercial uses will be the primary driver of the site reuse program, and possible use conflicts (e.g., noise) will need to be carefully considered as part of the planning process, incorporation of such uses on a portion of the site could make sense. For example, existing industrial buildings could potentially be reused by new industrial/innovation users, with a mix of industrial, flex, and office space. If such reuse can be achieved at low to moderate cost (e.g., in buildings which require only modest updates), there may be an opportunity deliver space at market-competitive rates.

7. *Assuming regulatory clearance, the Davenport cement plant site has the potential to be an attractive second home, active adult/senior living location, or continuing care facility.*

As evidenced by local home values, the Northern California coastline is a very desirable place to live or own a second home. In recent years, a robust recovery in the northern California economy has propelled values. Residents and home owners are attracted to the quaint beach

towns, ocean and open space, and recreation. Despite strong demand for housing, residential development is rare. Barriers to housing include regulatory restrictions and infrastructure constraints. However, in Santa Cruz County, residential construction has been relatively robust in unincorporated areas. Between 2011 and 2015, the County permitted nearly 750 residential units outside of cities, including a mix of single-family homes and multifamily structures. Additionally, residential permitting has been on the rise with 40 percent more permitting activity in unincorporated areas in 2015, as compared with 2011. In addition to traditional, primary-residence housing, the cement plant site presents a good opportunity for second homes, retirement homes, or possibly a continuing care facility, since these residential uses do not require proximity to regional employment centers. A continuing care facility, which includes skilled nursing services, would build on the County's recent strength in the health care sector. Despite these market opportunities, residential development faces potential development barriers due to the site location within the Coastal Zone and likely would have to be planned in conjunction with visitor-serving or other uses allowing for public access.

2. SOCIOECONOMIC CONTEXT

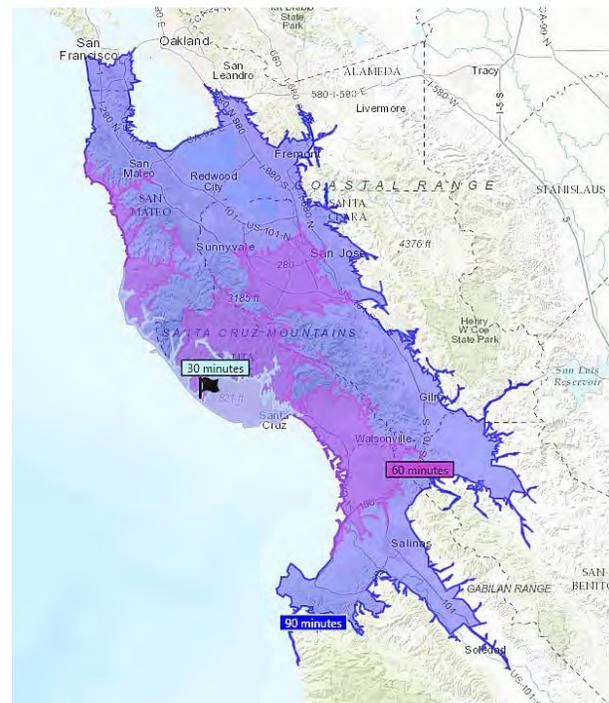
Davenport is an unincorporated town on coastal Highway 1 in Santa Cruz County. Though sited on a near-pristine stretch of northern California coastline, Davenport is proximate to the City of Santa Cruz, and a short drive from San Jose and San Francisco (see map below). Despite its nearness to major population centers, Davenport remains largely undeveloped. The local cement plant, closed in 2010, was the major employer and source of tax revenue in the village. Today, Accommodations and Food Services businesses support more jobs than any other sector, illustrating the changing nature of the regional economy.

Santa Cruz County also has evolved slowly in recent decades, despite the tech-industry led economic booms that propelled growth in the Bay Area during the late 1990s and into the 2000s. Since 2000, population growth in the County has averaged about 0.5 percent per year, about half of the statewide rate of growth. Population growth in the City of Santa Cruz and Watsonville has been more robust at about 1.1 percent per year. Since 2000, the County has only added about 20,000 residents. **Figure 1** presents population trends in Santa Cruz County.

The dominant industry in Santa Cruz County is Healthcare and Social Assistance, with jobs in that field accounting for nearly 15 percent of all jobs. The County's largest health-related employers include Dominican Hospital, Santa Cruz Health Center, Audiology Associates, and Watsonville Community Hospital. Palo Alto Medical Foundation recently completed a Primary Care medical office located on Highway 1 in the City of Santa Cruz. Kaiser Permanent also opened three clinics in Santa Cruz County during early 2017, in Watsonville, Scotts Valley, and Santa Cruz.

Other major sources of employment in Santa Cruz County include the Retail sector, Accommodation and Food Services sector, and Manufacturing sector. In 2000, Retail was the most important employer in the County, but has declined steadily, losing 2,000 jobs over 15 years. This is consistent with broad trends in retail, which have shown the increasing effect of competition from internet businesses on "brick-and-mortar" stores. In comparison, employment

sharply from that low. However, there are fewer Manufacturing jobs in Santa Cruz now than in 2000. **Figure 3** provides a full accounting of county employment by sector. Note that these employment data, from California's Employment Development Department, typically undercount employment slightly.



Access to Davenport within a 90-minute drive

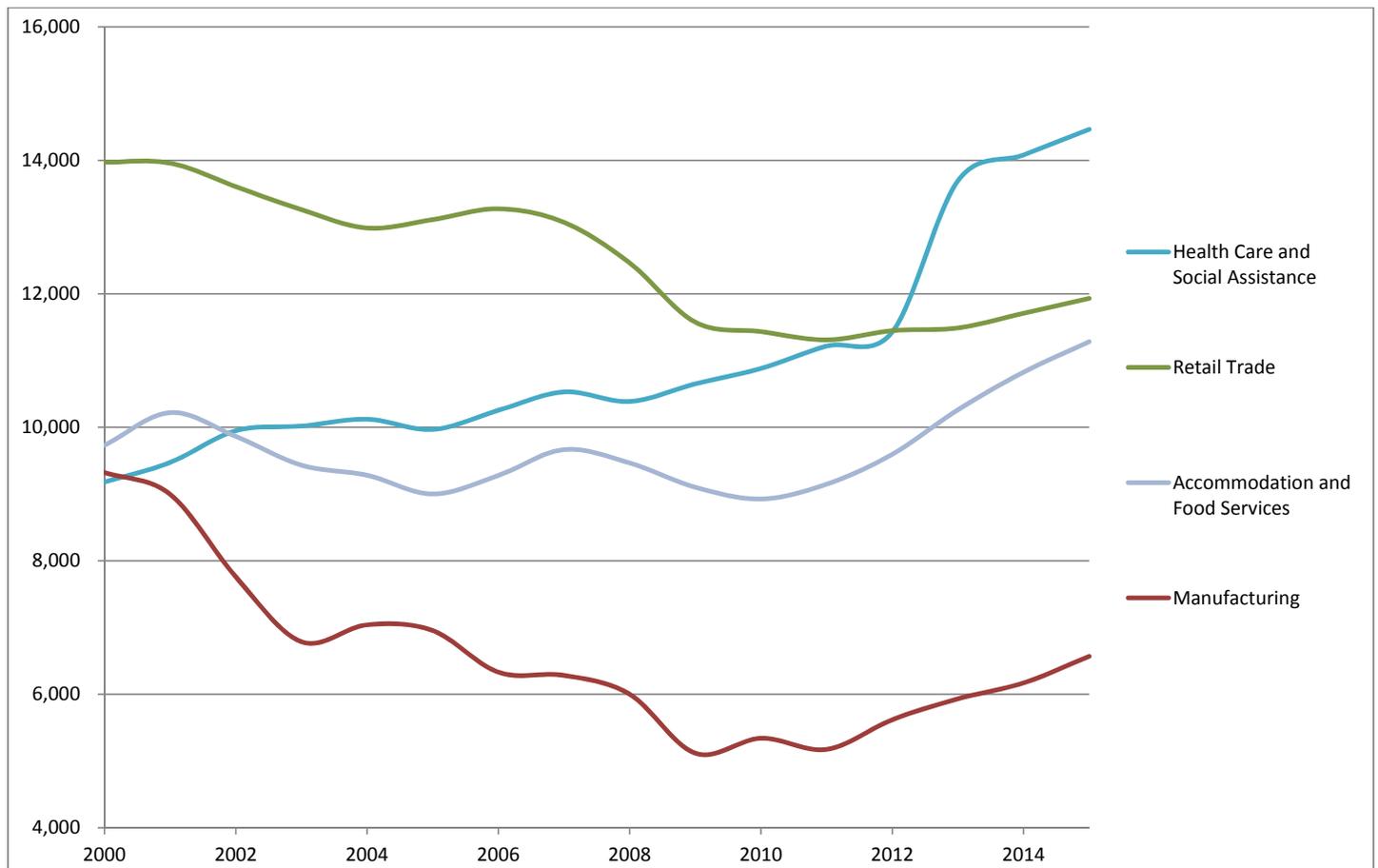
Figure 1 Santa Cruz County Historical Population Growth

Jurisdiction / Item	2000	2010	2015	2016	2000-2010		2000-2016	
					Change	Annual Growth Rate	Change	Annual Growth Rate
Davenport ¹	289	309	303	NA	20	0.7%	14	0.3%
Capitola	10,033	9,924	10,087	10,150	-109	-0.1%	117	0.1%
Santa Cruz	54,593	59,871	63,830	64,632	5,278	0.9%	10,039	1.1%
Scotts Valley	11,385	11,587	12,073	12,143	202	0.2%	758	0.4%
Watsonville	44,246	51,246	52,562	52,891	7,000	1.5%	8,645	1.1%
Unincorporated	<u>135,056</u>	<u>129,615</u>	<u>134,739</u>	<u>136,086</u>	<u>-5,441</u>	<u>-0.4%</u>	<u>1,030</u>	<u>0.0%</u>
County Total	255,602	262,552	273,594	275,902	6,950	0.3%	20,300	0.5%

¹The most recent Davenport population estimate available is for year 2014. Year 2014 data is shown in "2015" column above and 2000-2016 growth reflects 2000-2014, for illustrative purposes.

Source: California Department of Finance, American Community Survey 2010-2014, Economic & Planning Systems, Inc.

Figure 2 Employment Trends in Santa Cruz County



Source: State of California, Employment Development Department, Economic & Planning Systems

Figure 3 Santa Cruz County Employment Trends by Industry

Industry	2000	2010	2015	2000-2010		2000-2015	
				Change	Annual Growth Rate	Change	Annual Growth Rate
Agriculture, Forestry, Fishing & Hunting*	NA	NA	NA	NA	NA	NA	NA
Mining*	NA	NA	NA	NA	NA	NA	NA
Utilities*	NA	156	NA	NA	NA	NA	NA
Construction	4,359	2,936	3,602	-1,423	-4%	-757	-1%
Manufacturing	9,323	5,341	6,569	-3,982	-5%	-2,754	-2%
Retail Trade	13,972	11,434	11,932	-2,538	-2%	-2,040	-1%
Wholesale Trade	3,644	3,545	3,469	-99	0%	-175	0%
Transportation and Warehousing*	NA	1,272	NA	NA	NA	NA	NA
Information	2,703	900	827	-1,803	-10%	-1,876	-8%
Finance and Insurance	2,109	1,953	2,063	-156	-1%	-46	0%
Real Estate and Rental and Leasing	1,968	1,292	1,480	-676	-4%	-488	-2%
Professional and Technical Services	5,236	3,842	4,045	-1,394	-3%	-1,191	-2%
Administrative and Waste Services	4,075	3,524	4,558	-551	-1%	483	1%
Educational Services	1,089	1,971	1,929	882	6%	840	4%
Health Care and Social Assistance	9,180	10,882	14,465	1,702	2%	5,285	3%
Arts, Entertainment, and Recreation	1,816	1,986	2,203	170	1%	387	1%
Accommodation and Food Services	9,731	8,926	11,283	-805	-1%	1,552	1%
Other Services, Ex. Public Admin	4,065	4,313	3,968	248	1%	-97	0%
Unclassified*	NA	198	538	NA	NA	NA	NA
Federal Government	688	545	524	-143	-2%	-164	-2%
State Government*	NA	NA	268	NA	NA	NA	NA
Local Government	3,510	3,618	4,110	108	0%	600	1%
Total All	101,884	92,333	100,797	-9,551	-1%	-1,087	0%

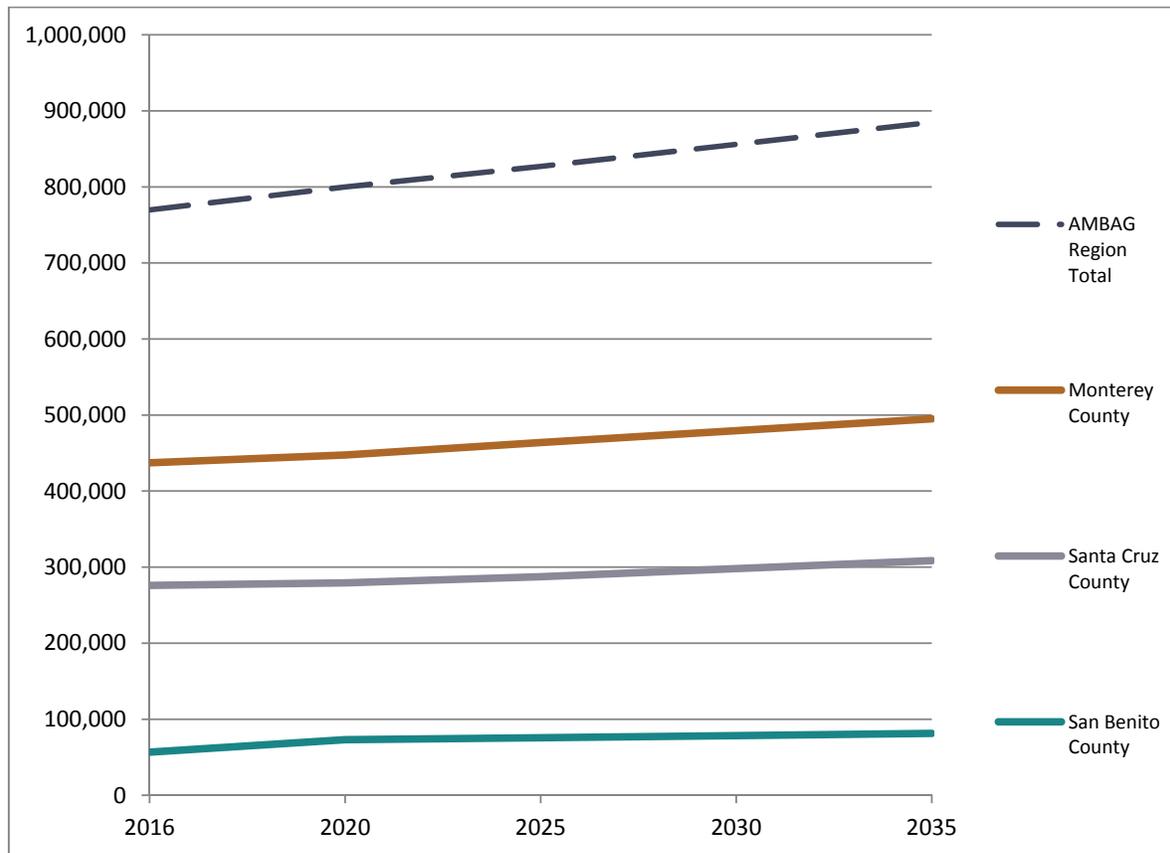
*NA Indicates data is unavailable or suppressed for confidentiality purposes.

Source: CA Economic Development Department, Economic & Planning Systems

Note: While agricultural employment data for Santa Cruz County are unavailable from EDD, data from the U.S. Bureau of Economic Analysis indicate that wage and salary farm employment in the county has ranged from about 6,000 to 10,000 between 2001 and 2015, with peak employment occurring in 2003.

Looking forward, the Association of Monterey Bay Area Governments (AMBAG) projects continued population growth in the region, including in Santa Cruz County. The most recent forecast puts growth in the three-county AMBAG region at about 0.8 percent per year through 2035, an addition of about 115,000 people overall from 2016 to 2035. It is anticipated that most of this growth will occur in Monterey County. The AMBAG forecast projects the greatest rate of growth in San Benito County, although in absolute terms the numbers are relatively small given baseline conditions. AMBAG projects that Santa Cruz County will increase population at a rate of about 0.7 percent per year, which is slightly greater than the growth rate achieved in recent years. Santa Cruz County is anticipated to add over 33,000 new residents between 2016 and 2035.

Figure 4 AMBAG Regional Population Growth Forecast



Source: AMBAG Growth Forecast

3. TOURISM AND HOTEL MARKET

The coastal region of Santa Cruz County is a popular recreation and tourism destination for day and overnight visitors coming for leisure and in some cases for business. Considering Davenport's ideal location on the scenic coastline, tourism and recreational uses are likely to be a significant driver of reuse at the cement plant site. In particular, the site supports convenient access to wide ranging leisure and recreational opportunities, including:

- Beach recreation and surfing;
- Boating, fishing, whale watching;
- Hiking, walking, sightseeing;
- Dining;
- Farm visits and ecotourism;
- Spas and yoga;
- Golf;
- Shopping; and
- Music, theater, weddings, and other events.



View from the cement plant tower

Visitor-serving uses at the cement plant site, along with new and improved recreation opportunities nearby, have the potential to establish a unique destination on the already popular Highway 1 visitor corridor.

A notable site amenity is the San Vicente Redwoods, which consists of 8,500+ acres of protected forest land adjacent to the cement plant site. Co-managed and owned by Sempervirens Fund and Peninsula Open Space Trust (POST), the property will support environmental restoration and recovery, selective timber harvesting, and recreation. In partnership with the Land Trust for Santa Cruz County, Sempervirens Fund is developing plans to open the property for hiking, mountain biking, and horseback riding, making use of the property's miles of unpaved roads and skid trails from old logging operations.

In addition to the open space and recreation assets adjacent to the cement plant site, Sempervirens is assembling "The Great Park," a nearly 140,000-acre open space complex (2/3rds of which already is protected) that includes the open space around the site. A portion of The Great Park has been granted National Monument status, the 5,800-acre Cotoni-Coast Dairies lands. The monument includes coastal prairies, redwood forests, riparian canyons, and grazing lands. With this designation, the cement plant property now is surrounded by National Monument property, which further enhances the site's desirability as a tourist destination.

The classic drive north or south along the Pacific Coast Highway is more than a vacation... it is The Original Road Trip.

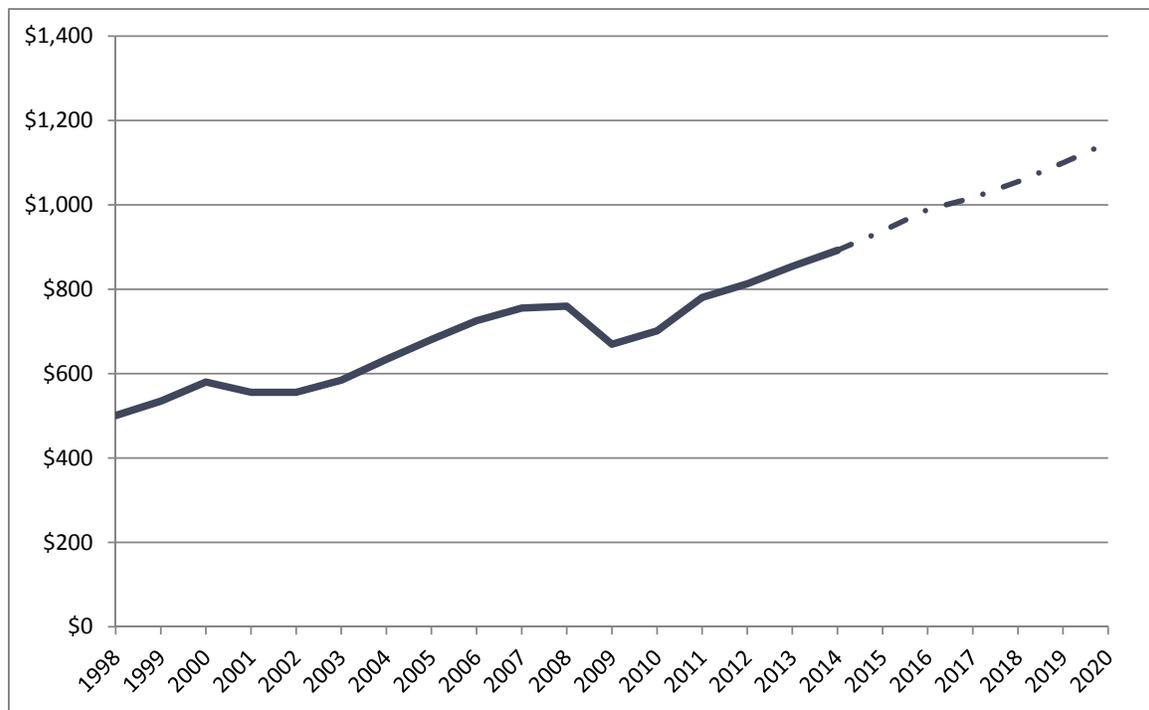
—The Central Coast Tourism Council

Tourism and Business Travel Trends

US Travel Expenditure Trends

Along with stabilizing economic growth in the U.S. and world economy, the US travel industry has steadily rebounded from a cyclical low in 2009. Spending in the U.S. by domestic and international travelers reached over \$900 billion in 2015. The U.S. Travel Association projects that U.S. tourism growth is sustainable. Spending grew at an annual rate of about 5.9 percent from 2010 to 2016, while future annual growth is forecasted to be 3.8 percent. The U.S. Travel Association forecast indicates that travel expenditures in the U.S. will pass the trillion dollar mark in 2017 and could reach nearly \$1.15 trillion by 2020, a real increase of roughly 7.2 percent over 2016 levels (adjusting for likely inflation).

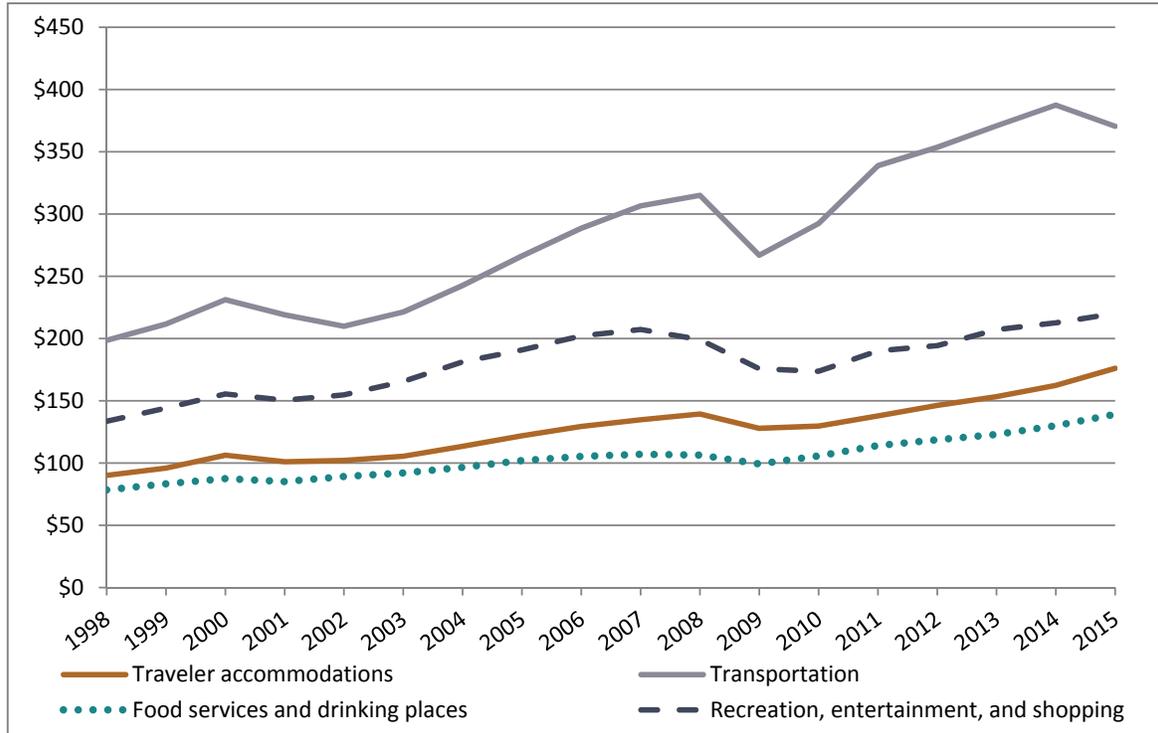
Figure 5 Travel Expenditure Forecast for the US (\$ billions)



Source: Bureau of Economic Analysis and the US Travel Association

The U.S. Travel Association data reveal that travelers spend heavily on transportation, which comprises more than 40 percent of travel expenditures in the U.S. As shown in **Figure 6**, spending on transportation fell sharply during the recession but has grown relatively quickly since. Of the non-transportation expenses, travelers also spend significantly on recreation, entertainment, and shopping. While these expenditures make up about a quarter of total travel spending, they represent over 40 percent of non-transportation expenses. Spending on accommodations constitutes about a third of non-transportation expenditures.

Figure 6 National Travel Expenditures by Type (\$ billions)



Source: Bureau of Economic Analysis

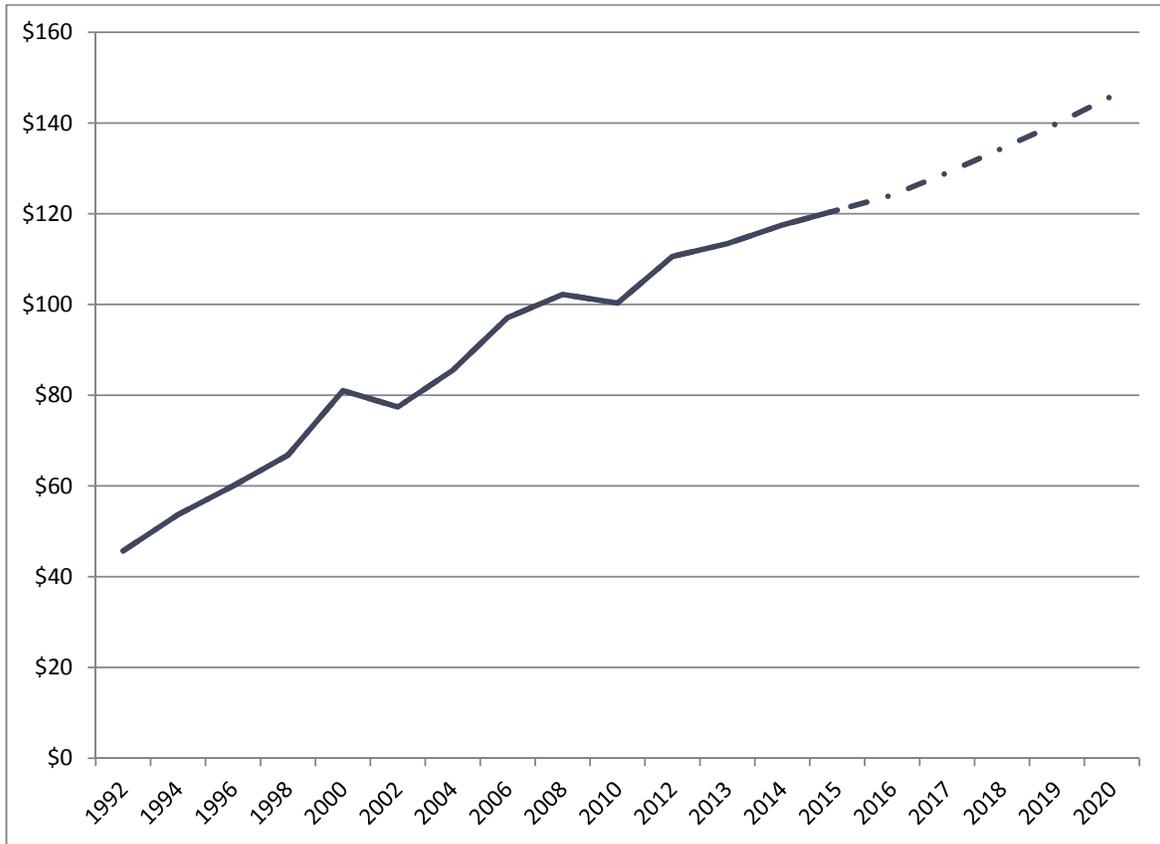
California Travel Expenditure Trends

In California, the tourism outlook is similarly strong to that of the nation. A forecast by Tourism Economics for California anticipates continued growth in tourism, including intrastate, domestic, and international visitors. Available data reveal that travel spending rose at an annual rate of about 4.0 percent between 2010 and 2015. Total travel expenditures in 2015 are estimated at roughly \$122 billion.² The projections indicate that travel spending in California will increase at an annual rate of about 4.1 percent in the near future, with real spending increasing by about 8.6 percent over 2016 by 2020.³ Projected 2020 travel spending in California is nearly \$146 billion, as shown in **Figure 7**.

² 2015 estimates range from \$121.8 million to \$122.5 million.

³ Forecast from Tourism Economics, 2016.

Figure 7 California Travel Expenditure Forecast (\$ billions)



Source: Dean Runyon Associates, *Tourism Economics, Economic & Planning Systems*

Santa Cruz Travel Expenditure Trends

Santa Cruz County tourism and travel spending trends have paralleled statewide trends in recent years, with the County achieving a consistent capture of statewide total spending in 2010 and 2015. Santa Cruz County captures approximately 0.7 percent of total statewide travel expenditures. Assuming that the county’s tourism offerings remain competitive and that the capture of the statewide travel market holds steady, travel spending in Santa Cruz County will pass the \$1 billion mark in 2020.

Figure 8 Annual Travel Expenditures in Santa Cruz County (\$ millions)

Item	2010			2015		
	Santa Cruz	CA Total	Share	Santa Cruz	CA Total	Share
Visitor	\$665	\$92,400	0.7%	\$794	\$111,900	0.7%
Non-Transportation	\$577	\$71,800	0.8%	\$706	\$89,100	0.8%
Transportation	\$88	\$20,600	0.4%	\$88	\$22,800	0.4%
Other**	\$47	\$7,900	0.6%	\$46	\$10,600	0.4%
Total Spending	\$712	\$100,300	0.7%	\$840	\$122,500	0.7%

*All amounts are in Millions of Dollars (\$)

** Other includes resident air travel, travel arrangements, and convention and show organizers

Source: Dean Runyon Associates California Tourism Report 2015, Economic & Planning Systems

Coastal Zone Hotel Market Trends

To evaluate local and regional market strength and development potential for hospitality uses at the cement plant site, this market assessment considers data on hotel characteristics and economic performance. The goal of this review is to evaluate the range of hospitality product types in the coast region as well as the market positioning, pricing, and vacancy rates achieved in recent years, to establish existing conditions in the market area. The data presented below reveal the overall health of the coastal hospitality market and provide an initial read on the market potential for new hotel uses.

In addition, this assessment presents case studies to illustrate the range of hospitality project types that can be found on the coast, today and in the future. These case studies characterize the local projects, but do not necessarily represent proposed project concepts for the Davenport site. A future phase of market research will explore more precisely the hospitality concepts observed on the California coast and nationally that are likely to be appropriate, appealing, and feasible at the cement plant site.

EPS acquired data on occupancy and room rates for a group of 18 selected hotels located in the Coastal Zone, along the stretch of coastline from Half Moon Bay to Capitola. **Figure 9** presents the hotels included in the dataset, while **Figure 10** and **Figure 11** present occupancy and room rate trends, respectively. These data are intended to characterize the overall health of the coastal hospitality market. Intentionally, there is a strong representation of hotels located in less populated, less commercialized areas of the coastal market area. The Davenport site is anticipated to be attractive for coastal, nature-focused and outdoor recreation tourism, whereas hospitality businesses in and around the City of Santa Cruz also benefit from cultural tourism draws such as the Beach Boardwalk, Wharf, downtown attractions, and the University of California.

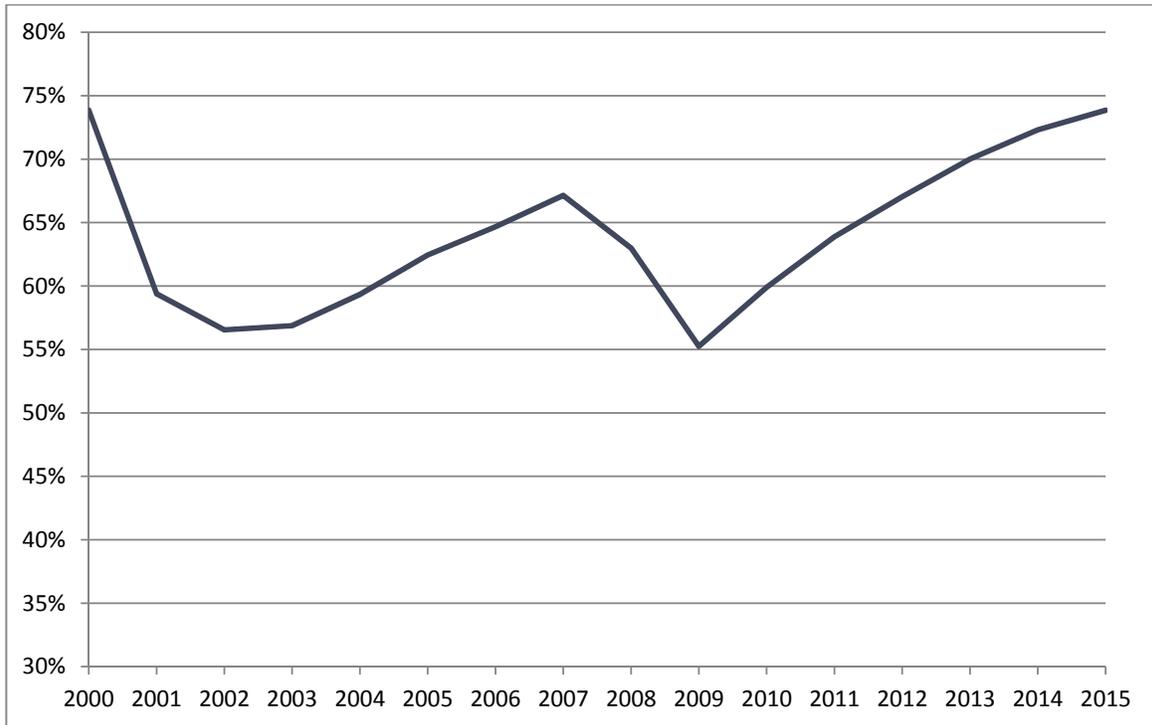
The analysis reveals that while demand for hotel rooms in the region has been increasing, there are few newly-built hotel rooms in the market, especially outside of the cities (e.g., Santa Cruz and Half Moon Bay). Although there are two hotels under construction in Santa Cruz near the coast, the most recently completed hotel in this submarket was delivered in 2011. Further, the average opening year for the hotels in the study set was 1976. As a result of constrained supply, occupancy is up sharply to about 75 percent and room rates now average well over \$250 per night. Looking forward, a planning-level hotel forecast reveals that demand is anticipated to continue to grow and is likely will outstrip existing hotel room supply, including rooms under construction today, by roughly 2023.

Figure 9 Selected Coastal Zone Hotels

Name of Establishment	City	Class	Rooms	Share of Total
Luxury				
Beach House Inn	Half Moon Bay, CA	Luxury Class	54	
Ritz-Carlton Half Moon Bay	Half Moon Bay, CA	Luxury Class	261	
Beach Street Inn & Suites	Santa Cruz, CA	Luxury Class	48	
Dream Inn Santa Cruz	Santa Cruz, CA	Luxury Class	165	
Seascape Resort	Aptos, CA	Luxury Class	<u>228</u>	
Subtotal			756	57%
Upscale				
Half Moon Bay Lodge	Half Moon Bay, CA	Upper Upscale Class	80	
Half Moon Bay Inn	Half Moon Bay, CA	Upscale Class	15	
Costanoa Coastal Lodge	Pescadero, CA	Upscale Class	40	
West Cliff Inn	Santa Cruz, CA	Upscale Class	10	
Coastview Inn	Santa Cruz, CA	Upscale Class	<u>30</u>	
Subtotal			175	13%
Midscale				
Comfort Inn Half Moon Bay	Half Moon Bay, CA	Upper Midscale Class	54	
Seaway Inn	Santa Cruz, CA	Upper Midscale Class	23	
Sea & Sand Inn	Santa Cruz, CA	Upper Midscale Class	22	
Fairfield Inn & Suites	Capitola, CA	Upper Midscale Class	84	
Bayfront Inn	Santa Cruz, CA	Midscale Class	38	
Casa Blanca Inn	Santa Cruz, CA	Midscale Class	<u>34</u>	
Subtotal			255	19%
Economy				
Americas Best Value Inn	Half Moon Bay, CA	Economy Class	27	
Coastside Inn	Half Moon Bay, CA	Economy Class	52	
Capitola Venetian Hotel	Capitola, CA	Economy Class	20	
Carousel Motel	Santa Cruz, CA	Economy Class	34	
Davenport Roadhouse	Davenport, CA	Economy Class	<u>12</u>	
Subtotal			145	11%
TOTAL			1,331	100%

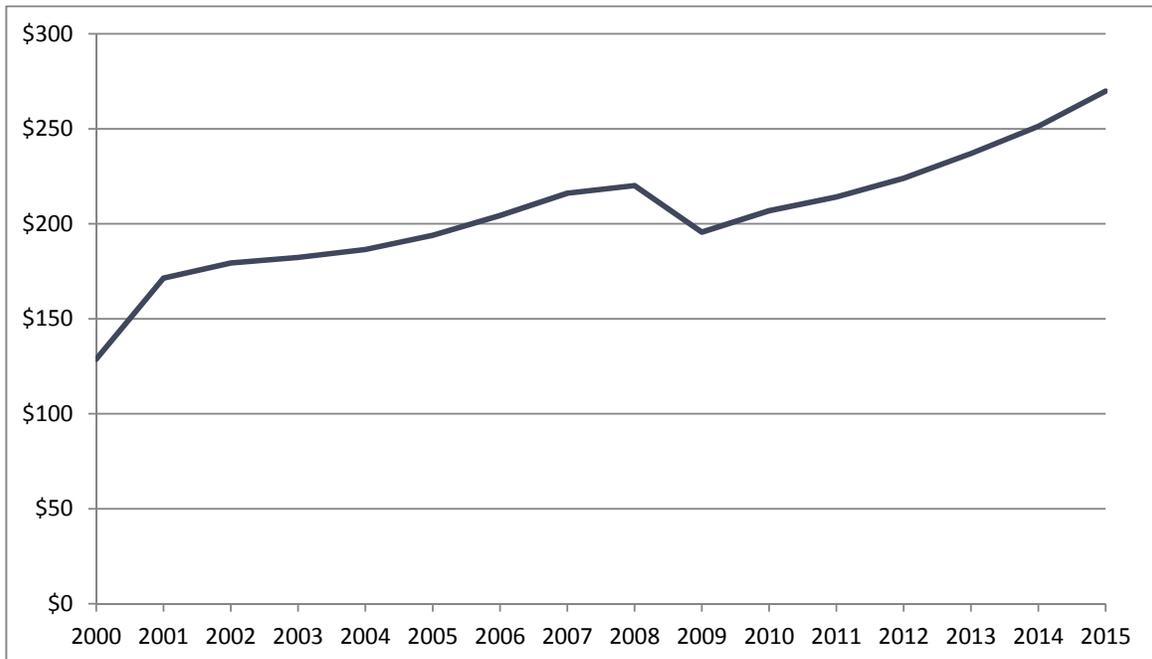
Source: Smith Travel Research, Economic & Planning Systems

Figure 10 Hotel Occupancy Trends in Coastal Zone Market



Source: Smith Travel Research

Figure 11 Average Daily Room Rate Trends in the Coastal Zone Market



Source: Smith Travel Research

Selected Hotel Case Studies

Existing Hotel Properties

Beach House Hotel

The Beach House Hotel is a 54-room luxury boutique hotel with views of Pillar Point Harbor and the Pacific Ocean. The Beach House Hotel first opened in 1996 and is located on El Granada beach adjacent to Highway 1. In addition to four meeting rooms (which feature natural light and fireplaces) there is a 1,800-square-foot function space that can accommodate up to 50 people, available for meetings and events. Massage and other spa facilities also are available onsite. A number of outdoor recreation activities can be coordinated through the hotel, including kayaking, surfing, mountain biking, and horseback riding.



Beach House Hotel, Half Moon Bay

Costanoa

The Costanoa Lodge is a unique accommodations venue located in Pescadero that is marketed as an eco-adventure resort. The resort opened in 1999 after an extensive planning and community engagement process. Accommodations include 40 traditional hotel rooms, 12 cabins, 122 tent bungalows, and 60 RV camping sites. The resort accommodates up to 500 guests per night. Onsite activities and amenities cater to environmentally-conscious and outdoor-oriented patrons. Costanoa hosts events, conferences, and retreats, with optional catering that features locally-and sustainably-grown produce and seafood.



Costanoa, Pescadero

Davenport Roadhouse

At the Davenport Roadhouse, the ground floor is a restaurant offering local and organic California cuisine while the second floor has 12 modest guest rooms. The building was constructed in 1977 as a pottery school, with second-floor student apartments. After a change in ownership in 2004, there were extensive renovations and a reopening in 2006.



Davenport Roadhouse, Davenport

Dream Inn Santa Cruz

The Dream Inn is located on Cowell’s Beach in Santa Cruz, walking distance from the Beach Boardwalk and downtown. The hotel dates from the early 1960s, with a 10-story tower addition added in the early 1970s. A multimillion dollar renovation was completed in 2008.⁴ The hotel features 165 rooms, all with an ocean view, and amenities that appeal to young couples and families alike. The hotel also includes event spaces to accommodate weddings and conferences and an onsite restaurant and bar.



Dream Inn, Santa Cruz

Fairfield Inn & Suites

Capitola’s Fairfield Inn & Suites offers 84 King or Queen sized suites built in 2011. This Mediterranean-style hotel contains a separate living area and a pull-out sofa in each suite. Just under a half mile away from the ocean, the Inn is situated in close proximity to Capitola Mall, as

⁴ Santa Cruz Sentinel, “Dream Inn Open for Business”, G. Bookwater (2008).

well as a large shopping center. Its single event room occupies 1,766 square feet of space and can hold up to 70 people.



Fairfield Inn & Suites, Capitola

Half Moon Bay Lodge

The Half Moon Bay Lodge is located on Highway 1 adjacent to the Half Moon Bay Golf Links. Built in 1976, the Lodge features 80 hacienda-style rooms (many with fireplaces), a 3,600-square-foot meeting space, heated outdoor pool, sauna and whirlpool, and an exercise room. In addition, massages and other spa treatments are available at the nearby Cloud 9 Spa.



Half Moon Bay Lodge, Half Moon Bay

Ritz-Carlton

The Ritz is a 261-room luxury hotel that opened in 2001. It is located south of downtown Half Moon Bay at Miramontes Point and offers views of the coast as well as two championship golf courses. While a similar project is unlikely to be developed at Davenport, the Ritz illustrates the market

potential for luxury accommodations and business-oriented hospitality on the coast. The hotel commonly hosts business functions, weddings and other events, with both indoor and outdoor areas available for a wide variety of group types and sizes. For business groups, the Ritz includes over 17,000 square feet of indoor function space and three outdoor function areas that can accommodate up to 400 people. A comprehensive business center, experienced conference services managers, and conference concierge are available. Dining options include the Navio restaurant, the Conservatory Lounge, ENO wine bar, and the Ocean Terrace. There also is a 16,000-square-foot day spa, six lighted tennis courts, basketball court, indoor heated swimming pool, and a fitness center onsite.



Ritz-Carlton, Half Moon Bay

Seascape Resort

The Seascape Resort was founded and built in the 1960s, and condominium units were added to the property in the 1990s. The Resort is located in Aptos and offers 283 suites and beach villas, each containing a fireplace and kitchen. Additional amenities include private balconies overlooking the Monterey Bay, in-suite spa treatments, gourmet room service, three outdoor pools with spas, a kid's club, and a championship golf course. The hotel is marketed as a family friendly establishment, but also plays host to weddings and special events. The deluxe, beach-view conference center can hold up to 200 people, with fifteen rooms, two executive meeting suites, and full-service catering upon request.



Seascape Resort, Santa Cruz

Selected Pipeline Hotel Properties

Hyatt Place Hotel – Under Construction

Located at 407 Broadway Street in the City of Santa Cruz, the Hyatt Place Hotel currently is under construction. The anticipated opening is spring 2017. The project includes 106 guest rooms and amenities such as a swimming pool, hot tub, gym, business center, and underground parking.



Coastside Inn, Half Moon Bay

Courtyard Marriott – Under Construction

A four-story, 151-room Courtyard Marriott hotel will replace three obsolete motel structures at 321-325 Riverside Avenue in the City of Santa Cruz. Construction is underway at the site located two blocks from the Santa Cruz Beach Boardwalk. The project is anticipated to be completed in during the spring of 2018.



Courtyard Marriott (credit Axis Architecture + Design)

La Bahia - Approved

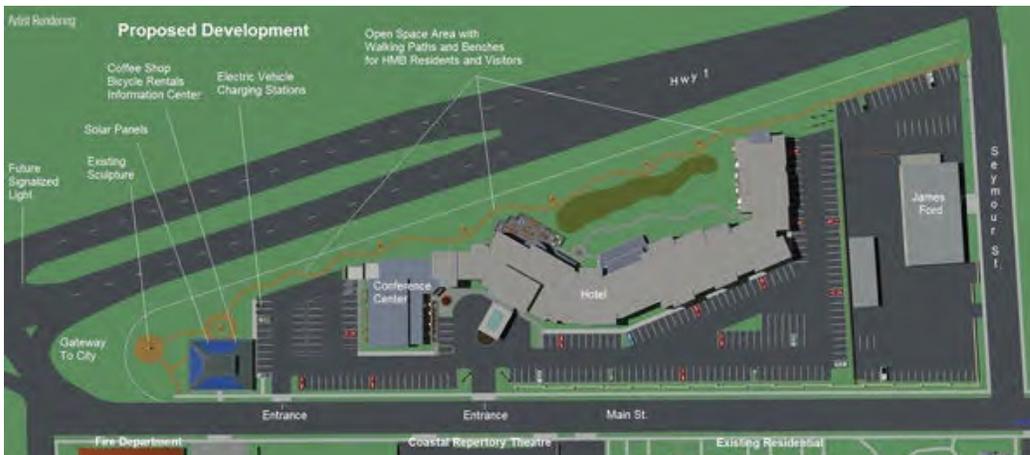
After decades of plans and deliberations, the latest proposal to transform the historic La Bahia apartment building in Santa Cruz's beach area into an upscale hotel, conference center, and restaurant has received approval. The Santa Cruz City Council approved the project unanimously in September 2014 while the Coastal Commission denied further efforts to block the project in December. Fronting the beach near the Santa Cruz Beach Boardwalk Amusement Park, the hotel will include retail space, a restaurant, a spa, a swimming pool deck, and underground parking facilities. The project also will restore and preserve the historic bell tower and southeast building.



Proposed La Bahia Hotel, Santa Cruz

Half Moon Bay Hotel and Conference Facility - Proposed

There is an application for a 148-room hotel with 3,380 square feet of conference space and 2,700 square feet of retail proposed for vacant lot on Main Street in the City of Half Moon Bay. The land owner submitted a permit application in April 2016 and currently is underway with an Environmental Impact Report for the project.

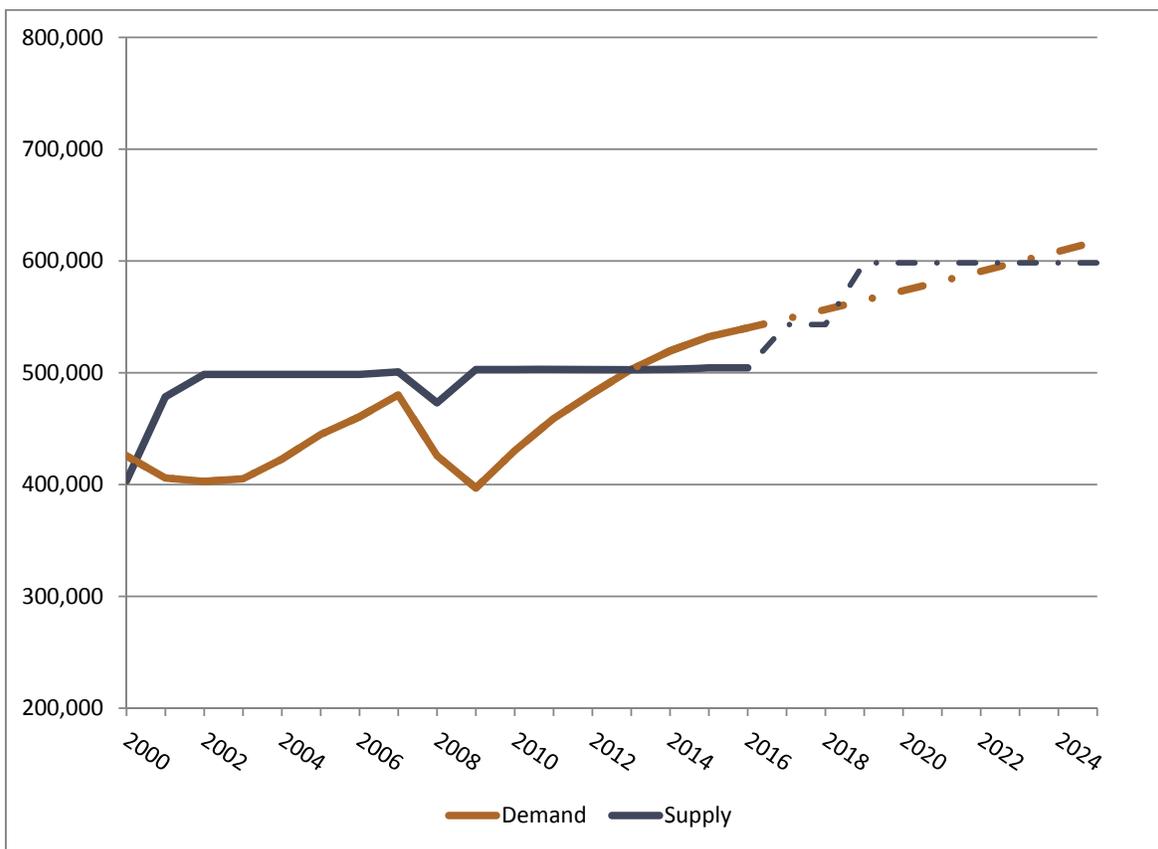


Proposed hotel/conference/retail project site plan, Half Moon Bay

Hotel Demand Outlook

To assess the future hotel market, a preliminary estimate of future unmet hotel demand is considered. The demand forecast reflects historical average annual growth rates. The supply estimates consider known hotel rooms as well as rooms that currently are under construction. The preliminary projection indicates that demand will exceed supply by 2023, as shown in **Figure 14**. However, a unique hospitality concept that complements the existing market and serves as a new destination could potentially be achieved at an earlier date. The demand estimate incorporates a stabilized occupancy rate of 70 percent and does not include potential supply contributions from proposed hotels that are not yet under construction.

Figure 12 Total Annual Room Supply & Demand (Room Nights)



Source: Smith Travel Research, Economic & Planning Systems

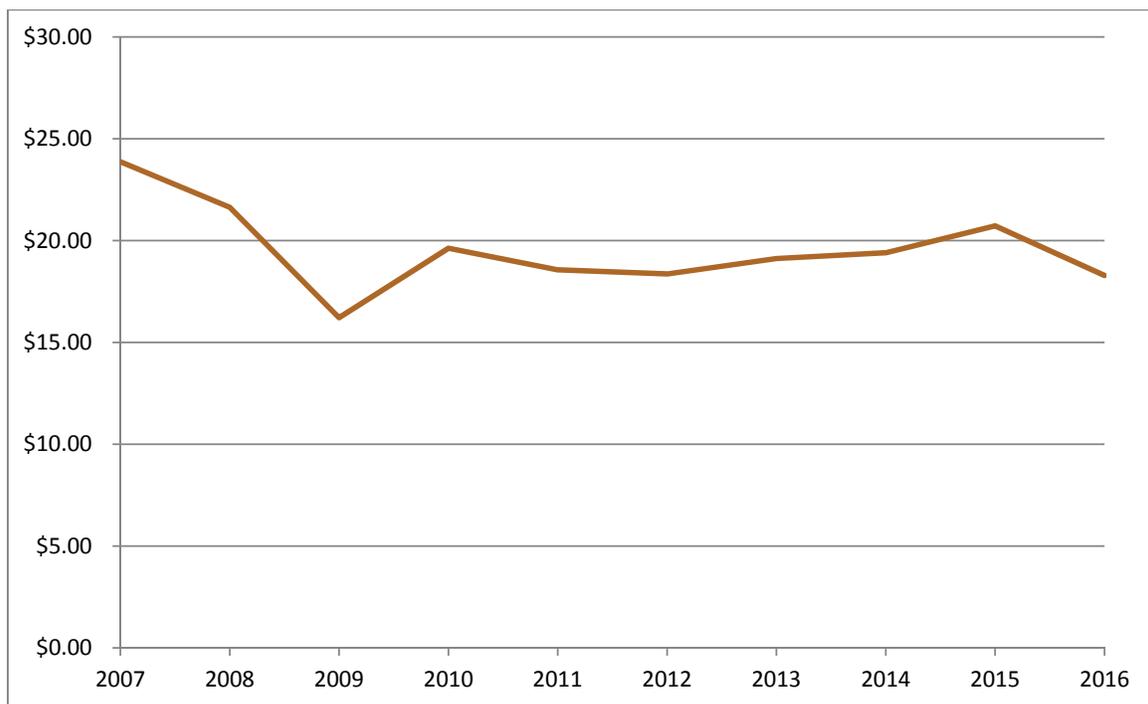
Retail, office, and industrial/flex land uses are potential reuse options for the cement plant site. This section considers market conditions and reuse potential associated with these commercial land uses.

Retail Real Estate Market

While Davenport currently supports just a handful of small retailers and restaurants, the establishments are rich in character and indicative of the unique artisan community there. While, large-format and “formula” retailers are unlikely to be attracted to Davenport, owing to the limited access and low population density, additional unique, local retail may be possible, particularly as an amenity or complement to hospitality development.

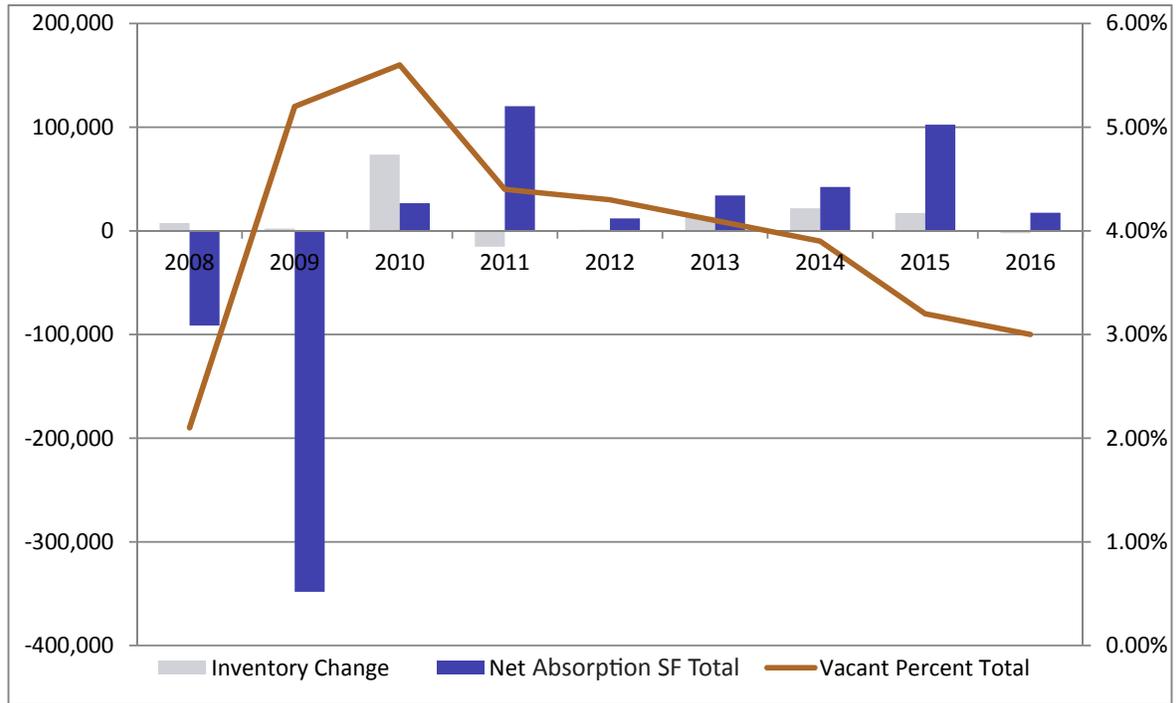
Within Santa Cruz County, retail lease rates range depending on location and format, with the retail around the County exhibiting a wide range of market values. Overall, average rental rates in Santa Cruz County have recovered somewhat since the recession, but have plateaued at approximately \$20 per square foot per year, as seen in **Figure 13**. Deliveries of new retail space have been limited, with just 15,000 square feet of retail space added countywide since 2014. Limited new supply and positive absorption has contributed to very tight vacancy, with a current rate of just three percent, as seen in **Figure 14**.

Figure 13 Retail Lease Rates in Santa Cruz County (annual, NNN)



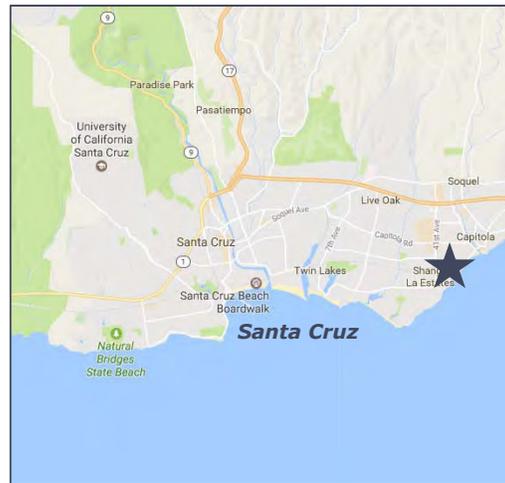
Source: CoStar Group, Economic & Planning Systems

Figure 14 Retail Market Performance in Santa Cruz County



Source: CoStar Group, Economic & Planning Systems

Selected Recent Retail Project in the Coastal Zone



Address 1030 41st Street
Jurisdiction City of Santa Cruz
Building Area 3,240 Square Feet
Year Built 2012

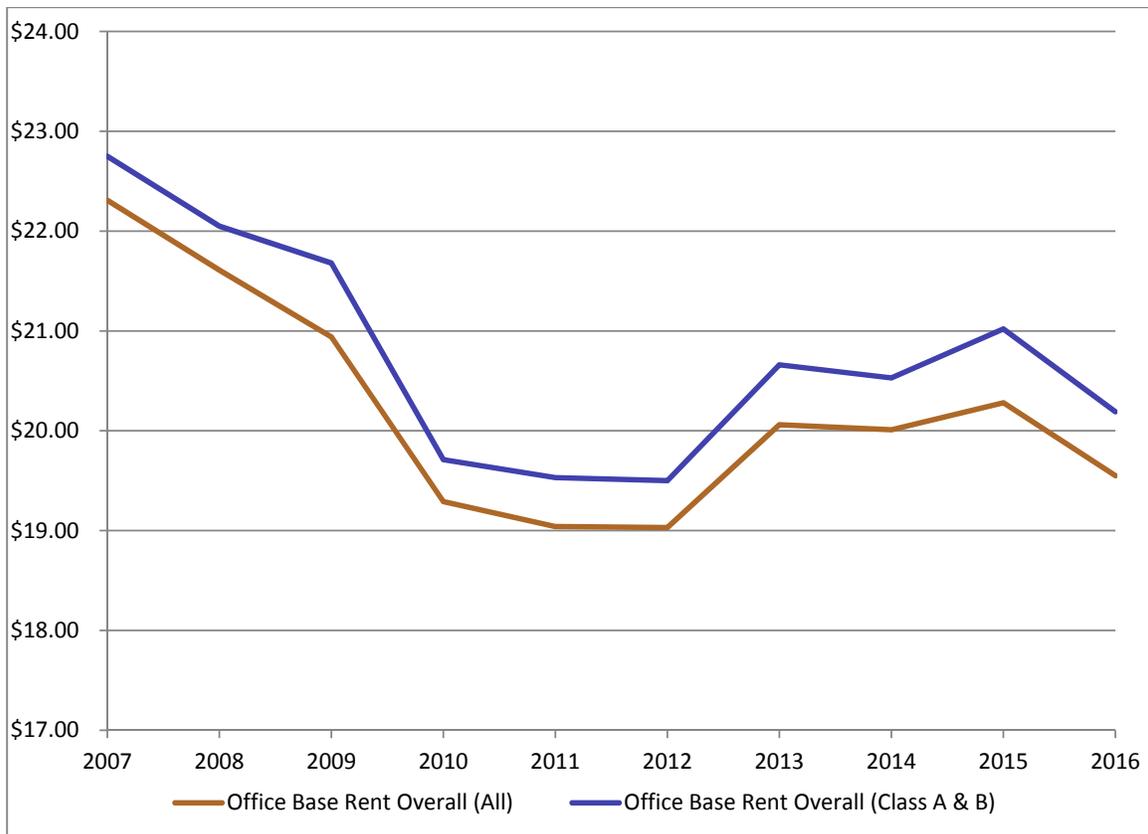
This project is now occupied by a local Santa Cruz brewery that uses the property as a production facility and public tap room. The project is located on 41st avenue, which is a hub of retail and restaurant activity in the eastern portion of the City of Santa Cruz. This case study highlights the potential for unique new retail development in the region, though it is notable that little retail development has occurred in unincorporated areas.

Office Real Estate Market

With minimal job growth in the County, office market conditions have been tepid in recent years. The absorption of space has improved notably since 2012 and vacancy rates have declined, but pricing remains well below pre-recession highs.

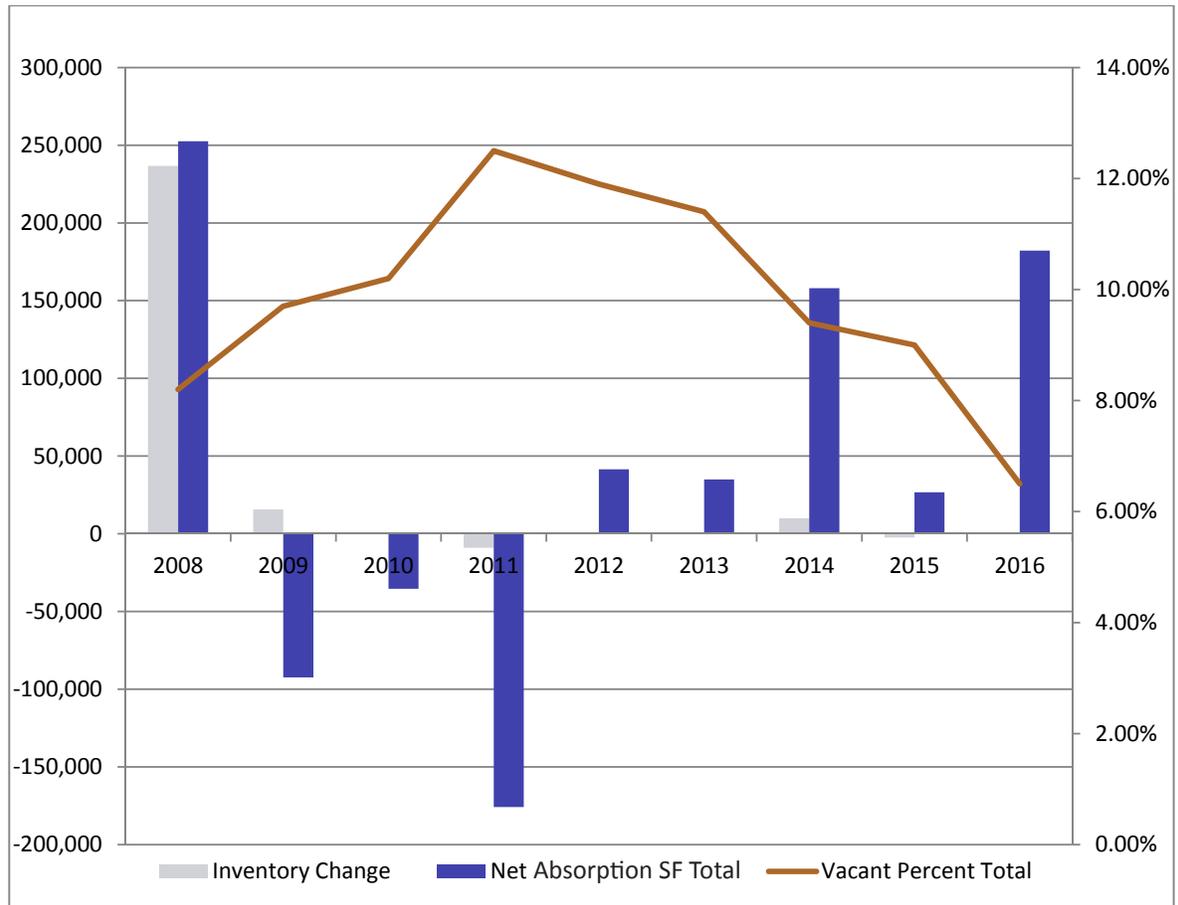
Lease rates for office space in Santa Cruz County have seen modest improvement since cyclical lows of 2012, but are still notably lower than before the recession, as shown in **Figure 15**. There has been just over 7,000 square feet of new inventory added to the office market since 2012, which along with lower pricing has helped vacancy rates to fall to about 6 percent, as exhibited in **Figure 16**.

Figure 15 Office Lease Rates in Santa Cruz County (annual, full service)



Source: CoStar Group, Economic & Planning Systems

Figure 16 Office Market Performance in Santa Cruz County



Source: CoStar Group, Economic & Planning Systems

Selected Recent Office Development in Santa Cruz County



Address 5007-5015 Scotts Valley Drive
Jurisdiction Outlying Santa Cruz County
Scotts Valley
Building Area 15,039 Square Feet (in three buildings)
Year Built 2014 - 2015

This property is composed of three separate office buildings located in Scotts Valley. Most of the space is occupied for medical uses. Two out of three of these buildings are fully leased.

Selected Recent Office Development in the Coastal Zone



Address 200 San Mateo Rd.
Jurisdiction City of Half Moon Bay
Building Area 3,623 Square Feet
Year Built 2014

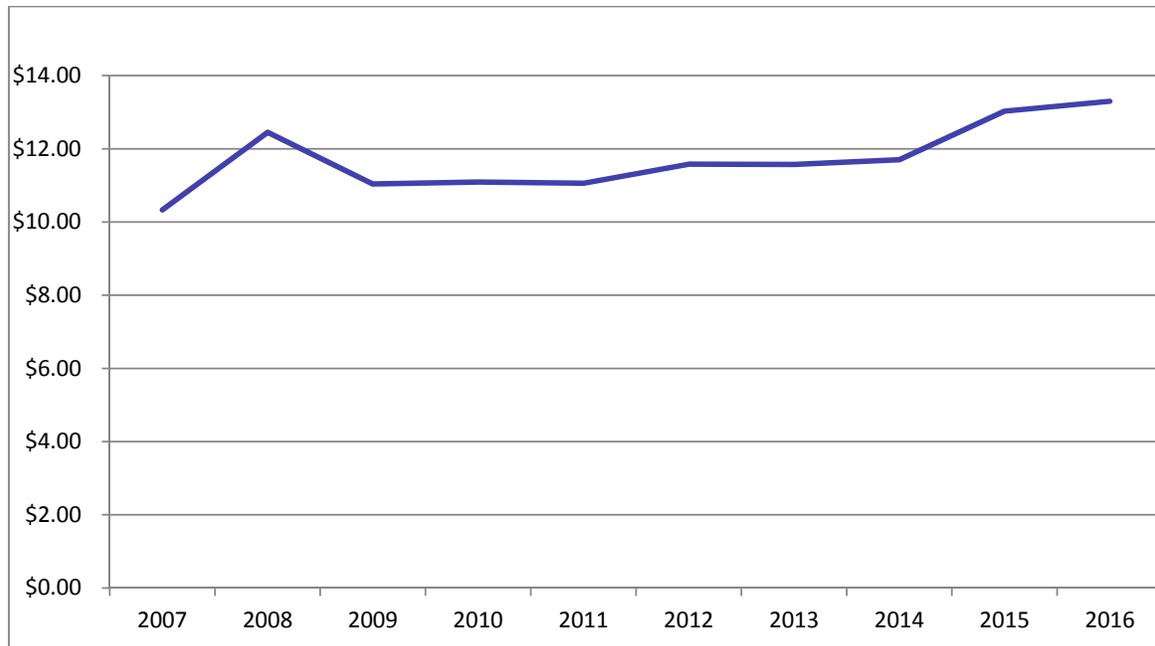
This newly-built office building is located in Half Moon Bay and is surrounded by retail and office uses. The current tenant is Keller Williams Real Estate.

Industrial/Flex Real Estate Market

With the cement plant site’s numerous existing warehousing and industrial spaces, a key consideration of this assessment is the possibility of manufacturing, research, product development, or other industrial/flex reuse options. While Davenport currently does not offer industrial space other than at the plant, this analysis finds evidence of potential for industrial reuse, especially when considering the strong demand and performance of the countywide market. Also supporting this notion for reuse, the Joby Aviation Company has, in the past, expressed interest in the site’s existing industrial facilities to be used for R&D and/or production purposes.⁵

Rents for industrial and flex space in Santa Cruz County have been on the rise in recent years, exhibiting a 20 percent increase since 2011. Available space in the market has been limited, with vacancy of about two percent, largely due to healthy absorption of nearly 680,000 square feet during the period from 2013 to 2015. Vacancy rates and rents also have been influenced by the recent loss of industrial inventory, as approximately 240,000 square feet have been converted to other uses or demolished.

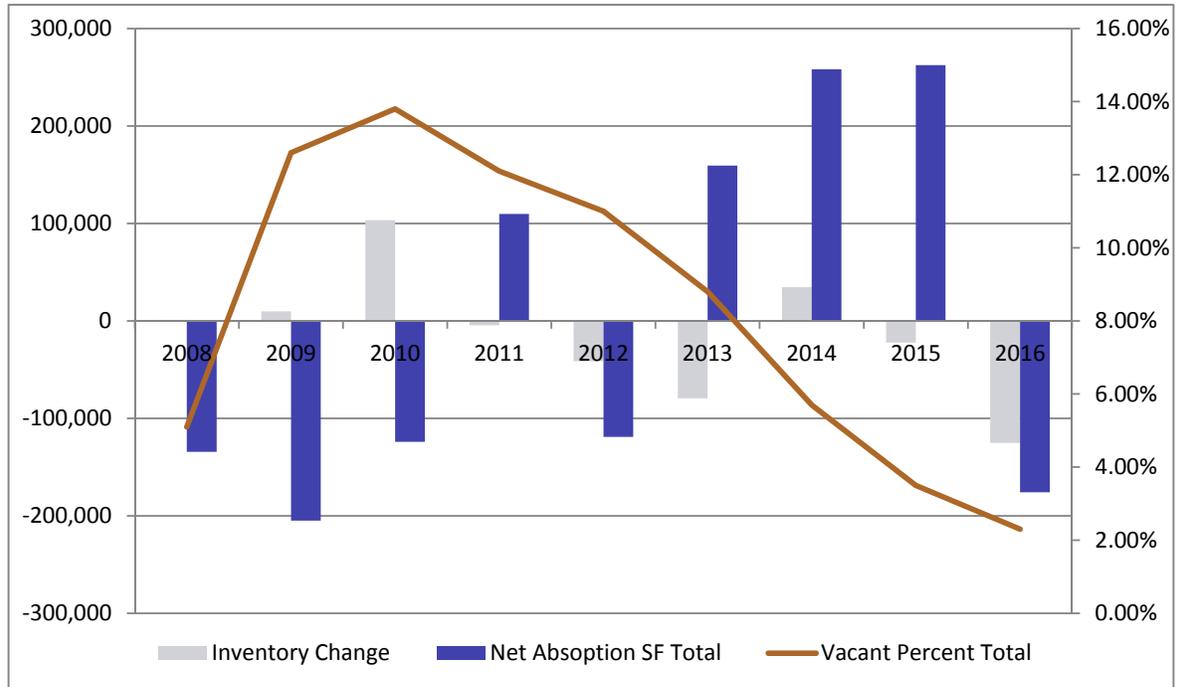
Figure 17 Industrial/Flex Lease Rates in Santa Cruz County (annual, NNN)



Source: CoStar Group, Economic & Planning Systems

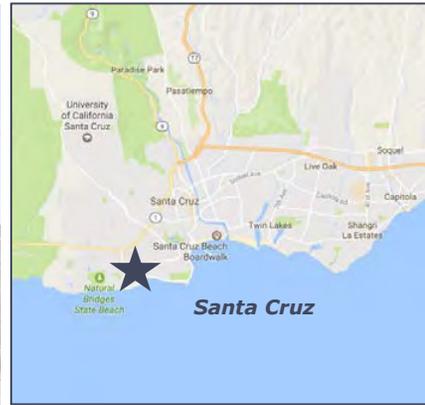
⁵ Joby Aviation is an establishment in the electric aviation industry. The firm focuses on the design and production of electric personal aircraft and incorporating electric technology into traditional aircraft.

Figure 18 Industrial/Flex Performance in Santa Cruz County



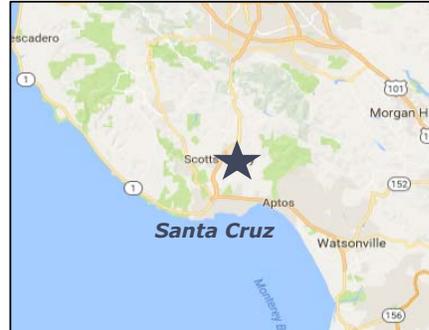
Source: CoStar Group, Economic & Planning Systems

Selected Recent Industrial/Flex Development in Santa Cruz County



Address 2120 Delaware Ave
Jurisdiction City of Santa Cruz
Building Area 550,700 Square feet in 22 buildings
Year Built 2013/ongoing

The Delaware Addition project is a master planned multi-building industrial/flex development on Delaware Avenue in the City of Santa Cruz. The project offers a number of unique opportunities for commercial, industrial, and build-to-suit tenants with spaces ranging from 1,000 to 100,000 square feet. At least two buildings have been sold and brokers are actively marketing shovel-ready development sites within the project.



Address 1300-1350 Green Hills Road
Jurisdiction Scotts Valley
Building Area 18,450 Square Feet
Year Built 2010

This new industrial/ flex space is located on the east side of Highway 17 and currently fully leased by several tenants. This flex research and development space is currently occupied by TR Engineering, Inc., which is a fluid power company that designs, manufactures, and markets its hydraulic systems. Other tenants include Norcal Health & Fitness and Vargas Academy of Gymnastics Arts.

Selected Recent Industrial Development in Coastal Zone



Address 175 Harvard Ave
Jurisdiction San Mateo County (Princeton)
Building Area 4,567
Year Built 2005

This industrial development currently is occupied by Future Partners Studio which provides training and support for cloud-based innovators and hosts on-site classes for individuals and companies. The project is located in the Princeton area of San Mateo County, with easy access to the Half Moon Bay Airport and surrounded by other industrial spaces, some of which have been recently converted to wineries and other specialty industrial uses.

5. RESIDENTIAL REAL ESTATE MARKET CONDITIONS

Though residential permitting in Santa Cruz County is down notably from a decade ago, the residential real estate market has recovered with for-sale pricing approaching pre-recession highs and rental rates that are notably higher. And while the cement plant site is relatively remote, this analysis finds more residential permitting in Santa Cruz County has been in occurring in unincorporated areas of the County in recent years, as compared with cities. Residential uses at the cement plant site would complement the existing village and would be highly marketable based on the coastal location and local recreation amenities. So while access is limited and the site lacks proximity to major employment centers, residential uses still appear to have potential. In particular, residential uses market-positioned as second homes or retirement homes, or alternatively a continuing care community, could be viable residential reuse options.

Residential Permitting

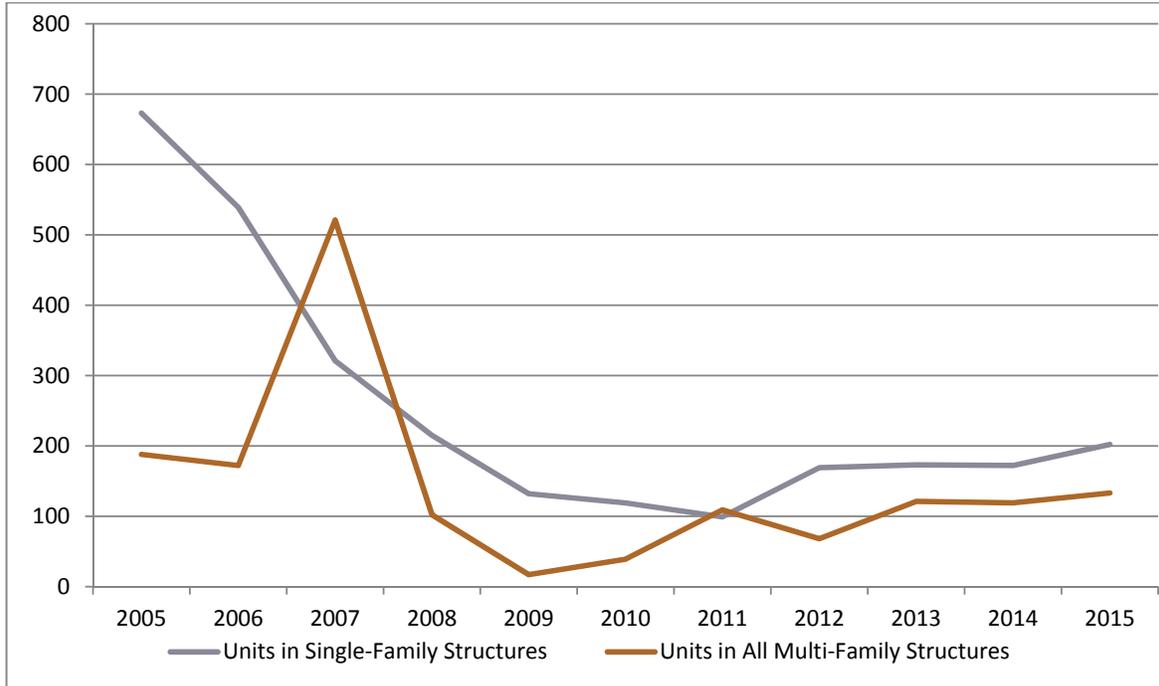
In Santa Cruz County residential building permits declined sharply with the recession. Recently, the number of permits issued annually has plateaued at about one third of pre-recession highs, as seen in **Figure 20**. The modest uptick in permitting after the recession is largely attributable to development in unincorporated areas, an indication that residential demand exists in areas outside of the urban cores of the County. A review of residential listings and recent sales indicates that new homes have clustered near Santa Cruz, Scotts Valley, and Aptos. Interestingly, the permitting data also reveal a good mix of single-family and multifamily permitting, with about 200 single-family permits and 130 multifamily permits issued in 2015. Data indicate that the market for condominiums and apartments is more robust in the City of Santa Cruz than elsewhere in the county.

Residential Pricing

Delivery of new inventory has been modest and residential demand has put upward pressure on home prices, with median sale price per square foot reaching over \$460 in 2016, nearly the peak level seen before the recession, as shown in **Figure 22**. A review of market data for the Davenport area of the county reveals relatively little market activity. However, when residential sales do occur, strong prices are observed. Sale records for three Davenport homes sold in 2016 reveal prices ranging from \$640,000 to \$930,000, or \$600 to \$900 per square foot.⁶

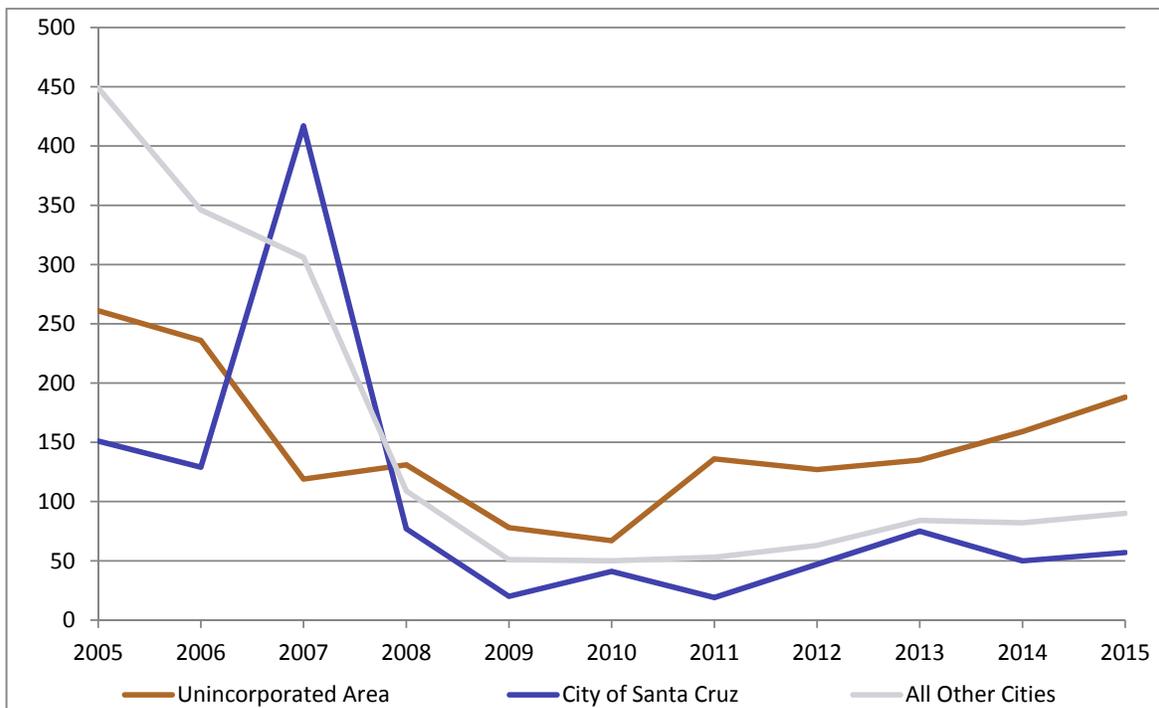
⁶ Trulia recent sale data (accessed 11/23/16)

Figure 19 Residential Building Permits in Santa Cruz County



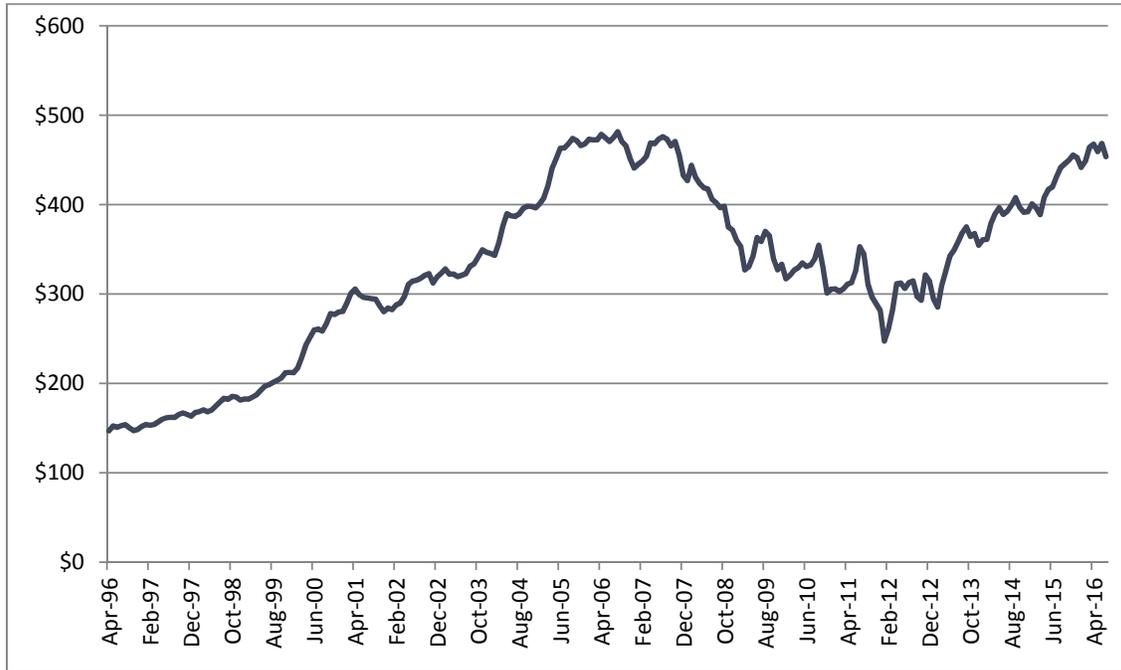
Source: State of the Cities Data System Building Permits Database (HUD USER)

Figure 20 Residential Building Permits by Jurisdiction



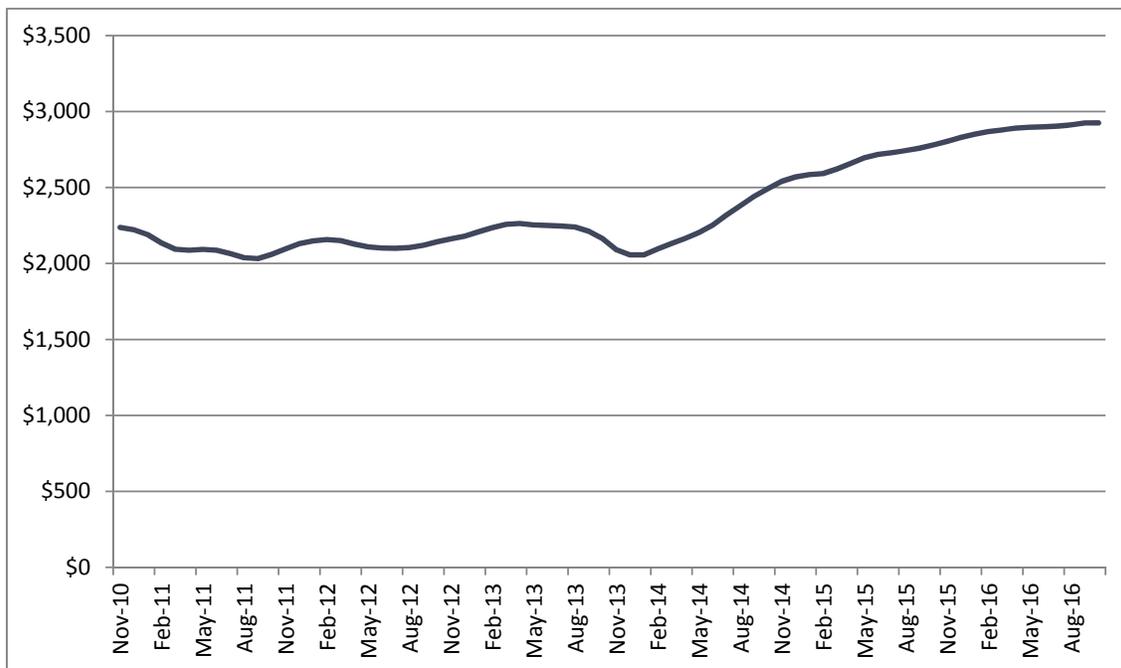
Source: State of the Cities Data System Building Permits Database (HUD USER)

Figure 21 Median Residential Sale Price per Square Foot in Santa Cruz County



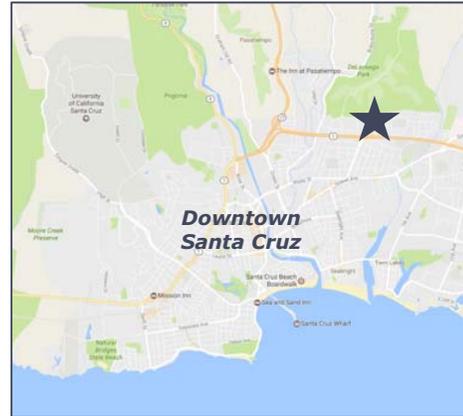
Source: Zillow Data

Figure 22 Average Residential Rental Rates in Santa Cruz County



Source: Zillow Rental Index Historical Data

Selected Recent Housing Development in Santa Cruz County



Address 272 DeLaveaga Park Road
Jurisdiction City of Santa Cruz
Unit Count: 13 detached units

DeLaveaga Park Homes is a small planned community comprised of 13 single family detached houses on 1.8 acres in the Santa Cruz neighborhood of Prospect Heights. The two-story Mediterranean-style homes range in size from 1,800 to 2,100 square feet and have sold at an average initial price of \$730,000 in 2014. All 13 homes feature three bedrooms and two and a half bathrooms, with neighborhood amenities like pocket parks and sidewalks. Additionally, two of units were offered as affordable housing for moderate income households.

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5 Environmental Setting

Archaeological, Biological, and Historical Resources

The following summaries and reports include information pertinent to potential archaeological, biological, and historical resources located on-site, as completed by Albion Environmental, Inc. and AMEC Foster Wheeler.

In accordance with the California Environmental Quality Act (CEQA), any cultural resources during the project shall be evaluated to determine if the resource is a historical resource, meeting the criteria for inclusion in the CRHR (CEQA Guidelines, Section 15064.5 [a]). Site determined not eligible are further assess to determine if they meet the definition of a "Unique Archaeological Resource" under Section 21083.2 of the Public Resources Code. Cultural resource evaluations will then be assessed regarding the project's potential impacts on these resources.

Evaluation of archaeological and historic resources is based on the criteria set forth in Section 15064.5 (a) (3) of the Guidelines. This statute states that a site is eligible for listing in the California Register of Historical Resources if the resource meets one or more of the following criteria:

- Is associated with events that have made a significant contribution to broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons significant in our past;
- Embodies the distinctive characteristic of a type, period, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- Has, or may be likely to yield, important information in prehistory or history.

If the resource is considered not significant (not a historical resource under CEQA), the effects of the project on that resource will not be considered significant and the resource need not be considered further in the CEQA process.

If the resource is considered significant (A historical resource under CEQA), and it is determined that the project will cause a substantial adverse change in the significance of a resource, it will be necessary to develop mitigation measures to render impacts to less than significant (CEQA Guidelines, Section 15064.5 [c]). Under CEQA, avoidance is the preferred mitigation for archaeological sites. Other Mitigation Measures are provided in the Guidelines (Section 15126.4 [b]) [3]).

The evaluation of this Project includes only a review of records from the Northwest Information Center (NWIC) of the Historical Resources Information System at Sonoma State University. To satisfy CEQA requirements, a qualified archaeologist must also report the findings of a pedestrian survey of the property. This final task has not yet been completed.

Albion Environmental, INC Archaeological Summary

Albion Environmental, Inc., indicate that there are known archaeological sites or features within the project area. In addition, there is potential for sites to be discovered on the property. Surveys conducted at Northwest Information Center (NWIC) support that an archaeological survey of the site could reveal prehistoric habitation, processing, and/or burial sites/resources. Based on the fact that the central and southern portions of the site include drainages that may have been streams in prehistoric times also supports the idea of archaeological resources on-site.

Assembly Bill (AB) 52 Compliance

Assembly Bill (AB) 52, which became effective on July 1, 2015, requiring lead agencies to consider the effects of projects on tribal cultural resources (TCRs) and to conduct notification and consultation with federally and non-federally recognized Native American tribes early in the environmental review process under CEQA. Consultation involves government to government outreach and communication. For the project, consultation would involve outreach to tribal groups listed by the Native American Heritage Commission for Santa Cruz County who have requested notification of opportunities to consult on projects under AB 52. Outreach goals include determining tribal interest in receiving future notification of project activities and identifying potential TCRs that may be affected by the project. If a tribe requests consultation, it must begin within 30 days. County staff would lead any consultation efforts and maintain a confidential record. Results of consultation can be summarized in the CEQA document, with written permission of the tribe, but some details must remain confidential (e.g., confidential location of sensitive resources). In addition to cultural and historic resources, the CEQA document for the project would also address potential impacts to TCRs and identify mitigation measures to address any significant impacts based on the results of consultation in order to comply with AB 52.

AMEC Foster Wheeler Historical Resources Report

As indicated in the Reconnaissance Level Historic Resources Survey Letter Report, completed by Amec Foster Wheeler Environment and Infrastructure (Amec Foster Wheeler), a comprehensive summary of the CEMEX Restoration and Reuse Project in Santa Cruz is provided in this Chapter. The intent of the report is to identify potential historic resources on-site, in addition to formulate initial analysis for those identified, aboveground resources over 50 years of age. This report is envisioned to be considered in the process of considering land use and development alternatives for the site, as well as offer suggestions to potential further assessment of historic resources. The Fire Station is under a 99 year lease with the County of Santa Cruz. Please be advised that this report does not include a historical resources analysis of this parcel as it was inaccessible for review and will continued to be used as a fire station for the foreseeable future.



March 24, 2017

Ms. Lisa Plowman
Planning Manager
RRM Design
10 East Figueroa Street, Suite 1
Santa Barbara, CA 93101

Re: Reconnaissance Level Historic Resources Survey Letter Report – Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz, California

This report summarizes the results of a historical architectural resources reconnaissance survey conducted by Amec Foster Wheeler Environment & Infrastructure (Amec Foster Wheeler) for the Lone Star (CEMEX) Restoration/Reuse Project, located in Santa Cruz County, California. Amec Foster Wheeler surveyed the closed CEMEX cement plant property and associated facilities located approximately 11 miles north of the City of Santa Cruz. The purpose of the investigation was to identify and make preliminary evaluations for aboveground historic resources over 50 years of age at the facility for their potential eligibility for listing on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and the Santa Cruz County Historic Resources Inventory (SCCHRI). The investigation was requested by RRM Design Group on behalf of the County of Santa Cruz.

As documented herein, the site of the Davenport Cement Plant itself and possibly some existing structures and facilities within the site may qualify as historical resources because the Davenport Cement Plant is more than 50 years in age, may have contributed to key events in California history, has a potential relationship with important historic figures, and may have exhibited elements of innovative technology important in development of the cement industry. Of the 25 resources documented, Amec Foster Wheeler preliminary recommends that five of the structures are potentially eligible individually as historic resources, including the Administration Building (Building 1), the Powerhouse (Building 7), the Control Room (Building 9), the Roundhouse (Building 17), and the Crocker Hospital (Building 22). In general, these buildings maintain character defining features and retain structural integrity, as well as being older than 50 years in age. Moreover, taken together, these five structures could potentially makeup a historic district as further described below.

This report is intended to be used for planning purposes in consideration of land use or development options for the site and to preliminarily identify potential historic resources as defined by Section 15064.5 of the CEQA Guidelines, *Determining the Significance of Impacts to*

Archaeological and Historical Resources. Until a reuse plan is conceived for the site, it is not feasible to predict specific impacts; however, the resources described in this report would need to be considered in context of CEQA impacts analysis for the forthcoming reuse plan. Further, this overview is not a substitution for a full historic architectural investigation and cannot be used to meet the requirements of Section 106 of the National Historic Preservation Act (NHPA) of 1966 (§36 CFR 400.4, as amended), Public Resources Code Statute §21084 and §5024.1 of the California Environmental Quality Act (CEQA), Chapter 16.42 of the Santa Cruz County Code Relating To Historic Preservation, or other Federal and State regulations as dictated by the State Historic Preservation Officer (SHPO) as Executive Secretary of the State Historic Resources Commission (SHRC). Additional analysis and/or survey utilizing the above referenced legislation may be needed to formally record eligible historic resources depending on the resulting plan for the Project site, including any proposals to demolish, move, or adaptively reuse potentially historic resources identified in this report. Additional analysis to fully satisfy these requirements must be conducted by a qualified professional architectural historian that meets the Secretary of the Interior for Historic Preservation Standards for Architectural Historians.

A site investigation was performed on September 21, 2016 by Amec Foster Wheeler staff, Jesse Yorck. Mr. Yorck is a Principal Investigator who meets the federal and state standards (per 36 CFR, Part 61) for archaeology and has been listed as a Registered Professional Archaeologist. With over 18 years of experience in cultural resource management, he has worked primarily in the private sector but also for federal, state and Native American agencies and currently serves as a Principal Investigator for Amec Foster Wheeler, overseeing the California cultural resources program. Mr. Yorck has extensive experience writing and reviewing National Environmental Policy Act (NEPA), CEQA and NHPA Section 106 documents and in all forms of archaeological fieldwork, research and reporting. Data analysis and report preparation were completed by Mr. Matthew Prybylski, who holds a Master's Degree in Historic Preservation (MHP), and Mr. Wes Cunningham, who holds a Master's Degree in History (MA). Mr. Prybylski has more than 21 years of experience in historic preservation and cultural resources management throughout the United States. Mr. Prybylski meets the Secretary of the Interior for Historic Preservation Standards for Architectural Historians. Mr. Cunningham has over three years of experience in public history consisting of, but not limited to, archival research and practice, historic site management and National Register eligibility analysis and nominations.

Environmental Setting and Area of Potential Effect

The site is located in gently to moderately sloping, rolling terrain with vegetated hills to the north and east leading up into the Santa Cruz Mountains and a marine terrace across State Highway 1 to the south and west along the Pacific Ocean. The Area of Potential Effect (APE) subject to the historic architectural resources survey consists of the buildings within the approximately 172-acre parcel boundary associated with the main operations of the Davenport Cement Plant that are at least 50 years of age. Additionally, the parcel across Highway 1, containing the site's historic Crocker Hospital and former Davenport Pier, was surveyed to document the historic significance of the structure present (Figure 1).

All of the buildings described in this report are clustered within a central area located inland of and adjacent to Highway 1, with the exception of Crocker Hospital and remains of Davenport Pier, which are across the highway on the ocean side (Figure 2). The buildings at the Davenport Cement Plant represent five main functional groups: Administration (Control, Main Admin buildings), the Production/Storage areas (Roller Mill, Compressor Room), the Power Supply (Powerhouse), Employee Services (Hospital, Housing), and Shipping (Roundhouse, Pier). The site is laid out with the main production buildings in the heart of the site, the main administration buildings and powerhouse near the facility's entrance, the shipping structures are near the necessary transportation resources (the Packhouse is adjacent to the railroad tracks, while the pier is on the water), and the storage facilities sit along the facility's periphery. It should be noted that one parcel located on the southeast corner of the CEMEX cement plant property was not included as part of the current study APE. The property contains one structure, the Davenport Volunteer Fire & Rescue building.



The cement plant site is located on a coastal plain between steep coastal bluffs and rolling hillsides adjacent to the town of Davenport in Santa Cruz County. The seven-story tower in the center of the site is highly visible from Highway 1.

Historic Resource Eligibility Criteria

The Davenport Cement Plant property and its buildings' preliminary eligibility was assessed individually and as potential contributing resources to a historic district according to the NRHP standards and Statute § 21084 of the CEQA Public Resources Code Guidelines, as well as Chapter 16.42 of the Santa Cruz County Historic Resources Commission County Code Relating To Historic Preservation (California Association of Environmental Professionals [AEP] 2016, Santa Cruz County 2008). NRHP Bulletin #15, *How to Apply the National Register Criteria for Evaluation* provides guidance for such evaluations (U.S. Department of the Interior 2002). NRHP Bulletin #15 classifies the four criteria for historic significance:

- Criterion A - association with a historic event,
- Criterion B - association with a historical figure,
- Criterion C - association with a significant architectural style or architect, or
- Criterion D - ability to yield information regarding a site's history or prehistory.

These factors are broadly mirrored in criteria for historic significance within CEQA, CRHR, and the County Code.

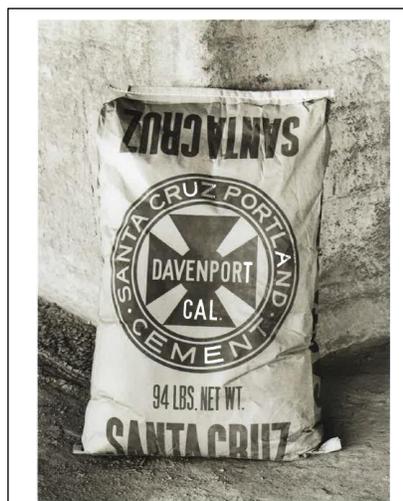
Certain properties that were constructed less than 50 years ago may be eligible as historic resources if they are demonstrated to meet certain specialized criteria, sometimes referred to as demonstrating exceptional significance. Since a number of structures within the APE are under 50 years of age, Criterion Consideration G was utilized for preliminary assessments of these structures. Criterion G has four factors detailed in National Register Bulletin #22, *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years* (United States Department of the Interior 1990), which include: 1) structures under 50 years of age must be of exceptional importance, 2) they are integral parts of districts that are eligible for listing in the National Register, 3) a structure must be under immediate threat to its integrity, and 4) structures can be associated with events or themes, such as the development of the Air Force, the Cold War, or agriculture and industry in California. In addition, California Code of Regulations (CCR) Section 4852(d)(2), *Historical resources achieving significance within the past fifty (50) years*, clarifies that in order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

In addition to identifying if a structure is potentially eligible for NRHP listing according to Criteria A - D and Criterion Consideration G, along with mirrored criteria at the state and local level, a structure or property's integrity must be identified. Bulletin #15 identifies the seven aspects of integrity, which are also important in properly evaluating a structure or historic district. These seven aspects of integrity are: location, materials, setting, association, design, workmanship, and feeling.

Given the direct association and defined confines of the Davenport Cement Plant, preliminary consideration was also given to the site as a historic district. Bulletin #15 identifies a historic district as comprised of groups of buildings, objects, structures, or sites that are united by a shared history or a physical design but may lack enough distinction to warrant eligibility individually (U.S. Department of the Interior 2002). A historic district has defined boundaries based on such factors as density of resources, age, architectural styles, or patterns of development rather than on parcels of ownership or planning boundaries.

In addition to the NRHP, this reconnaissance level historic architectural resources survey also took into consideration state and local provisions specific to California and Santa Cruz County to determine preliminary CRHR and SCCHRI eligibility. On the state level, the buildings' preliminary CRHR eligibility was assessed under the CEQA criteria as described in Statutes §5024.1(c) and §5024.1(g), which mirror the four NRHP criteria as stated above. Under CCR Section 4852(b), a resources may be eligible for listing in the CRHR if it retains its integrity and if:

- (1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- (2) It is associated with the lives of persons important to local, California, or national history;
- (3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.



In 1903, William Dingee and his business partner Dr. Irving A. Bachman purchased land southeast of the original Davenport's Landing to serve as the site of the new cement plant for the Standard Portland Cement Company, which later became the Santa Cruz Cement Company. Photo source: Orlando and Piwarzyk 2006

Additionally, under Statute §5024.1(g), a resource identified as significant by an historical resource survey may be listed in the CRHR if it meets all of the following criteria: (1) the survey has been or will be included in the State Historic Resources Inventory, (2) the survey and the survey documentation were prepared in accordance with office procedures and requirements, (3) the resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523, and (4) if the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource. Since the majority of buildings at the Davenport Cement Plant site have been unoccupied for some time and past surveys have aged, §5024.1(g)(4) was of particular importance in regards to the current study.

Local standards adopted under the Santa Cruz County Code, specifically Chapter 16.42.030 through Chapter 16.42.060, include additional guidelines in regards to determinations for listing on the SCCHRI and the treatment of historic or potentially historic properties or districts by proposed projects. Like the NRHP and the CEQA Guidelines, Chapter 16.42.050 reiterates the four criteria used to determine significance for historic structures, as well as definitions for the six ratings of significance mentioned above. In addition, properties recommended for inclusion on the County's Inventory of Historic Resources were also assigned a preliminary rating according to the

National Park Service system of classifying historic properties based on their level of significance and potential for listing on the NRHP. The National Register (NR) Rating Code for historic significance are as follows:

- NR-1. A property listed in the National Register of Historic Places.
- NR-2. A property that has been determined to be eligible for listing on the National Register by the U.S. Department of the Interior.
- NR-3. A property eligible, in the opinion of the County Historic Resources Commission, to be listed on the National Register of Historic Places.
- NR-4. Property which may become eligible for listing on the National Register if additional research provides a stronger statement of significance, or if the architectural integrity is restored.
- NR-5. A property determined to have local historical significance.
- NR-6. A property determined to be ineligible for designation as an historical resource based on the criteria and/or due to their deteriorated architectural integrity or condition.

It should be noted that since the proposed project may include the demolition or alteration of structures deemed eligible or potentially eligible for listing on the NRHP, CRHR, and/or SCCHRI, additional consideration under Chapter 16.42.60(b) and Chapter 16.42.060(c) of the County Code may apply. Additionally, further consideration of the site's historic value as a whole comprising the structures on site may require additional consideration by County staff and/or the County Historic Resources Commission in order to determine local historical significance.

As mentioned above, since the Davenport Cement Plant has the potential to be eligible as a historic district, Chapter 16.42.030 (e) was also used as a basis for the preliminary assessment. This statute dictates criteria procedures for designated historic districts and states that an area must: (1) have character of special historic or aesthetic interest or value; (2) represent one or more periods or styles of architecture typical of one or more eras in the history of the County; and (3) cause such area, by reason of these factors, to constitute a geographically definable area possessing a significant concentration or continuity of site, buildings, structures, or objects that are unified by past events, or aesthetically by plan or physical development.

Methodology

Through literature review, a cultural resource records search, and a site visit involving data collection and interviews with CEMEX personnel, this survey analyzes the site historical significance and potential eligibility of the buildings within the site under federal, state, and local regulation. A total of 25 resources were identified as being near or over 50 years of age within the APE, dating from 1905 to the mid-twentieth century (Table 1 and Figure 2). These historic resources include buildings constructed and operated as part of the Davenport cement plant as well as the Crocker Hospital.

In addition to the 25 resources surveyed, there are four small single-story unoccupied buildings currently standing directly adjacent to the west of the Crocker Hospital and adjacent to land used for agricultural purposes and one structure, the



While Crocker Hospital is an established historic resource, the relationship of the four residential/farm buildings adjacent to Crocker Hospital to the cement plant is unclear; the buildings are highly deteriorated.



While the property is owned by CEMEX, the Fire and Rescue building is currently operated by the Santa Cruz County Fire Department. The building appears to be in good condition and is well maintained by the county.

Davenport Volunteer Fire and Rescue building, located on the southeast corner parcel of the CEMEX cement plant property. Due to the focused scope of this assessment, it is unclear whether these buildings had any association with the cement plant. The buildings near the Crocker Hospital appear to have served farm and residential uses in the past, but former use is undocumented. Two of these buildings were built prior to 1955 while the other two were built sometime after 1968, thus making the latter two under fifty years of age. All four of these buildings are extant but not in use and severely deteriorated. While the property is owned by CEMEX, the Fire and Rescue building is currently operated by the Santa Cruz County Fire Department. The building appears to be in good condition and is well maintained by the county.



Background research revealed 3 existing structures on site that were previously inventoried for their historic significance, including Crocker Hospital (pictured), the Powerhouse, and the Roundhouse.

Background research was conducted on September 13, 2016 using the California Historical Resources Information System (CHRIS) at California's Northwest Information Center located at Sonoma State University, 150 Professional Center Drive, Suite E, Rohnert Park, CA 94928. The CHRIS database and reports were researched to identify any resources listed on the NRHP, CRHR, and SCCHRI that may fall within the APE, as well as known archaeological sites that might be present. Based on the CHRIS database results, three buildings were found within the APE to have been previously inventoried for their historic significance associated with the cement plant. Two of the buildings, the Powerhouse and the Roundhouse, are located within the

boundaries of the main cement plant property and were surveyed in March 2001 by the Dill Design Group. The third building, the Crocker Hospital, is located across Highway 1 from the plant's entrance and was originally surveyed in April 1986 by the Firm of Bonnie L. Bamburg (Figure 2).

It should be noted that there are buildings within the APE boundaries that were not surveyed due to failure to meet age criteria at this time. Other buildings observed on site were less than 50 years of age and were not observed to be a condition or serve a purpose that would qualify as potential historic resources under Criterion G or CCR Section 4852(d)(2). Examples of such buildings include storage and recent or temporary structures. As such, this evaluation focuses on the 25 potential historic resources. Moreover, due to onsite protocols, scope of work for this project, and security reasons, an in-depth survey of every building within the APE was unachievable. As such, detailed analysis was reserved for buildings that were deemed potentially historic by facility personnel and the Principal Investigator. To compensate for the security restrictions to access of all structures, photographs were taken from the top of building 11, the seven-floor preheater tower roughly centered onsite, to provide documentation of buildings that were not specifically examined. As a result, some of the site/structure images for this preliminary survey only show a portion of the structure from a distance.

To properly assess building integrity and site historical significance, a series of steps must be followed. First, the physical features must be defined and determined if the features retain visible integrity to convey historic significance. Second, it must be determined if the property is the lone example of its kind, or if it needs to be compared with other, similar properties. Finally, the aspects of integrity must be identified and established as essential to the historic significance of a property (U.S. Department of the Interior 2002). All of the Davenport Cement Plant buildings subject to the preliminary historic architectural resources survey were assessed for historic significance under several overarching historic themes based on the descriptions below of historic context, including regional infrastructure developments, cement production locally, statewide, and nationally, and

the Davenport Cement Plant's significance to growth of Davenport and the County of Santa Cruz. Additionally, the cement plant property as a whole is assessed for potential historic significance. As the cement plant has experienced periodic upgrades and reconfigurations over the course of its operating life, this analysis presumes the period of significance as generally from the original plant's construction in 1905 – 1906 through the early part of the century to the 1940s.

Historic Context

The following historic context was developed for the unincorporated town of Davenport and the cement plant site in order to properly assess the site and the buildings under NRHP criteria, CEQA Guidelines, and County Code. This context provides a historic background that highlights significant events in the area and aids in determining historic value for individual structures or broader landscapes.

Davenport, California, which is located approximately 11 miles northwest of the City of Santa Cruz, was unofficially founded in 1868 when Captain John P. Davenport built a wharf that was located near El Jarro Point and the mouth of the Agua Puerca Creek, approximately one mile northwest of where the town of Davenport sits today. The area became known as Davenport's Landing (Orlando 1995). The wharf quickly became known as one of the best landings on the northern California coast and soon a village grew around it (Orlando 1995). Captain Davenport is widely considered to be one of the first to instigate shore whaling, the practice "in which a whaling station and try works (cast iron whale blubber rendering "try pots") was established on shore, and the whales taken from small boats as in ship whaling," and was doing so as early as 1851 (Starks 1922). Despite the early success of the wharf at Davenport's Landing, it was abandoned in 1880 due to high costs and decreased business remnants (Orlando 1995). The area that is now Davenport and the cement plant property would remain relatively unoccupied until very early in the twentieth century when east coast businessmen saw the potential in the limestone and shale deposits that were plentiful in the region (Orlando and Piwarzyk 2006).

The mid to late 19th century brought intense population growth in California, which stimulated development of the cement plant property and the adjacent town of Davenport. This growth was directly related to the increased demand of Portland cement, the most common type of cement and the primary ingredient in concrete, most of which was imported from England at the time (Dupras 1989). San Francisco, for example, used only 12,000 barrels of cement in 1859 but required 100,000 barrels in 1865 (Dupras 1989). Portland cement was first patented in 1824 by an English man named Joseph Aspdin (Winter 2017). Portland cement, when mixed with water, combines with sand and rock to strengthen and create concrete. In the United States during the early 19th century, cement was in high demand with most of the manufactured product being natural cement, a product that did not require chemical additives like gypsum (Harakal n.d.). It was not until the 1870s that the manufacturing of Portland cement began in the United States with innovations by the Coplay Cement Company alongside the Lehigh River in Pennsylvania (Cement Association of Canada 2016). After this breakthrough, the Portland cement industry quickly grew in the United States in the latter part of the 19th century with 42,000 barrels being produced in 1880 and 225,000 barrels a decade later (Cement Association of Canada 2016). The affordability



The Davenport jail (pictured here in 2005) was built in 1914 using cement manufactured at the Davenport Cement Plant. It was listed on the NRHP in 1992. Today it serves as a small museum. Photo source: Orlando and Piwarzyk 2006.

and versatility of Portland cement made it the ideal building material for growing cities. With development in California booming in support of population growth, Portland cement was in high demand in developing west coast in cities like San Francisco (Dupras 1989).

The first California plant to produce Portland cement was the California Portland Cement Company in Santa Cruz, which opened in 1877 but had to cease operations a few years later due to European competition (Dupras 1989). The first cement plant to operate successfully in California was started in 1898 by the California Portland Cement Company at Colton about 50 miles east of Los Angeles. In 1903, two plants were started: the Standard Portland Cement Company at Napa Junction and the Pacific Portland Cement Company at Cement, California. Both of these plants were near tide-water on

San Francisco Bay. Both plants drew raw material from the same quarries, so the product of each mill was essentially the same (Perazzo 2011).

With all of the necessary materials for Portland cement available in abundance around Santa Cruz, it was only a matter of time before someone built a large-scale cement plant in the area that could handle California's growing demand. In 1903, William Dingee and his business partner Dr. Irving A. Bachman purchased land southeast of the original Davenport's Landing to serve as the site of the new cement plant for the Standard Portland Cement Company, which later became the Santa Cruz Cement Company (Orlando and Piwarzyk 2006; Dupras 1989). William Dingee was commonly referred to as the "Cement King" and already owned cement plants in Napa, California, Bellingham, Washington, and Nazareth, Pennsylvania, while Irving Bachman, a renowned German chemist and builder of cement plants, had worked with the Standard Portland Cement Company at their Napa Junction plant to perfect a cement formula using the raw materials they had on hand (Environmental Science Associates 2001; Cement Era Publishing Company 1916; Yerger 1999). In 1905, the construction of the Davenport Cement Plant began under the direction of these two men who thoroughly knew the cement industry and potential for growth in California (Orlando and Piwarzyk 2006; Cement Era Publishing Company 1916).



The cement manufactured by Santa Cruz Cement Company was marketed as the “Blue Cross” brand, a recognizable emblem that still marks the cement plant today

The raw materials used at the Davenport Cement Plant initially were different from the materials used at the Napa Junction plant and consequently there was a difference in the quality of the finished product, where cement made at the Santa Cruz Cement Company was a lower grade cement. The attempt to market the cement from both plants under the same brand was a failure and the company was later reorganized to market the Napa Junction plant as the “Standard” brand. The Santa Cruz Cement Company was remodeled and a different kind of raw material used. The product was then marketed as the “Blue Cross” brand. In 1913, the Davenport Cement Plant had a rated output of 12,000 barrels per day (Perazzo 2011).

Construction of the Davenport Cement Plant coincided with the construction of the town of Davenport. The town, originally called San Vicente, was built primarily to house the plant’s employees and their families and soon grew to include land both northwest and southeast of the plant with the former being referred to as “new town” and the latter as “old town” (Whaley 2014). The town was named Davenport in 1905 after the post office by the same name that had been located at the original Davenport’s Landing one mile to the northwest since 1889. The post office moved to its current location within the town in 1906 (Whaley 2014). By 1915, the town consisted of “sixty homes, a school, church, retail store, jail, and two hotels” (Orlando and Piwarzyk 2006).

Just months after plant construction began, the San Francisco earthquake of 1906 occurred. Recorded as one of the worst natural disasters in United States history, the earthquake occurred on April 18, 1906 and lasted for less than a minute, but the damage done by the quake and the resulting fires left half of the City of San Francisco homeless, killed an estimated 3,000 people, and devastated the most populous city in California at the time (National Archives 2016). Although this



Cement plant construction began in 1905 and production was underway by 1906. Photo source: Orlando and Piwarzyk 2006

was disastrous for the City of San Francisco, the demand for cement that the event created helped launch the Santa Cruz Portland Cement Company and their Davenport Cement Plant, which moved up the estimated start date to begin supplying the City roughly 66 miles up the coast with as much cement as the plant could produce (Orlando and Piwarzyk 2006). The crew working to finish the plant, who were originally working ten hours a day, six days a week, accelerated their pace to open the plant over a year ahead of schedule (Dupras 1989). By 1908, the plant was

producing upwards of 10,000 barrels of cement a day with most of it going to rebuild San Francisco and Oakland.

Being able to transport cement was of utmost importance when selecting the site of the Davenport Cement Plant. While the abundance of natural resources around the Davenport area played a huge roll in the selection of the location, its proximity to San Francisco and to a coastal railroad was key to the company's success (Orlando and Piwarzyk 2006). Originally, the Ocean Shore Railroad began construction on 1905 in both San Francisco and Santa Cruz and catered to the plant during the first months of its operation. However, the Ocean Shore Railroad line was never completed. The April 18, 1906 earthquake caused major damage and delayed completion of the railroad. Due to the imminent need for cement in the San Francisco area, the Southern Pacific Railroad constructed a spur from Santa Cruz to Davenport and signed a contract with the Santa Cruz Portland Cement Company (Whaley 2014). The Southern Pacific subsidiary, the Coast Line Railway Company, was initiated to deprive Ocean Shore of its freight from the Santa Cruz Portland Cement Company. With transportation of the cement provided by the Coast Line Railway Company, the Davenport cement plant was able not only with providing cement for the reconstruction of San Francisco, but also with providing 750 million barrels of cement to the building of the Panama Canal (Robertson 1998). The Coast Line Railroad set up their spur line to service the plant in 1907 and "maintained extensive sidings, many of which still exist today," although they haven't been in use since 2011 (Whaley 2014).



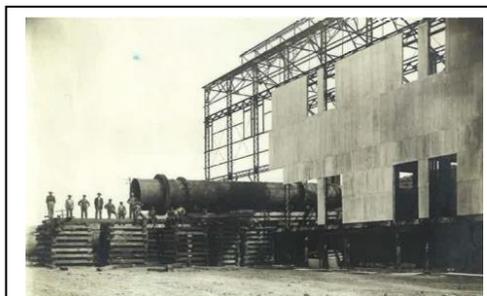
Modern picture of the railroad that runs adjacent to the packhouse where the cement was readied for shipment. Photo source: *Disused cement factory* by flickr user Ningaloo.

After answering the call to assist in the rebuilding of San Francisco, the Santa Cruz Cement Company enjoyed continuing success and growth despite changing ownership in 1908 due to William Dingee's bankruptcy. The new titleholder, William Crocker, owner of the Crocker National Bank and son of Charles Crocker, one of the "Big Four" who constructed the Central Pacific Railroad, led the company to unprecedented development in his first years in charge (Orlando and Piwarzyk 2006).¹ At the time, the Davenport Cement Plant was the largest cement plant in California and second largest in the nation and was producing as much as 1.4 million barrels in 1910 (Orlando and Piwarzyk 2006). Much of the company's early success was attributed to its domination of the west coast cement

production as well as its role in the building of both the Pearl Harbor dry docks on the newly acquired Hawaii and the Panama Canal (Dupras 1989).

¹ It is unclear at this time to what extent the Davenport cement played a role in William Crocker's business enterprises or whether the site was visited or used by Mr. Crocker or Mr. Dingee for any significant dealings or events. Additional research and consultation may be required to investigate this relationship to the site.

Cement production at the Davenport Cement Plant evolved over its 100 years of operation, with periodic upgrades and plant modernization undertaken to incorporate new technology, maintain efficiency, and ensure competitiveness. Cement production at the Davenport Cement Plant in 1906 was originally supported by 24 rotary kilns that could produce between 6,000 and 10,000 barrels of clinker per day, the nodular material created by heating ground limestone and clay that is eventually ground up into a fine powder to produce cement (Orlando and Piwarzyk 2006). Originally processing at the plant was fueled by coal, which was brought to the site via rail. In the 1940s, 18 of the original rotary kilns were phased out at the plant to make way for 3 new Lepol kilns that were each 11 feet in diameter and over 100 feet long. Throughout the 1960s, the plant converted from primarily coal-fired production to natural gas power and received new equipment to reduce dust emissions. Additionally, a new beltline-conveyor system was built to transport material within the site. In the last few decades of the twentieth century, the plant was also remodeled to make it more environmentally friendly. As such, a new modern kiln was installed in the 1980s as well as the construction a new finish mill, a preheater tower, a roller mill, a burner building and a new exhaust stack, the height of which was later increased. In 1980 specifically, 6 kiln stacks were shut down and demolished and the remnants of their framework can still be seen. In addition to these changes, many of the building's uses changed overtime as new methodologies were initiated and new services required. While it does not appear that the design, process, or technologies at the Davenport Cement Plant are particularly unique from other cement manufacturing plants or processes, the Davenport Cement Plant was an early innovator and leader in the cement industry by implementing new and emerging technologies as available over the course of its operational life.



One of the first rotary kilns was installed in 1906. While the 24 original kilns no longer remain, the foundations of the kiln buildings are visible in the central areas of the site. Photo source: Orlando and Piwarzyk 2006



Glory hole method of mining was employed by the Davenport Cement Plant. They were the first to do so in the cement industry. Photo source: Bob Piwarzyk.

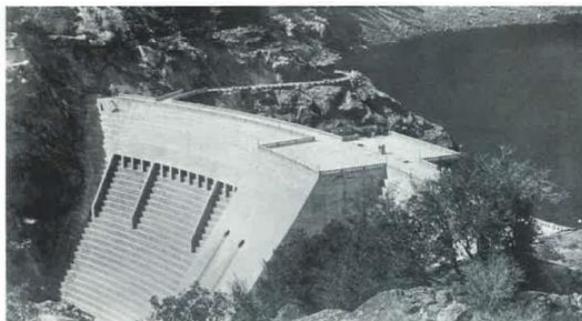
In addition to the technologies that were utilized at the Davenport Cement Plant, the quarries associated with the plant have often been at the forefront of mining innovation. In the early 1920s, the Santa Cruz Cement Company became the first in the industry to utilize the “glory hole” method of mining that was originally developed for the gold mining industry (Orlando and Piwarzyk 2006). The “glory hole” method was where a steep, funnel shaped pit was created that allowed blasted limestone to fall down into loading chutes (Orlando and Piwarzyk 2006). This method was influential in the cement industry and was used in Davenport until the newer Bonny Doon mine was opened in 1969 where more traditional methods of mining were implemented (Orlando and

Piwarzyk 2006). The method of transporting the raw material from the quarries to the plant changed over time as well. Originally, a rail line and steam engine was employed to deliver limestone and shale to the plant but that system was abandoned in the 1920s when an electric train was purchased to take over conveyance (Orlando and Piwarzyk 2006). Finally, accompanying the new Bonny Doon mine was a modern, more efficient beltline-conveyor system that was built to stretch the approximately four miles from the quarry to the plant (Orlando and Piwarzyk 2006). While this four-mile long conveyor system was still extent as of September 21, 2016, it is being dismantled for sale and/or use at another facility.

One of the most innovative technologies employed by the Davenport Cement Plant during its lifetime was the construction of Davenport Pier in 1934 that transported dry cement from the factory to a ship waiting just off shore (Environmental Science Associates 2001). Pumping cement from the main plant required substantial effort and equipment, but the real challenge was constructing a pier that could withstand a winter on the North Coast. The uniqueness of this pier was that instead of being constructed of wood, as many were, it was made of metal with the steel pilings being driven into the coastal bedrock (Environmental Science Associates 2001). Using this groundbreaking technique, the pier was extended 2,327 feet offshore (Environmental Science Associates 2001). Not only was the pier the first all-welded steel pier on the Pacific Coast, but the ship that the company purchased to transport the product was the only oceangoing bulk carrier of cement, the 414-foot long steamship called the *S.S. SantaCruzcement* (Environmental Science Associates 2001; Dupras 1989). The pier served the cement plant for more than 20 years until, in 1955, severe weather washed a large section of it away. The pier was never rebuilt and today there are a few pilings remaining that serve as a reminder of the engineering achievement (Figure 9 and Figure 10).



Picture of the pier in 1973. Most of what is seen here has since washed away. Photo source: Orlando and Piwarzyk 2006.



Cement produced by the Davenport plant was used for many high profile projects, including the Golden Gate Bridge, Oakland Coliseum, and O'Shaughnessy Dam for the Hetch Hetchy Reservoir (pictured). Photo source: Orlando and Piwarzyk 2006

Throughout its years of operation, the Davenport Cement Plant contributed cement to the building of prominent structures like the Golden Gate Bridge across San Francisco Bay and the O'Shaughnessy Dam that created the Hetch Hetchy reservoir; it helped rebuild the dry docks at Pearl Harbor after they were attacked in 1941; it utilized a special blend of cement to construct California's aqueducts, the largest system of its kind in the world; and it was awarded the Pan American Exposition gold medal for its part in the construction of the Panama Canal (Orlando and Piwarzyk 2006; Energy Star ND). Staying up to date on technological advances through the years allowed the Davenport Cement Plant to stay

relevant and successful, even as it changed ownership; first from Santa Cruz Portland Cement Company to Pacific Cement and Aggregates in 1956, then to LONESTAR Industries in 1965, followed by the change to RMC Pacific Materials in 1998, and finally to CEMEX in 2005 (Orlando and Piwarzyk 2006).

After acquisition by the international building materials corporation, CEMEX in 2005, early in 2010, the company announced that it would be closing down the Davenport location. The company stated that the closure was due to the weakening economy (Alexander 2014; Weidner 2011). Additionally, environmental contamination concerns caused action to be taken by Federal regulatory agencies with associated costly improvements by CEMEX. As a result, it cost the County hundreds of thousands of dollars in various environmental clean ups. Emissions from the plant were also of concern for local residents of Davenport who were concerned about potential health effects. (Herbert 2015; Weidner 2011; Alexander 2014). Further, the plant also had relatively high operating costs with an average monthly gas and electric bill of almost one million dollars. While CEMEX did a lot to help the community, such as offering its laborers to fix the local school's leaking roof and paying for the majority of the water and garbage service within the community, potential air quality concerns related to cement kiln dust (CKD) and water quality issues remained of concern to the community and federal regulatory agencies (Weidner 2011).



CKD dust from the cement plant would blanket the town of Davenport, as pictured here a parked car in Davenport that was covered in dust from the nearby plant circa 1950. As a result, the plant faced a lot of scrutiny for environmental issues. Photo source: Private collection of Alverda Orlando

In 2005, the same year that CEMEX acquired the Davenport Cement Plant, cement demand in the United States was at an all-time high (Global Cement 2012). In that year, California was the largest producer of cement in the country, but in congruence with national trends and the



Graffiti at the ruins of the American Canyon cement plant has turned into a tourist attraction. Photo source: The Napa Valley Register.

worldwide recession that began in 2008, production steadily decreased during this period (Coito et al. 2005; Global Cement 2012). By the year 2010, the year that the Davenport Cement Plant closed permanently, cement consumption in California had decreased by 60 percent, fifth most in the country (Global Cement 2012). In those five years, 48 of the 50 states in the United States showed a decrease in cement consumption (Global Cement 2012). In 2014, the cement industry in California employed 1,360 people, a number that was down from 1,527 in 1997. In 2015 California had 8 cement plants, down from 10 after the Davenport Cement Plant and the Colton Cement Plant were mothballed in the last decade (Portland Cement Association 2015).

Due to the decline in the cement industry in California, there are a number of abandoned plants and quarries throughout the state that are no longer in use. Some of the sites, like the plant in San Andreas that began operation in 1926, have been demolished but their stories have been preserved in local historical societies for the roles that the cement industry played locally (Taylor 2005). Other sites, like the cement factory in American Canyon/Napa Junction that has a history very similar to the Davenport Cement Plant, have turned to ruins due to lack of maintenance and intense deterioration (Taylor 2005; Brinkerhoff 2015). The American Canyon/Napa Junction factory, that was opened around the turn of the Twentieth-Century but closed in the 1970s, was vacated and left to the elements but in recent years, locals have noticed the beauty of the “ruins,” as they are referred to, and of the art that graffiti artists have placed all over the site (Brinkerhoff 2015). Developers are currently hoping to capitalize on its uniqueness by building shops and homes nearby (Brinkerhoff 2015). Also in Santa Cruz County, the Cowell Lime Works Historic District has been preserved and listed on the NRHP for its significance to industrial limestone quarrying and lime production (NRHP Form #07001220). The Cowell Lime Works Historic District consists of several buildings covering an approximate 30-acre area that include lime kilns, a cooperage, supporting barns, residential structures and historic circulation routes (NRHP Form #07001220). Similarly, outside of California, there are examples of sites that relate to the cement industry that have also been preserved as historic sites on the NRHP, such as: The Lake Pend Oreille Lime and Cement Industry Historic District and the Western Portland Cement Plant (NRHP Form # 94001450; NRHP Form #79002411).

Since the Davenport Cement Plant's closure, Santa Cruz County has actively been looking at a way to reuse the closed plant that is still owned by CEMEX. Several plans have been suggested but as of April 2016 plans that promoted public access and that considered making the area a "public entrance to Coast Dairies and San Vicente Redwoods" were being given



"priority consideration" (Clark 2016). Despite the environmental concerns associated with the plant in its later years, its impact on the region, the state, and the country during the twentieth century are representative of an important era in the industrialization and development of the United States.

Cement Making Context

The modern process of making cement that was utilized at the Davenport Cement Plant informs the facility's layout. It appears that the process implemented at the Davenport Cement Plant was typical of cement manufacturing processes. To make Portland cement, the raw material must first be quarried and crushed. The material is then sent to a storage building. The next step is to convey the raw material to the roller mill and main precipitator where it is dried, crushed further, and separated. The finely ground ore is then stored into a large homogenizing silo where the material is suspended in turbulent air to remain properly blended. Once the blend meets the proper specifications, it is sent to the top of the large preheater tower to be prepared for the kiln. The preheater system allows the plant to utilize heat from the kiln that would otherwise be wasted. Once the material has been preheated, it is sent into the kiln and heated to 2,700 degrees Fahrenheit to produce clinker. During the heating process, fuel is continually being fed into the kiln to generate the necessary heat and to facilitate this process; at the Davenport Cement Plant, the fuel consisted of coal and natural gas. As such, there is a mill that is constantly operating to pulverize the coal into powder. Once the clinker comes out of the kiln, it is cooled down to 250 degrees Fahrenheit and then conveyed, along with a small amount of added gypsum to improve setting time, to the finish mills. The finish mills consist of large cylinders that rotate and grind the clinker and gypsum into the finished cement. The finished product is then sent to storage silos where it waits to be loaded into railroad cars, bulk trucks, or packaged into sacks; however, historically, the finished product was stored in barrels and sacked in the packing shed onsite or piped to the Davenport Pier for loading and transport up or downcoast via steamship (Figure 8) (Dupras 1989, Orlando and Piwarzyk 2006).

Architectural Context

Industrial architecture is a unique subgroup in architectural development and does not necessarily follow the movements or styles of residential, commercial, or governmental buildings (Bradley 1999). Like most factories and manufacturing facilities, function and durability were primary factors taken into consideration during the construction of the Davenport Cement Plant. Architecturally, most of the structures are utilitarian in nature and contain little to no decorative or embellished design elements. In general, the architecture of early to mid-twentieth century industrial buildings often included structures built out of steel beams covered in either masonry and/or sheet metal in order to protect against fire (Bradley 1999). As such, the majority of buildings at the site included these materials as part of their physical makeup. The lack of ornamental features, coupled with the use of metal and masonry construction, lend the buildings to predominantly resemble Brutalist style architecture, although that architectural movement would not be popular for another few decades.² The one noticeable exception to these vernacular forms is Building 22, the Crocker hospital, which was built in a crucifix configuration with minor Art Deco and Classical Revival details, such as geometric stepped window sills and pediment entryway (McAlester 2013). The Crocker Hospital was listed on the CRHR in 1986 based on its importance to the community and the cement plant (Bamburg 1986). The identity of the architects and/or contractors who constructed the Davenport Cement Plant were not located within the archival research due to the reconnaissance level of the current evaluation, but may be ascertained through additional studies.

Analysis, Conclusions, and Preliminary Historic Resource Recommendations

Amec Foster Wheeler has reviewed and considered the overall Davenport Cement Plant site and its individual component structures and facilities for potential historic significance. Key criteria for such a determination include the NRHP, CRHR and SCCHRI, which provide standards for consideration of historical resources value and eligibility for listing under relevant federal, state and local registers. This discussion focuses on CRHR and SCCHRI criteria as they reflect NRHP criteria and are most relevant to environmental analysis under CEQA, as reflected in the State CEQA Guidelines. Brief discussion of the potential eligibility of the Davenport Cement Plant under four key CRHR and SCCHRI criteria is provided below, followed by a discussion of individual buildings. These buildings are reviewed in more detail in Table 1 attached to this report.

As described above, four criteria for historic significance are applied to this analysis: Criterion A (association with a historic event), Criterion B (association with a historical figure), Criterion C (association with a significant architectural style or architect), and Criterion D (ability to yield information regarding a site's history or prehistory), as well as Criterion Consideration G for structure under 50 years of age.

² Brutalist Architecture typically involved construction of buildings that were massive in character, fortress-like, with a predominance of exposed concrete construction and came into popular use during the period of the 1950s through 1970s.

Potential reuse of the project site could involve adaptive reuse, reconfiguration and/ or demolition of existing structures and facilities. Such construction would be oriented toward facilitating reuse of the site for visitor serving, recreational, commercial, or another mix of economically viable uses. Because the Davenport Cement Plant is more than 50 years in age, may have contributed to key events in California history, has a potential relationship with important historic figures, and may have exhibited elements of innovative technology important in development of the cement industry, the site and possibly some existing structures and facilities within the site may qualify as historical resources. Further, over the Davenport Cement Plant's more than 100 years of operation, there may have been periods where it was particularly important under these criteria (e.g., years of initial operation). For the purposes of this analysis, a period of significance from 1905 to the 1940s has been defined based on the first documented major upgrades to the kiln technologies and facilities; however, further research is needed to firmly establish such a period or periods of significance. In this context and based on existing available information, a preliminary review of the potential significance of the Davenport cement plant was evaluated according to the criteria for inclusion in the CRHR and the SCCHRI as discussed below.

Preliminary Site Eligibility Assessment

Criterion A - Historical Events

To be significant under CRHR Criterion 1 and CEQA/County Code Chapter 16.42, a resource must be associated with events that have made an important contribution to the broad patterns of California's history and cultural heritage. While the cement industry contributed significantly to California's economy, the Davenport Cement Plant was the fourth of seven cement plants operating in California between 1897 and 1910. However, at the time of construction, the Davenport Cement Plant was the largest cement plant in the state and the second largest in the country, producing some 12,000 barrels of cement per day in 1913 (Perazzo 2011). While the Davenport Cement Plant employed advanced kiln and manufacturing technology for the time, such technology was relatively widespread and not unique to the Davenport Cement Plant; however, transport of cement via a steel pier and by the first oceangoing bulk carrier of cement appear relatively unique. The plant also pioneered the use of the "glory hole" technique for quarrying, which then seems to have become a widespread technology.

The Davenport Cement Plant contributed cement to the development of major projects throughout California, including rebuilding of San Francisco after the 1906 earthquake and the construction of O'Shaughnessy dam at Hetch Hetchy reservoir, the Golden Gate Bridge, and California Aqueduct, along with notable overseas projects including the Panama Canal and the dry docks at Pearl Harbor, which are all important in the history of the Bay Area, California, and the nation. The Davenport Cement Plant's importance is reflected in the fact that it was awarded the gold medal at the Pan American Exposition for its part in the construction of the Panama Canal. The "Blue Cross" brand of cement is also a recognizable emblem of the Davenport Cement Plant and its unique composition compared to other cement plants in the early 20th century.

Under Santa Cruz County Code Chapters 16.42.030 through Chapter 16.42.060, these features of the site and its history may provide a basis for the local significance of the site. Under the County's NR rating codes, review of the site by the County Historic Resource Commission may affect the site's eligibility for listing on the National Register, especially if structures within the site are eligible as-is or would be eligible following restoration efforts. There is also the possibility that the site has potential as an historic district, where the composition of structures comprising the Davenport Cement Plant is integral to the overall historical significance of the site, as discussed further below. As a result, the Davenport Cement Plant may be significant under Criterion 1 of the CRHR, under Criteria 1, 5, 6, or 7 of the Historic Resources Element of the County of Santa Cruz Guidelines, which address a structure's age and historical characteristics, and under Santa Cruz County Code Sections 16.42.030 through Chapter 16.42.060.

Criterion B – Historical Figures

To be significant under CRHR Criterion B and CEQA/County Code Chapter 16.42, a resource must be associated with the lives of persons important in the past or identified with a person or group that contributed significantly to the culture and development of the community, state, or nation. This applies to historical resources associated with individuals whose specific contributions to history can be identified and documented and only to those resources that illustrate a person's important achievements. Hundreds of employees have worked at the Davenport cement plant over its 100-year life and the plant has changed ownership on several occasions. Initial archival research revealed at least three figures whose contributions to history can be identified as associated with the Davenport Cement Plant, including William Dingee (aka, the Cement King), William Crocker (financier), and Irving A. Bachman (chemist). While these figures were important to the siting, construction, and early operation of the cement plant, based on initial research, it is unclear how important this facility was in their careers, lives, or important achievements, or what their contribution was to the culture and development of the community, state, or nation.

For example, while both William Dingee and Irving A. Bachman appear important in the early development of the cement industry, initial research did not reveal details on the relationship of the importance of the Davenport Cement Plant to either individual. Mr. Dingee appears to have built the Napa Junction cement plant, among others, and founded the Oakland Water Company. He was involved in significant real estate development activities in Oakland in the 1880s and 1890s, as well as his involvement with the Davenport Cement Plant. However, he appears to have become overextended and his fortunes collapsed in about 1908 and it appears that Mr. Dingee lost control of the cement plant to William Crocker around this time as Mr. Crocker held significant notes related to Mr. Dingee's investments. While important in Oakland in the 1880s or 1890s, initial research did not reveal important contributions of Mr. Dingee at the state or national level or substantial involvement by Mr. Dingee in the life and culture of Santa Cruz County aside from his initial involvement with the Davenport Cement Plant.

Initial research revealed fewer details about Dr. Irving A. Bachman, a noted German chemist. He is known to have worked at the Napa Junction cement facility around 1903. Bachman improved

the quality cement from the Napa Junction facility and eventually became the Managing Director of the Cement Works. He became involved with Dingee in development of the Davenport Cement Plant around 1906, but investigations did not reveal details of his involvement, its duration, or whether he stayed on after acquisition by William Crocker. Further, while he played a role in the early cement industry in the early 1900s, initial research did not reveal important contributions at the state or national level or substantial involvement in the life and culture of Santa Cruz County aside from his involvement with the Davenport Cement Plant.

Of the three known potentially important historical figures, the life, career and achievements of William Crocker most closely align with potentially important historical contributions to development at the state level, as well as possible cultural influences. As Chairman of Crocker National Bank, William Crocker played a key role in the development of San Francisco and was particularly active in helping finance reconstruction after the 1906 earthquake, in which the Davenport Cement Plant played a major role. He was an important player in the committee that built the San Francisco Opera House and Veterans Building. He served as a regent of the University of California for over 30 years and was involved with Lawrence Radiation Laboratory and also chaired the Panama-Pacific Exposition Committee. He became involved with the Davenport Cement Plant around 1908 after acquiring it from William Dingee to address outstanding debts, but investigations did not reveal details of his involvement with the cement plant, how long he owned the property, or if the cement plant was a key asset in his business success and key to his achievements. While it is clear that he and Crocker National Bank played an important role in the development of San Francisco and Northern California, initial research did not reveal the importance of the Davenport Cement Plant in his life and achievements or contributions or substantial involvement in the life and culture of Santa Cruz County aside from his involvement with the Davenport Cement Plant.

This initial background research indicates at least an association with William Crocker, a person of historical significance in California, which may render the Davenport Cement Plant or individual buildings as potentially eligible under Criterion B and CEQA/County Code Chapter 16.42. However, although there is an association with William Crocker, additional research would be required to illustrate if the important achievements of William Crocker or other individuals or group associated with the Davenport Cement Plant may be of historical significance.

Criterion D – Historical Architectural and Site Characteristics

To be significant under CRHR Criterion C and CEQA/County Code Chapter 16.42, a resource must embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values. The Davenport Cement Plant may not be eligible under these criterion as it does not exemplify a distinct architectural style and represent common forms and construction materials used in factory design. However, at various stages over the last 100 years, the Davenport Cement Plant did employ elements of innovative technology and design features that could represent an important variation, evolution, or transition of the typical cement plant that may have had an impact on later cement plant designs. Potential

cement ship, and use of “glory hole” excavation, all of which occurred off of the primary project site. Moreover, years of structural alterations, primarily as part of the Davenport Cement Plant’s expansion and renovations during the 1980s, which included demolition of many older facilities, coupled with some noted structural degradation that has occurred during the plant’s vacancy in 2010, may have negatively impacted their physical makeup and integrity. Unfortunately, due the scope of this study, the identity of the architects and/or contractors who constructed the Davenport Cement Plant were not located within the archival research. Additional research as part of a full Section 106/CEQA investigation could help identify the degree to which the Plant employed innovative technology or the individual facility designers and their significance on a local, regional, and national level.

Criterion D – Site History/Prehistory

Although resources may qualify if they have the potential to contribute important information under Criterion D properties evaluated are typically considered archaeological sites. To be significant under CRHR Criterion D and CEQA/County Code Chapter 16.42, the Davenport Cement Plant would need to have potential to yield important information that could not be found in any other source. This criterion is often applied to archaeological sites, but may be applied to structures or industrial facilities if they contain information that would not be available in the historical record or by any means other than studying the structures themselves. As explained above, the Davenport Cement Plant appears to be common in construction, materials, and design, and information about such structures and their construction techniques are amply available from both published and unpublished sources. Furthermore, a number of the buildings were under 50 years of age and do not meet the level of “exceptional importance” needed to be considered eligible Criterion Consideration G (United States Department of the Interior 1990).

Preliminary Individual Building Eligibility Assessment

In addition to the overall facility, the buildings within the Davenport Cement Plant property may have individual historic significance. Assessments of the 25 resources is summarized in **Table 1**. Of the 25 resources documented, Amec Foster Wheeler preliminary recommends that five of the structures are potentially eligible individually for listing on the NRHP, CRHR and/or SCCHRI. These buildings include:

- the Administration Building (Building 1),
- the Powerhouse (Building 7),
- the Control Room (Building 9),
- the Roundhouse (Building 17), and
- the Crocker Hospital (Building 22).

Moreover, taken as a whole, these five structures could potentially makeup a historic district as defined by both the NRHP and Chapter 16.42.30(e) of the Santa Cruz County Code. In general, these buildings maintain character defining features and retain structural integrity, as well as being older than 50 years in age. Three of these buildings, Building 7, Building 17, and Building 22, had

CRHR. Additionally, these structures have been listed on the County's Historic Resources Inventory. Additionally, the Powerhouse, Building 7, was one of the first buildings constructed at the plant and was an essential structure that was the main power supply for the entire Davenport Cement Plant, without which the site could not have functioned. The Roundhouse, Building 17, gains its historic significance as a vital structure for shipping finished materials to construction sites across California and the United States, most significantly to rebuild structures following the 1906 San Francisco earthquake. The Crocker Hospital, Building 22, demonstrates architectural significance based on its unique construction and design features and provides insight into the development of the area and the role that the cement plant played in the region's success and community development in Davenport. While Amec Foster Wheeler recommends that these three buildings retain eligibility as historic resources, given their unoccupied state since the time of the original surveys there has been some physical deterioration and they are beginning to lose some of their material integrity. The degeneration includes rust, dent, and rips on the metal portions of the structures, as well as spalling and cracks in the masonry. Additional research and documentation is recommended to further assess the historic significance of these resources as contributing structures of a potential historic district.

Of the remaining 20 potential resources, the majority of these structures were found to lack historic significance individually due to their common manufacturing function and/or a lack of architectural significance due to their utilitarian designs as stated in the architectural overview below. However, as described under Criteria A above, while they may lack significance as individual structures, some or all of these 20 resources may contribute to the overall historic integrity of the site as a whole, including structures that are less than 50 years old, such as the highly visible preheater tower in the center of the site (Table 1).

It should be noted that this reconnaissance level historic architectural resources survey is not a substitution for a full historic architectural investigation and cannot be used to meet the requirements of Section 106 of the NHPA of 1966, CEQA Statutes, or Chapter 16.42 of the Santa Cruz County Code. As such, Amec Foster Wheeler recommends that a full Section 106 architectural survey and CEQA impact analysis be conducted at the Davenport Cement Plant to determine the structures' eligibility for listing on the NRHP, CRHR, and/or SCCHRI, both individually and as contributing resources to a potential historic district. Moreover, additional research as part of a full Section 106/CEQA investigation could help identify further insights and information pertaining to the site's history and significance that could not be ascertained within the scope of this study. Specifically, Amec Foster Wheeler recommends the following additional research and actions to address historic resources related to the Davenport Cement Plant property:

1. Conduct a full cultural resources survey and full historic architectural investigation for the site that complies with Section 106 of the NHPA, Public Resources Code Statute §21084 and §5024.1 of CEQA, and Chapter 16.42 of the Santa Cruz County Code.

2. Investigate and consider the site as a potential historic district consistent with National Register Bulletin #15.
3. Determine local historical significance of the site (as a whole comprising the structures onsite) to the Santa Cruz community through consideration by County staff.
4. Allow the County Historic Resources Commission to review the site to help determine the site's eligibility for listing on the National Register or state and local registers.
5. Determine to what extent the site played a direct role in the lives, businesses, or activities of William Crocker and William Dingee as potential historically significant figures related to the cement plant.
6. Investigate the architects and/or contractors who constructed the cement plant and determine their significance as potential historical figures.
7. Confirm the period or periods of significance for the site for the purposes of CEQA impacts analysis.

If you have any questions or comments regarding this preliminary Historic Architectural Resources Survey Letter Report, please contact Ms. Erika Leachman at (805) 962-0992 or Mr. Matthew Prybylski at (502) 267-0700.

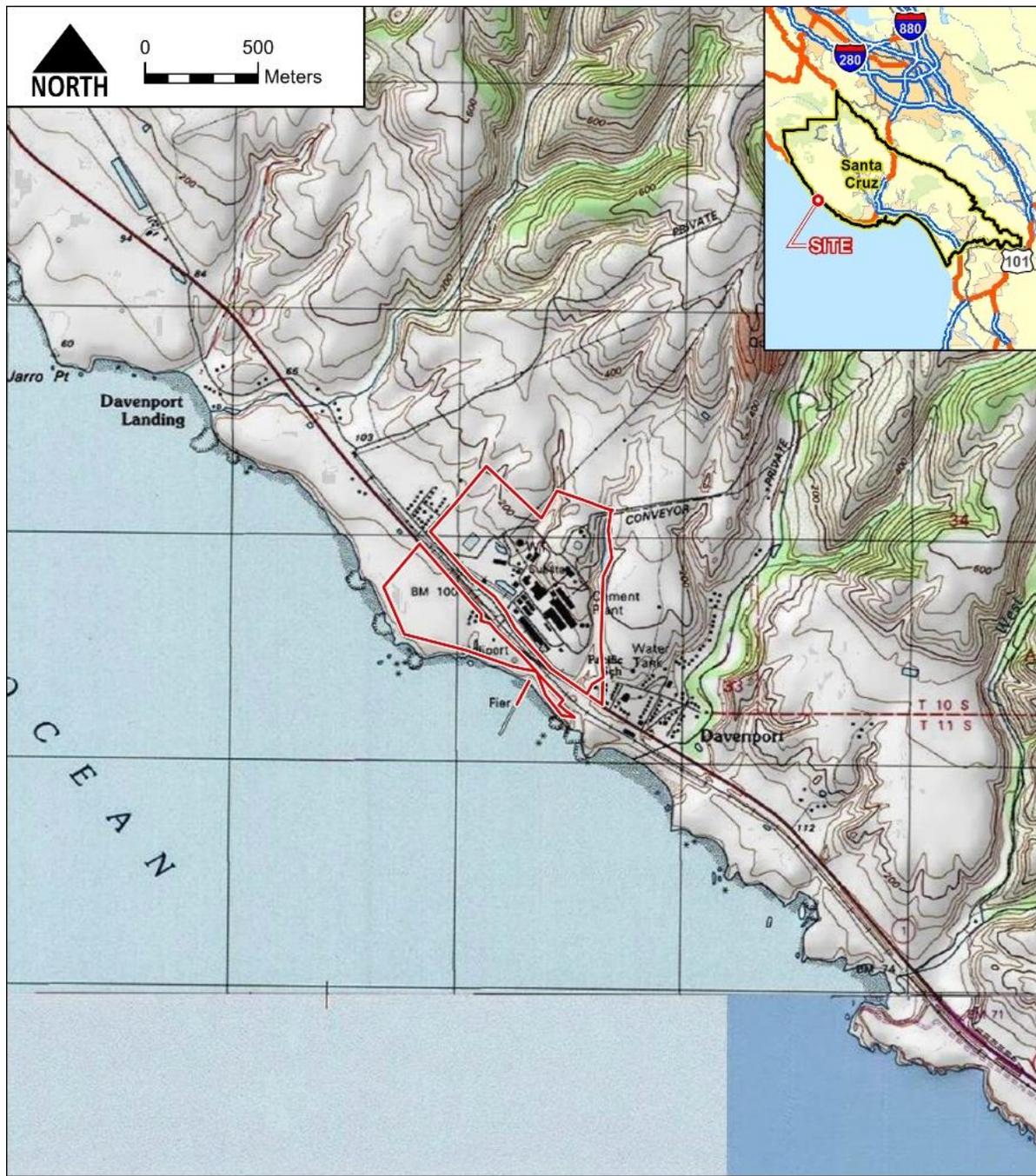
Sincerely,



Erika Leachman
Project Manager – Environmental Planning



Matthew Prybylski, MHP
Senior Architectural Historian



	CEMEX	MAP BY: daniel.conn	LEGEND:  Parcel Boundary	TIME: 11:24:23 AM
		CHK'D BY: MF		DATE: 3/10/2017
Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299			DATUM: North American 1983 PROJECTION: NAD 1983 StatePlane California 1 FIPS 5001 Feet SCALE: 1 in=2,000 ft	PROJECT #: 1655100014

T:\Cemex\Site Parcel.mxd

Imagery: USGS TOPO 24k - DAVENPORT, CA - 1978

Figure 1. Topographic map showing location of the APE and inset Santa Cruz County.



	CEMEX	MAP BY: daniel.com	LEGEND: Building Numbers Parcel Boundary	TIME: 11:57:34 AM
		CHK'D BY: MF		DATE: 3/10/2017
Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299		DATUM: North American 1983		PROJECT #: 1655100014
		PROJECTION: NAD 1983 StatePlane California III FIPS 0403 Feet		
		SCALE: 1 in=500 ft		
T:\Cemex\Site Aerial BldgNum.mxd		Imagery: USDA NAIP 6/13/2014		

Figure 2. Aerial showing location buildings documented within the APE.



Figure 3. The town of Davenport as it looked in 1910. Notice the cement plant in the background. Photo source: Orlando and Piwarzyk 2006.



Figure 4. The town of Davenport as it looked in 2005. Notice the newer preheater tower in the background. Photo source: Orlando and Piwarzyk 2006.



Figure 5. Aerial of the Davenport Cement Plant ca 1945 showing the layout of the plant and the pier in use. Photo source: Orlando and Piwarzyk 2006.



Figure 6. Aerial of the Davenport Cement Plant prior to renovation ca late 1970s. Notice how the plant has expanded some since the 1940s and that the pier is no longer whole.

Also, the preheater tower had not been built yet. Photo source: Pacific Cement and Aggregates Division, Lone Star Cement Corporation and Dupras 1989.



Figure 7. View of the Davenport Cement Plant after the renovations ca 1981. Notice the new preheater tower overlooking the rest of the plant. Photo source: RMC Lone Star and Dupras 1989.

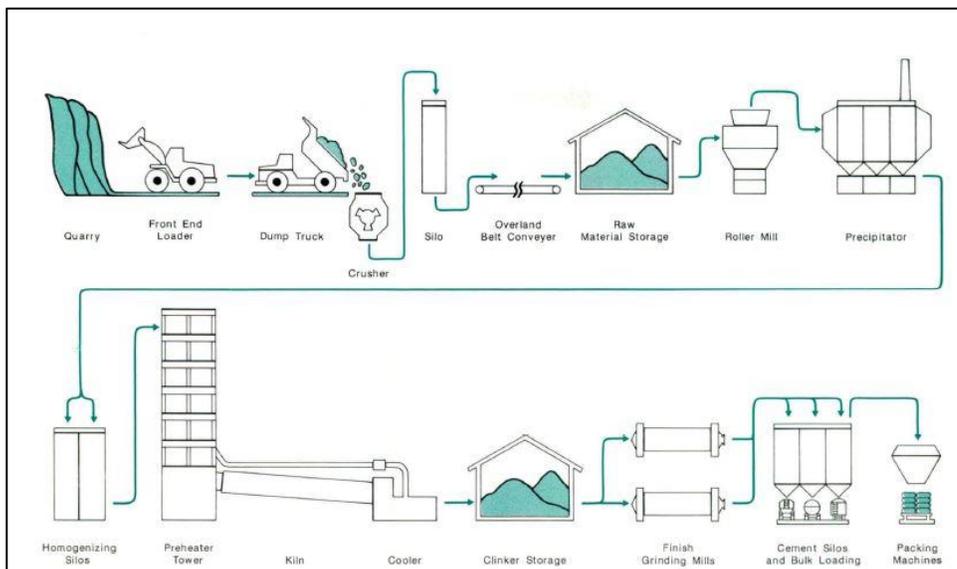


Figure 8. Flow chart demonstrating the cement making process utilized at the Davenport Cement Plant in its later years. Figure source: Dupras 1989.



Figure 9. Historic image of the pier in operation. Photo source: Orlando and Piwarzyk 2006.





Figure 11. Crocker hospital as it looked in the 1930s. Photo source: Orlando and Piwarzyk 2006.



Figure 12. Crocker hospital as it looked in 2005. Photo source: Orlando and Piwarzyk 2006.



Figure 13. The machine shop as it looked in 1930s. The role of the machine shop was to keep the plant running smoothly. Photo source: Orlando and Piwarzyk 2006.



Figure 14. The machine shop as it looked in 2005. Notice the general layout of the building remains the same with the technological advances marking the only real difference. Photo source: Orlando and Piwarzyk 2006.



Figure 15. The interior of the packhouse in the 1930s, where final produce was sacked for customers. Photo source: Orlando and Piwarzyk 2006.



Figure 16. The interior of the packhouse as it looks today.



Figure 17. Another view of the interior of the packhouse.



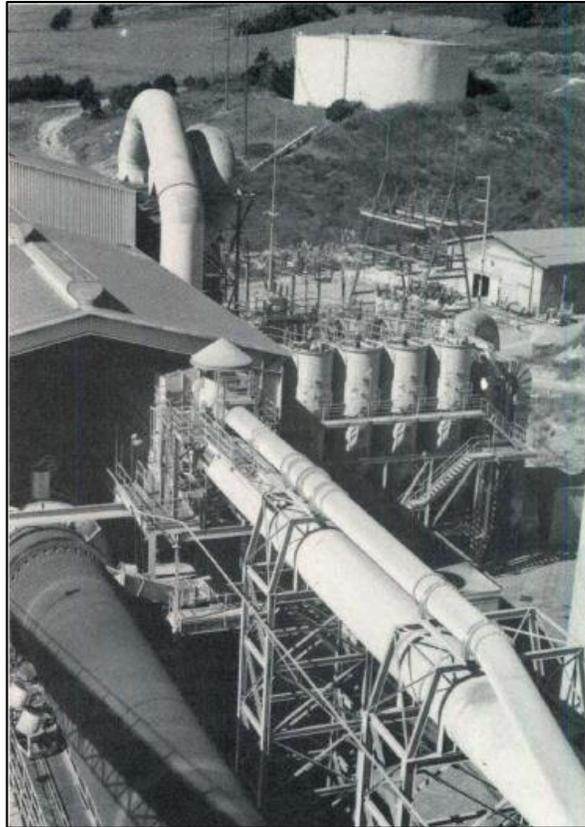
Figure 18. The cement storage silos and the tanks used to fill up trucks pictured here in 1959. Photo source: Orlando and Piwarzyk 2006.



Figure 19. The cement storage silos and the tanks pictured in 2005. Notice not much has changed over the years. Photo source: Orlando and Piwarzyk 2006.



Figure 20. The cement storage silos as they appear today.



**Figure 21. View of the new kiln and burner building from the preheater tower ca 1980.
Photo source: Dupras 1989.**



Figure 22. View of the burner building and the kiln as they appear today.

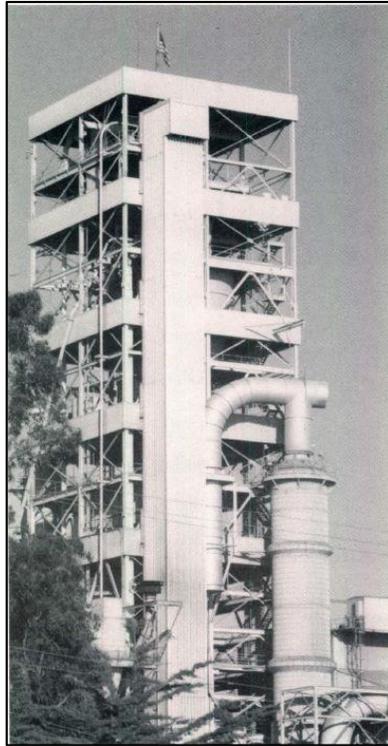


Figure 23. The preheater tower as it appeared not long after construction ca 1981. Photo source: Dupras 1989.



Figure 24. Preheater tower as it appears today.

Table 1. Summary of Documented Buildings at the CEMEX Davenport Cement Plant.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 001 c. 1925	Main Administration Building	Fair/Good	NR-4	Potentially Eligible individually and as a contributing resource to a historic district based on historic significance as the site where high level decisions were made in association with the production, innovations, and/or upgrades to the Davenport Cement Plant. Additional research and documentation is recommended to further assess the historic significance of the resource.
	Building 002 c. 1925	Packhouse	Good	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource individually as an important transportation element of the site, as well as part of a potential historic district.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 003 C.1925	Compressor Room	Good	NR-6	As a typical manufacturing structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. It also lacks historic significance due to compromised material integrity. Additional research and documentation is recommended to further assess the historic significance of the resource individually as an essential element of the Davenport Cement Plant's operations without which it could not function, as well as part of a potential historic district.
	Building 004 1981	Finish Mill	Demolished	NR-6	Not eligible due to lack of historic significance and lack of material integrity, the structure is demolished.
	Building 005 c. 1925	Oil Storage	Fair	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. It also lacks historic significance due to compromised material integrity. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

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Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 006 c. 1925	Machine Shop	Fair/Poor	NR-6	As a common workshop found at factories and manufacturing facilities, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 007 1905	Powerhouse	Good	NR-3	Previously listed on the CRHR and listed on County Historic Resources Inventory. Recommended Eligible due to its historic significance as the main power supply for the entire Davenport Cement Plant, without which the site could not have functioned. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 008 c. 1925	Electric Shop	Fair	NR-6	As a common workshop found at factories and manufacturing facilities, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 009 c. 1925	Control Room	Fair	NR-4	Potentially eligible individually and as a contributing resource to a historic district based on historic significance as the site where the primary mechanisms essential to the Davenport Cement Plant's function were located. Additional research and documentation is recommended to further assess the historic significance of the resource.
	Building 010 c. 1925	Storage Shed	Fair	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 011 c. 1980	Pre-heater Tower	Good	NR-6	Not eligible based on a lack of architectural significance due to its utilitarian form and late construction date as part of the site's 1980s expansion. Moreover, while structures can gain historic significance prior to reaching 50 years of age under NRHP Criterion Consideration G, they must be an exceptional architectural example of a particular style movement, have exceptional importance to historic events or are integral parts of eligible historic districts. While not eligible individually, additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district or to the significance of the site as a whole under Criteria A and/or CCR § 4852(2)(d).
	Building 012 c. 1980	Roller Mill	Fair	NR-6	Not eligible based on a lack of architectural significance due to its utilitarian form and late construction date as part of the site's 1980s expansion. Moreover, while structures can gain historic significance prior to reaching 50 years of age under NRHP Criterion Consideration G, they must be an exceptional architectural example of a particular style movement, have exceptional importance to historic events or are integral parts of eligible historic districts. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 013 c. 1925	Potash Building	Fair	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 014 c. 1925	Carpenter Shop	Fair/Poor	NR-6	As a common workshop found at factories and manufacturing facilities, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 015 c. 1925	Lime Building	Fair/Poor	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

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Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 016 c. 1925	Iron/Latrite Storage	Fair/Poor	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 017 1905	Roundhouse	Fair	NR-3	Previously listed on the CRHR and listed on County Historic Resources Inventory. Recommended Eligible due to its historic significance as an essential structure for shipping finished materials to construction sites across the US, most significantly to sites following the 1906 San Francisco earthquake, without which the site could not have function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 018 c. 1925	Rock Storage Control Station	Fair	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 019 c. 1925	Rock Storage	Fair	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. It also lacks historic significance due to compromised material integrity. While it does have some minor architectural details that reflect Brutalist architecture, such as square concrete patterns and arches, these features are not unique to buildings of this era or at other cement production facilities. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district. It should be noted that foundations and remnants of a kiln are located adjacent to this building and should be assessed archaeologically to determine their historic significance.
	Building 020 c. 1925	Clinker Shed	Fair	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 021 c. 1925	Mechanic Garage	Fair	NR-6	As a common workshop, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 022 1912	Hospital	Good	NR-3	This structure is considered eligible due to historic and architectural significance and has been previously listed on the CRHR and listed on County Historic Resources Inventory. The building maintains structural and historic integrity. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.
	Building 023 c. 1925	Slag Storage	Good	NR-6	As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

Photograph	Building Number and Construction Date	Building Use	Condition/ Integrity	Preliminary NR Rating Code	Preliminary Recommendation
	Building 024 c. 1980	Burner Building	Good	NR-6	Not eligible based on a lack of architectural significance due to its utilitarian form and late construction date as part of the site's 1980s expansion. Moreover, while structures can gain historic significance prior to reaching 50 years of age under NRHP Criterion Consideration G, they must be an exceptional architectural example of a particular style movement, have exceptional importance to historic events or are integral parts of eligible historic districts. Additional research and documentation is recommended to further assess the historic significance of the resource as contributing structure of a potential historic district.
	Building 025 1934	Shipping Pier	Very Poor	NR-6	Not eligible due to lack of material integrity. While originally the pier was once an essential part of the Davenport Cement Plant's transportation/shipping operations and helped connected it to the greater regional context, the once impressive and innovative structure has unfortunately lost most of its material integrity. The entire decking, as well as the majority of the support pilings have either been mechanically removed or washed away during the various storms that frequent the coastal region.

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AMEC Foster Wheeler Biological Assessment

The following report, completed by AMEC Foster Wheeler, includes an assessment of biological resources, focusing on undisturbed areas within the site. A search of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database, California Native Plant Society Inventory Database, and US Fish and Wildlife Service (USFWS) records was conducted to ensure proper evaluation of special-status species in project area and surrounding vicinity. A potentially occurring sensitive species list was developed from aerial photographs, in addition to other existing topographical information. A site visit was conducted to gather additional information regarding characteristics and habitats of sensitive plant and wildlife species on-site. Sensitive habitats and features are identified, documented, and mapped. The Fire Station is under a 99 year lease with the County of Santa Cruz. Please be advised that this report does not include a biological resources analysis of this parcel as it was inaccessible for review and will continued to be used as a fire station for the foreseeable future.



March 24, 2017

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Re: Biological Reconnaissance Survey for the Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz County, California

This report summarizes the results of a biological reconnaissance survey conducted by Amec Foster Wheeler Environment & Infrastructure (Amec Foster Wheeler) for the Lone Star (CEMEX) Restoration/Reuse Project, located in Santa Cruz County, California on September 21, 2016. The purpose of this work was to identify and record biological resources within the closed CEMEX cement plant property and associated facilities. The Study Area comprises areas within the boundary of the closed CEMEX cement plant property. Additional resources were considered in the vicinity of the Study Area, including adjacent areas (e.g., offsite beaches) and the site's water source, which consists of two stream diversions and associated water lines connecting to San Vicente Creek and Mill Creek approximately 4 miles inland from the cement plant property.

1.0 INTRODUCTION

The County of Santa Cruz is preparing a plan (Reuse Plan) for the reuse of the closed CEMEX cement plant property, which was in operation for over 100 years, from 1906 to 2010. The Reuse Plan will explore opportunities to convert the closed plant into suitable uses that would provide public recreation and economic activity.

1.1 Project Location and Setting

The 172-acre CEMEX Restoration/Reuse Project Study Area is situated along Highway 1, just north of the unincorporated town of Davenport in Santa Cruz County, California (Figures 1-3). The Study Area is located in the unsectioned part of the Arroyo de la Laguna Rancheria within Township 10S and Range 3W of the Davenport 7.5-minute topographic quadrangle. Surrounding land uses include agricultural, residential, and open space, including the 5,800-acre Cotoni-Coast Dairies property that is managed by the Bureau of Land Management (BLM) which was dedicated as a National Monument in January 2017. The Study Area lies on a coastal bluff immediately inland of State Highway 1, which separates the CEMEX property from the coastal bluff and shoreline. The entire Study Area is within the Coastal Zone of the State of California as identified in Santa Cruz County's certified 1994 General Plan/Local Coastal Plan (LCP), which extends inland approximately 5.2 miles in the Davenport vicinity. As such, the site is subject to the policies

and regulations of the County's certified LCP, including those that apply to protection of Environmentally Sensitive Habitat Areas (ESHAs) and sensitive biological resources.

Elevations within the Study Area range from approximately 50 feet above mean sea level (AMSL) to approximately 300 feet AMSL. The overall topography of the Study Area is gently sloping with rolling hills and several steep sided drainages; however, several areas of steep slopes exists, particularly on manufactured slopes within old onsite landfills and debris piles associated with past concrete manufacturing. The climate is considered to be Mediterranean with dry summers and moist winters with a mean



*The Lone Star (CEMEX) former cement plant property is situated on a rural coastal plain immediately northwest of the town of Davenport and is surrounded by the Cotoni-Coast Dairies National Monument.
Photo: Coastal Records Project*

annual temperature of 59 degrees Fahrenheit and an average precipitation of 31.5 inches per year. Seasonal upwelling of cold ocean waters generates morning coastal fog. North or northwesterly onshore winds tend to increase during the day, clearing the fog and then the fog usually returns in the evening when the on-shore winds tend to calm.

Given its past use as a cement plant, approximately 80 percent of the Study Area is developed with buildings and structures in the core of the property and agricultural area on the coastal bluffs on the northwest side of the property, with the remaining areas in general natural and managed vegetation on the edges of the property primarily following natural drainage courses that flow through the site. The Study Area includes an internal road system and conveyor belt network (formerly used to transport raw materials and cement products throughout the site), water and wastewater delivery, treatment and storage systems, and storage areas for materials used in the former plant operations. There is a large preheater tower at the center of the Study Area that overlooks the property and an approximately 2.5-acre pile of cement kiln dust (CDK) in an approximately 10-acre onsite landfill to the north of the tower. Several tunnels traverse the property, and some contain with old equipment and machinery. The site also contains many water features, including several ponds. These ponds appear to be fed by a combination of natural spring flow or freshwater that is diverted from nearby San Vicente Creek and Mill Creek approximately 4 miles to the north of the site, with access available primarily from dirt roads. Mill Creek feeds into the main channel of San Vicente Creek, which then flows to the ocean. An unnamed stream corridor runs along the eastern edge of the Study Area from the hills to the ocean (Streams 762 and 763; see Figure 4)¹. A ponded segment of this stream, known as Farmer's Pond, in the northeastern portion of the Study Area is surrounded by mixed chaparral and riparian scrub. A wastewater treatment pond that supplies water to Davenport is also present on the western portion of the site. A total of 6 ponds located on the property are associated with agricultural and wastewater treatment operations, as well as previous cement plant uses; the onsite ponds are labeled 1 through 6 on Figure 4.

¹ Streams 762 and 763 are unnamed drainages; numbering is derived from County GIS data.



Though approximately 80% of the site is developed with industrial uses, onsite biological resources included limited non-native grasslands, Monterey cypress groves, and 6 ponds that provide some wetland habitat areas.

Most of the Study Area is disturbed, either through past industrial development and ongoing agricultural operations, with most undeveloped areas vegetated with non-native grassland or in cultivated agriculture. The main types of onsite vegetation include Monterey cypress groves and non-native grassland. State Highway 1 and the Southern Pacific coastal rail corridor runs through the southwestern portion of the Study Area, and separates the former cement plant from the coastal bluffs and generally sheer cliffs overlooking the Pacific Ocean. Southwest of the highway, the site is divided by a deep coastal canyon, with agricultural uses predominating on the level blufftop northwest of this canyon. The coastal cliffs to the southwest support

limited areas of dune scrub habitat and non-native grassland. Just inland from the highway and railroad corridor is Cement Plant Road, a frontage that provides site access and continues northwest to an adjacent small neighborhood. The site as a whole is mostly abandoned from an operational standpoint with only security patrols and intermittent work by maintenance crews.

Surrounding land uses include the town of Davenport to the southeast and the Cotoni Coast Dairies National Monument managed by the BLM and the State of California Parks Department to the west and north, as well as the small residential neighborhood to the northwest (an extension area of Davenport). Lands to the north and northeast also comprise the Cotoni-Coast Dairies National Monument, including San Vicente Creek, a perennial stream that is also the primary source of water for the Study Area and the town of Davenport. The Pacific Ocean, pocket beaches, and rocky intertidal habitats lie to the southwest. Habitats surrounding the Study Area consist mainly of non-native grassland, bisected by several drainages which typically support riparian vegetation and coastal sage scrub.

2.0 METHODS

Biological resource data for the Study Area and vicinity was obtained through a literature review of applicable reference materials and a biological field assessment. Amec Foster Wheeler conducted a search of the California Natural Diversity Database (CNDDDB), California Native Plant Society (CNPS) Inventory Database, and United States Fish and Wildlife Service (USFWS) records, encompassing lands within five miles of the Study Area to identify species that could potentially occur on site (Figure 3). Biologists also reviewed available aerial photographs, topographic surveys, regulatory documents such as USFWS Federal Register for California Red-legged Frog critical habitat (March 17, 2010), and information on vegetation/habitat types to develop a potentially occurring sensitive species list. Identified records were further filtered based on habitat types on-site to evaluate the likelihood of occurrence. Other site specific documents reviewed include those prepared for wastewater treatment plant upgrades, including the USFWS Biological Opinion for the Construction of the Davenport County Sanitation District Project (March

12, 2007), the Resource Conservation District's Conservation Plan for Salmonids in San Vicente Creek (2014), and the County of Santa Cruz California Environmental Quality Act (CEQA) Initial Study/Environmental Checklist for Davenport Recycled Water Project (February 17, 2015).

Amec Foster Wheeler biologists Emily Mastrelli and Jason Erlich conducted a reconnaissance-level biological survey of the Study Area on September 21, 2016, between the hours of 0710 and 1615. Weather conditions were clear and sunny, 50-72 degrees Fahrenheit, with winds from 5 to 15 miles per hour. Accessible portions of the Study Area were surveyed on foot and by vehicle with the aid of binoculars. Due to access restrictions and timing, the field survey was restricted to the accessible central and blufftop of Study Area and did not include immediately adjacent lands (e.g., stream corridors entering the site from the north), the Davenport Fire Station, or the Study Area's primary water source, a small dam and stream diversions located approximately 4 miles north on San Vicente Creek and Mill Creek. The field survey also did not include intertidal and marine habitats that lie along the Study Area's shoreline due to difficulty of access (e.g., steep coastal bluffs) and limited time. Plant and animal species observed or otherwise detected were recorded and are presented in Section 4.0, *Results* and on Figure 5, *Special Status Species Observed*.

The purpose of the field assessment was to observe, identify, and record biological resources on site and evaluate the potential for occurrence of sensitive species and habitats within the Study Area. The biological survey included mapping of vegetation communities, evaluating habitat suitability for special-status species, and recording observations of plant and animal species within the Study Area. Vegetation community boundaries were noted in the field and then delineated on an aerial photograph, digitized, and incorporated into a geographic information system (GIS). Vegetation communities were mapped based on the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986). Focused surveys for special-status species were not conducted; however, during the general biological survey the biologists did actively search for those species with potential for occurrence within the Study Area. Animal identifications were made in the field by direct, visual observation or indirectly by detection of calls, burrows, tracks, scat, or other signs. The list of species identified during these surveys is not necessarily a comprehensive account of all species occurring in the Study Area. Some biological resources (e.g., nocturnal species and migrating bird species) may not have been detected due to the time frame of the survey. Some annual plant species also may not have been detected if the survey dates did not coincide with the time frame during which these species are present above ground or blooming. A species compendium of all animal species observed during the biological survey is included as Attachment A. All plant species observed are listed in the descriptions of vegetation communities provided in Section 3.1, *Vegetation Communities/Land Cover Types*.

3.0 RESULTS

3.1 Vegetation Communities/Land Cover Types

Thirteen vegetation communities/land cover types were identified within the Study Area, including agriculture, beach, coastal scrub, disturbed wetland, dune scrub, eucalyptus grove, mixed chaparral, Monterey Cypress grove, non-native grassland, non-native riparian, ponds, riparian scrub, and developed (Figure 4). A summary of vegetation communities and representative

acreage within the Study Area is provided below in Table 1. Photos of the site conditions and vegetation are provided as Attachment B and photo point locations are shown on Figure 5. Ponds within the Study Area have been numbered 1 through 6 as shown on Figure 4 for discussion purposes in this report. Streams are also present on the site and are discussed in Section 4.3, *Jurisdictional Wetlands and Waters*. They are mapped and numbered on Figure 4 based on 2016 Santa Cruz County GIS data (County of Santa Cruz 2016).

Table 1.
Vegetation Communities and Land Cover Types in the Study Area

Vegetation Community	Approximate Acres
Agriculture	25.91
Beach	2.48
Coastal Scrub	11.04
Disturbed Wetland	0.21
Dune Scrub	5.93
Eucalyptus Grove	7.08
Emergent Wetland	0.20
Mixed Chaparral	9.04
Monterey Cypress Grove	14.95
Non-Native Grassland	40.21
Non-Native Riparian	0.20
Ponds	2.79
Riparian Scrub	5.19
Developed	46.41
Total	171.64

Agriculture

Agriculture includes lands that support agricultural operations and/or cultivation. One agricultural area occurs southwest of Highway 1 along the coast in the southwestern part of the Study Area. Approximately 25 acres of this coastal blufftop area is under active agricultural production. At the time of the survey, the fields appeared to be actively farmed with row crops.

Beach

Beach includes areas of deposited sand formed by waves and tidal action. These areas are composed primarily of sand and cobble and are generally unvegetated. No beach areas lie within the Study Area, which primarily includes blufftop areas overlooking beaches at the base of steep cliffs. However, beach occurs directly adjacent along the shoreline on the southwestern edges of the Study Area and several drainages, including Streams 762 and 763, flow through or adjacent to the Study Area to the beaches and the Pacific Ocean. These beaches consist of eight small coves separated by rocky points that primarily support intertidal beaches. These rocky points, and adjacent intertidal and offshore areas, support limited



The Study Area lies atop sheer cliffs and blufftop areas overlooking rugged coastline with small beaches.

rocky intertidal habitat. Several streams have outlets on these beaches. One larger beach (known as Davenport Pier Beach) southwest of the Study Area supports the remnants of the historic Davenport Pier and areas with a dry sand beach berm. Davenport Beach, a larger dry sandy beach, fronts the town of Davenport offsite to the southeast of the Study Area. Because the beaches within and adjacent to the Study Area are largely intertidal in nature, they do not appear suitable to support development of persistent coastal strand or dune vegetation.

Coastal Scrub

Coastal scrub features low, usually 0.5 to 2 meters tall, woody shrubs. Cover is usually dense with scattered grassy openings. Most growth occurs in late winter and spring while flowering is concentrated in spring and early summer but may continue through most of the year. Characteristic species include California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis*), California goldenbush (*Ericameria ericoides*), coast buckwheat (*Eriogonum latifolium*), golden yarrow (*Eriophyllum confertiflorum*), California coffeeberry (*Frangula californica*), sawtooth goldenbush (*Hazardia squarrosa*), chaparral yucca (*Hesperoyucca whipplei*), silver lupine (*Lupinus albifrons*), beach blue lupine (*L. chamissonis*), bush monkey flower (*Mimulus aurantiacus*), redberry buckthorn (*Rhamnus crocea*), black sage (*Salvia mellifera*), and poison oak (*Toxicodendron diversilobum*). This community is found in patches located near the center of the Study Area within the cement plant facility (Figure 4).

Disturbed Wetland

Disturbed wetland includes any isolated wetland altered by drainage, dredging, filling or invasion by exotic plants so that hydrologic and biologic functions are diminished. One area, just east of Pond 5, is mapped as disturbed wetland (see Figure 4). This area is considered disturbed as it has been significantly altered to facilitate the local drainage of the area. This is an area that is inundated with water and supports obligate wetland plants such as cattails (*Typha* spp.) and watercress (*Nasturtium officinale*), as well as other wetland plants including tall flatsedge (*Cyperus eragrostis*) and bristly ox-tongue (*Helminthotheca echioides*).

Dune Scrub

Dune scrub is a dense coastal scrub community of scattered shrubs, subshrubs, and herbs, generally less than one meter tall and often developing considerable cover. Characteristic species include coastal sagewort (*Artemisia pycnocephala*), common sandaster (*Corethrogyne filaginifolia*), California goldenbush, beach blue lupine, and dune ragwort (*Senecio blochmaniae*). Dune scrub is found in two locations on the coastal bluffs to the southwest of Highway 1 (Figure 4).

Eucalyptus Grove

Eucalyptus habitats range from single-species thickets to mixed stands with several *Eucalyptus* species. The most common species in this community are Blue gum (*Eucalyptus globulus*) and red gum (*E. camaldulensis*). There is typically very little herbaceous understory within this community. Patches of this community are scattered throughout the Study Area and are located on both sides of Highway 1 (Figure 4).

Emergent Wetland

Emergent wetland is a generally persistent wetland that is dominated by low growing, herbaceous perennial wetland species. This community can be found in channels, seeps, springs, floodplains, margins of lakes and rivers, and various basins such as pools, ponds, palustrine lakes, montane meadows, and dune swales. This community may be freshwater or alkali wetlands and are often located in previously disturbed areas where wetlands are emerging but have not yet established a full suite of species. Disturbance is not a necessary element of this vegetation community. Characteristic species include sedges (*Carex* spp.), rushes (*Eleocharis* spp., *Juncus* spp.), docks and sorrels (*Rumex* spp.), broadfruit bur reed (*Sparganium eurycarpum*), and many others. One patch of vegetation located on the bluff southwest of Highway 1 and southeast of Pond 6, is mapped as emergent wetland (Figure 4). This community also supports non-native species such as pampas grass (*Cortaderia selloana*).

Mixed Chaparral

Mixed chaparral features broad-leaved sclerophyll shrubs ranging from 2 to 4 meters tall that form dense, often nearly impenetrable vegetation. Plants are typically deep-rooted. With this community there is usually little or no understory vegetation and often a considerable accumulation of leaf litter. Growth may occur throughout the year but is highest in spring and much reduced during the late summer to fall dry season. Flowering season extends from late winter to early summer. This community is adapted to repeated fires, to which many species respond by stump sprouting. Characteristic species include chamise (*Adenostoma fasciculatum*), California buckeye (*Aesculus californica*), Eastwood manzanita (*Arctostaphylos glandulosa*), California yerba santa (*Eriodityon californicum*), toyon (*Heteromeles arbutifolia*), coast twinberry (*Lonicera involucrata*), canyon live oak (*Quercus chrysolepis*), Nuttall's scrub oak (*Q. dumosa*), interior live oak (*Q. wislizeni*), and poison oak. Mixed chaparral occurs along the eastern border of the Study Area and is associated with the Streams 763 and 762 corridor and Farmer's Pond (Pond 1) (Figure 4).

Monterey Cypress Grove

Monterey Cypress (*Hesperocyparis macrocarpa*) groves are a locally important habitat consisting of dense clusters of Monterey Cypress trees. The Monterey Cypress is a species of cypress native to the Central Coast of California and is a medium-sized coniferous evergreen tree, which often becomes irregular and flat-topped as a result of the strong winds that are typical of its native area. It grows to heights of up to 130 feet in perfect growing conditions, and its trunk diameter can reach over 8 feet. The foliage grows in dense sprays which are bright green in color. Monterey Cypress groves occur in several locations throughout the Study Area, primarily in transitional areas surrounding the developed portions of the core of the property (Figure 4). Although Monterey Cypress grove is not a recognized natural vegetation community, it is mapped for this survey as a separate vegetation type as there are several significant patches of land that are covered primarily by Monterey Cypress trees. This vegetation type has very little herbaceous understory.

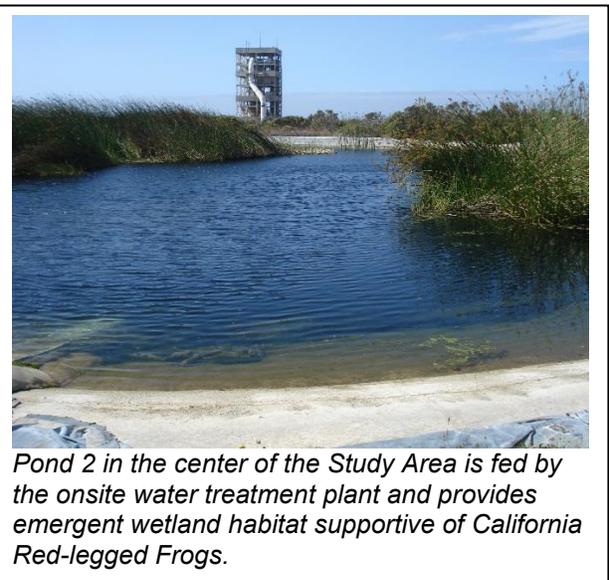
Non-native grassland is composed of a dense to sparse cover of annual grasses with flowering culms 0.2 to 0.5 meter tall. This community is often associated with numerous species of showy-flowered, native annual forbs (“wildflowers”), especially in years of favorable rainfall. Germination occurs with the onset of the late fall rains while growth, flowering, and seed-set occur from winter through spring. With few exceptions, the plants are dead through the summer-fall dry season, persisting as seeds. Characteristic species include wild oats (*Avena* spp.), bromes (*Bromus* spp.), filarees (*Erodium* spp.), California poppy (*Eschscholzia californica*), goldfields (*Lasthenia* spp.), Italian rye grass (*Festuca perennis*), lupines (*Lupinus* spp.), phacelias (*Phacelia* spp.), Mediterranean grass (*Schismus arabicus*), and rattail sixweeks grass (*Festuca myuros*). This community was mapped throughout the Study Area outside of the developed plant site and riparian corridors. The non-native grassland in the eastern portion of the site along the perimeter access road and west of stream 762 overlies abandoned landfill.

Non-Native Riparian

Non-native riparian habitat is generally located at the interface between land and streams and follow water courses. Non-native riparian habitat comprises non-native vegetation that is dependent on water courses and is present in an isolated location along the small drainage southwest of Highway 1 (Figure 4). This drainage runs to the ocean through a deep coastal canyon. The vegetation of this area is dominated by non-native species such as nasturtium (*Tropaeolum majus*), common fig (*Ficus carica*), and Cape ivy (*Delairea odorata*).

Ponds

Substantial amounts of water are discharged at a number of locations around the site, through a combination of discharge from water and wastewater treatment facilities and potentially through natural spring flow. Ponds are present on both sides of Highway 1. Six ponded aquatic features related to this discharge are scattered throughout the Study Area. Three of the features (Ponds 1, 4, and 5) are earthen bottom fresh water ponds that are vegetated along the banks while the other three features (2, 3, and 6) are concrete-lined fresh water ponds. Pond 1 (Farmer’s Pond) is located in a deep canyon along Stream 762 and appears to be an impoundment of this stream. Due to the steep heavily vegetated slopes, Pond 1 was not accessible during the survey but was assessed with the use of binoculars. Vegetation surrounding Pond 1 consists of mixed chaparral species such as chamise and toyon. Pond 4 has several sparse patches of vegetation along its banks that are composed of emergent species such as cattails and chairmaker’s bulrush (*Schoenoplectus americanus*) as well as non-native species such as rabbitsfoot grass (*Polypogon monspeliensis*) and pampas grass (*Cortaderia jubata*). Pond 5 is fed by substantial amounts of groundwater discharge, although it is unclear if this is natural spring flow, related to up gradient discharge from the wastewater treatment facility or a combination of



Pond 2 in the center of the Study Area is fed by the onsite water treatment plant and provides emergent wetland habitat supportive of California Red-legged Frogs.

the two. The vegetation surrounding Pond 5 includes emergent species such as cattails, watercress, and tall flatsedge as well as non-native species such as bristly ox-tongue and pampas grass. Pond 2 is fed by discharge from the water treatment plant and has patches of vegetation composed of emergent species such as California bulrush (*Schoenoplectus californicus*) while Ponds 3 and 6 are unvegetated. Pond 6 is formed by a small dam located in a deep canyon formed by an onsite drainage southwest of Highway 1 and impounds water that is pumped up to the adjacent onsite agricultural operation. Pond 3 is part of the wastewater treatment facility.

Riparian Scrub

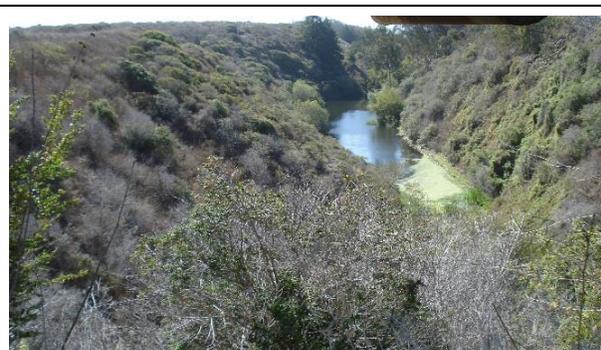
Riparian scrub is a scrubby streamside thicket, varying from open to impenetrable. This community is dominated by any of several willow species. This early seral community may succeed to any of several riparian woodland or forest types absent severe flooding disturbance. Characteristic species include coyote brush (*Baccharis pilularis*), Coulter willow (*Salix coulteri*), black willow (*S. gooddingii*), sandbar willow (*S. exigua*), Pacific willow (*S. lasiandra*), arroyo willow (*S. lasiolepis*), Scouler willow (*S. scouleriana*), and sitka willow (*S. sitchensis*). The corridor along Stream 775 in the northeastern portion of the Study Area is mapped riparian scrub.

Developed

Developed areas include those parts of the landscape that have been constructed upon or otherwise physically altered to the extent that native vegetation is no longer supported and is replaced by hardscape. This is characterized by the presence of permanent or semi-permanent structures, pavement, or hardscape. This includes areas such as cement plant buildings, pavement, materials storage (e.g., the onsite CDK pile), and quarries where natural land has been covered by large amounts of debris or other materials. These areas are usually unvegetated. Portions of the Study Area that were developed for CEMEX cement plant operations are mapped as developed. This is the largest of the mapped communities and occurs only on the northeast side of Highway 1.

3.2 Jurisdictional Waters and Wetlands

Three streams and drainage features were identified in the Study Area; none of which are mapped as blue-line streams on the Davenport USGS quadrangle; however, they are identified in the Santa Cruz County GIS data and the numbering on Figure 4 reflects County GIS designations (County of Santa Cruz 2016). Stream 762 is the eastern-most stream and is adjacent to the eastern boundary of the Study Area (Figure 4). Stream 762 appears to have a small watershed of less than 300 acres, but receives overflow from the water treatment plant. It runs in a north-south direction and supports Pond 1 (Farmer's Pond), a large instream pond that is located along 500 feet of the upstream portion within the Study Area boundary. This stream crosses under Highway 1 and then drains into the Pacific Ocean across



Pond 1, known as Farmer's Pond, is located on the southeastern side of the Study Area and captures flows of Stream 762 as well as overflow storage from the property's offsite stream diversion on San Vicente and Mill Creeks.

a rocky shelf in a deep canyon south of the Highway. The second or middle feature is a small drainage located on the west side of Highway 1, across from the CEMEX cement plant entrance. This is a deeply incised drainage that runs northeast to southwest and ultimately drains to a constructed pond created by a concrete dam (Pond 6) that that spills over to the Pacific Ocean. This stream receives substantial discharge from the onsite drainage sources.² The third feature is a shallow agricultural drainage located near the western border of the Study Area and it appears to convey runoff from the highway and adjacent agricultural operation. This drainage also runs in a northeast to southwest direction. Access to this area of the site was not available during the survey; however, based on review of aerial photographs, this feature drains over the top of bluff face into the Pacific Ocean. Based on review of aerial photographs, none of these streams appear to support coastal lagoons or wetlands where they drain into the Pacific Ocean. All three of the streams/drainages would likely be considered jurisdictional waters of the U.S. as defined by the U.S. Army Corps of Engineers (Corps). The beds, banks, and riparian vegetation along the streams would likely fall under jurisdiction of the California Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and the CCC.

The area mapped as disturbed wetland (Figure 4) had standing water at the time of the survey and supported obligate wetland plants such as cattails and watercress as well as other wetland plants including tall flat sedge and bristly ox-tongue. Based on the presence of wetland vegetation and surface water (hydrology), it is likely that this area could have hydric soils present and therefore meet the Corps' requirements of a wetland. This area would also likely meet the CCC's one parameter definition of a wetland which requires evidence of only a single parameter (hydrology, soils, vegetation) to establish wetland conditions. This area should be formally delineated to determine its jurisdictional status and to verify its boundaries. Additionally, field observations were unable to determine the source of the water feeding the disturbed wetland in this area, as no drainage course traverses this portion of the site. Additional investigation would be required to determine the water source, considering the potential for natural seeps or springs or potential overflow for uphill reservoirs in Pond 1 or Pond 2.

Six ponds were identified and mapped as part of this survey (Figure 4). The Corps, CDFW, RWQCB, and CCC would likely take jurisdiction over Pond 1, the instream pond on Stream 762, as well as Ponds 2, 4, and 5 as they have vegetation present. Ponds 3 would likely not be considered a jurisdictional water as it is a constructed pond that is lined with or built from concrete and lacks wetland vegetation. CDFW would likely take jurisdiction over Pond 6 as it is located within a drainage and potentially provides wildlife habitat. A formal jurisdictional determination is necessary to further evaluate if the pond features are jurisdictional and to delineate their boundaries.

3.3 Special Status Species

Special-status species are defined as any plant or animal species that have been listed as threatened or endangered by the USFWS or CDFW; recognized as a CDFW species of special concern (SSC) or on their Watch List (WL); or are included in the California Rare Plant Rank

² The source of flow to Pond 6 was undetermined based on field observations. However, CEMEX staff described the source as water that generally flows through the site and CDK pile, which causes caustic conditions that are treated by a CO2 bubbler that operates slightly upstream from Pond 6.

(CRPR) List assessed by the California Native Plant Society (CNPS). For the purposes of this study, only those species that are either known to occur, or have potential to occur in the vicinity of the Study Area based on occurrences in the region, are addressed (Table 2).

3.3.1 Special-Status Plants

Special-status plants include those listed as threatened or endangered, proposed for listing, or candidates for listing by the USFWS and CDFW; those considered sensitive by the CDFW; and those species included in the CRPR inventory by the CNPS.

As described in Section 2.0, CNDDDB and USFWS databases were queried for a five-mile radius of the Study Area, creating a potentially occurring species list of 21 plant species (Figure 3, Table 2). Of the 21 species, 16 of them are not expected to occur on site due to a lack of suitable habitat or they are only considered to have a low potential to occur based on marginal habitat quality. These species are described in more detail in Table 2. Five species are considered to have a moderate potential to occur in the coastal scrub and chaparral communities of the Study Area. None of these species were detected during the reconnaissance survey. These five species are discussed further below.

San Francisco collinsia (*Collinsia multicolor*)

The San Francisco collinsia is recognized as a CRPR 1B.2 species and was identified in the CNDDDB search. This herbaceous species occurs in closed-cone coniferous forests and coastal scrub habitats from 30 to 250 meters in elevation. The nearest occurrence of this species was documented in the CNDDDB search approximately two miles northwest of the Study Area near Swanton Road, approximately 1.3 miles northwest of Davenport Landing and is presumed to be extant. The blooming period for this species is March through May. This species is considered to have a moderate potential to occur in the coastal scrub vegetation of the Study Area.

Point Reyes horkelia (*Horkelia marinensis*)

The Point Reyes horkelia is recognized as a CRPR 1B.2 species and was identified in the CNDDDB search. This herbaceous species occurs in coastal dunes, coastal prairie, and coastal scrub habitats from 5 to 755 meters in elevation. This species was documented in the CNDDDB search approximately four miles northwest of the Study Area on the grade between Scott and Waddell Creeks on the Santa Cruz Peninsula and is presumed to be extant. The blooming period for this species is May through September. This species may have been detected during the survey had it been present. However, since all areas of potential habitat were not thoroughly surveyed, this species is considered to have a moderate potential to occur in coastal scrub vegetation of the Study Area.

Elongate copper moss (*Mielichhoferia elongata*)

The elongate copper moss is recognized as a CRPR 4.3 species and was identified in the CNDDDB search. This moss occurs in broad-leaved upland forest, chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, and subalpine coniferous forest habitats from 0 to 1960 meters in elevation. This species was documented in the CNDDDB search almost one mile northwest of the site at Davenport Landing and is presumed to be extant. This

species is considered to have a moderate potential to occur in the chaparral and coastal scrub vegetation of the Study Area.

Monterey pine (*Pinus radiata*)

The Monterey pine is recognized as a CRPR 1B.1 species and was identified in the CNDDDB search. This evergreen tree occurs in closed-cone coniferous forest and cismontane woodland habitats from 25 to 185 meters in elevation. This species was documented in the CNDDDB search over two miles northwest of the Study Area in Ano Nuevo from Cascade Creek south to Scott Creek near Swanton and is presumed to be extant. Only three native Monterey pine stands in California, at Ano Nuevo, Cambria, and the Monterey Peninsula, are currently recognized by the CNDDDB and CNPS as sensitive habitats. Other individuals, found in isolated patches along the coast, are typically the result of ornamental plantings. Although individuals of this tree occur within the Study Area, they are not considered to be special status based on this criteria.

Choris' popcornflower (*Plagiobothrys chorisianus var. chorisianus*)

The Choris', popcornflower is recognized as a CRPR 1B.2 species and was identified in the CNDDDB search. This herbaceous species occurs in chaparral, coastal prairie, and coastal scrub habitats from 3 to 160 meters in elevation. This species was documented in the CNDDDB search almost five miles northwest of the site at the southwest end of Lasher Marsh between Highway 1 and Swanton Road, southeast of Greyhound Rock and northwest of Seaside School and is presumed to be extant. The blooming period for this species is March through June. This species is considered to have a moderate potential to occur in the chaparral and coastal scrub vegetation of the Study Area.

Table 2.
Sensitive Plant Species Occurring/Potentially Occurring in the Vicinity of the Study Area

Scientific Name	Common Name	Status ¹ (Federal/State/CRPR)	Habitat	Blooming Period/ Elevation (meters)	Occurrence/Potential for Occurrence
<i>Agrostis blasdalei</i>	Blasdale's bent grass	-/1B.2	Coastal bluff scrub, dunes, coastal prairie	May-July 0-150	Not expected to occur due to lack of suitable habitat. Nearest occurrence is approximately 4 miles from the Study Area.
<i>Amsinckia lunaris</i>	Bent-flowered fiddleneck	-/1B.2	Coastal bluff scrub, cismontane woodland, valley and foothill grassland	March-June 3-500	Low potential to occur. Grassland habitat in Study Area is of low quality and highly disturbed.
<i>Arctostaphylos andersonii</i>	Anderson's manzanita	-/1B.2	Chaparral, North Coast coniferous forest/ openings, edges	November-May 60-760	Not expected to occur. Known only from Santa Cruz Mountains and Bonny Doon Ecological Reserve.
<i>Arctostaphylos glutinosa</i>	Schreiber's manzanita	-/1B.2	Closed-cone coniferous forest, chaparral/ diatomaceous shale	March-April 170-685	Not expected to occur due to lack of suitable habitat. Known from fewer than 10 occurrences.
<i>Arctostaphylos ohloneana</i>	Ohlone manzanita	-/1B.1	Closed-cone coniferous forest, coastal scrub/ siliceous shale	February-March 450-530	Not expected to occur as Study Area is outside of specie's elevation range. Known from fewer than 5 occurrences.
<i>Arctostaphylos silvicola</i>	Bonny Doon Manzanita	-/1B.2	Closed-cone coniferous forest, chaparral, lower montane coniferous forest/ inland marine sands	January-March 120-600	Not expected to occur as Study Area is outside of specie's elevation range. Nearest occurrence is approximately 4 miles from the Study Area.

Table 2. (cont'd)
Sensitive Plant Species Occurring/Potentially Occurring in the Vicinity of the Study Area

Scientific Name	Common Name	Status ¹ (Federal/State/CRPR)	Habitat	Blooming Period/ Elevation (meters)	Occurrence/Potential for Occurrence
<i>Calyptidium parryi</i> var. <i>hesseae</i>	Santa Cruz Mountains pussypaws	-/-1B.1	Chaparral, cismontane woodland/ sandy or gravelly, openings	May-August 305-1530	Not expected to occur as Study Area is outside of specie's elevation range. Known from fewer than 20 occurrences.
<i>Chorizanthe pungens</i> var. <i>hartwegiana</i>	Ben Lomond spineflower	FE/-1B.1	Lower montane coniferous forest (maritime ponderosa pine sandhills)	April-July 90-610	Not expected to occur due to lack of suitable habitat. Known only from sandhill parklands in the Santa Cruz Mountains.
<i>Collinsia multicolor</i>	San Francisco collinsia	-/-1B.2	Closed-cone coniferous forest, chaparral, coastal scrub/ sometimes serpentine	March-May 30-250	Moderate potential to occur. Habitat may occur in Study Area.
<i>Erysimum teretifolium</i>	Santa Cruz wallflower	FE/SE/1B.1	Chaparral, lower montane coniferous forest/ inland marine sands	March-July 120-610	Not expected to occur as Study Area is outside of specie's elevation range. Known only from Santa Cruz Mountains and Bonny Doon Ecological Reserve.
<i>Hesperocyparis abramsiana</i> var. <i>abramsiana</i>	Santa Cruz cypress	FT/SE/1B.2	Closed-cone coniferous forest, chaparral, lower montane coniferous forest/ sandstone or granitic	Perennial evergreen tree 280-800	Not expected to occur due to lack of suitable habitat. Study Area is outside of specie's elevation range. Known only from Santa Cruz Mountains and Bonny Doon Ecological Reserve.
<i>Horkelia marinensis</i>	Point Reyes horkelia	-/-1B.2	Coastal dunes, coastal prairie, coastal scrub	May-September 5-755	Moderate potential to occur. Habitat present in Study Area.

Table 2. (cont'd)
Sensitive Plant Species Occurring/Potentially Occurring in the Vicinity of the Study Area

Scientific Name	Common Name	Status ¹ (Federal/State/CRPR)	Habitat	Blooming Period/ Elevation (meters)	Occurrence/Potential for Occurrence
<i>Microseris paludosa</i>	marsh microseris	-/-1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland	April-June 5-355	Low potential to occur as specific habitat for this species not present in the Study Area. Nearest occurrence approximately 4.5 miles from the Study Area
<i>Mielichhoferia elongata</i>	elongate copper moss	-/-4.3	Broadleaved upland forest, chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, subalpine coniferous forest/ metamorphic rock, usually acidic, usually vernal mesic, often roadsides, sometimes carbonate	April-June 0-1960	Moderate potential to occur. Habitat present in Study Area.
<i>Penstemon rattanii</i> var. <i>kleei</i>	Santa Cruz Mountains beardtongue	-/-1B.2	Chaparral, lower montane coniferous forest, north coast coniferous forest	May-June 400-1100	Not expected to occur as Study Area is outside of specie's elevation range. Known from fewer than 10 occurrences.
<i>Pentachaeta bellidiflora</i>	white-rayed pentachaeta	FE/SE/1B.1	Cismontane woodland, valley and foothill grassland	March-May 35-620	Not expected to occur due to lack of suitable habitat.

Table 2. (cont'd)
Sensitive Plant Species Occurring/Potentially Occurring in the Vicinity of the Study Area

Scientific Name	Common Name	Status ¹ (Federal/State/CRPR)	Habitat	Blooming Period/ Elevation (meters)	Occurrence/Potential for Occurrence
<i>Pinus radiata</i>	Monterey pine	-/-1B.1	Closed coniferous forest, cismontane woodland	Perennial evergreen tree 25-185	Moderate potential to occur; however, only three native stands know to occur: Ano Nuevo, Cambria, and Monterey Peninsula. Introduced individuals are not considered to be special status.
<i>Plagiobothrys chorisianus</i> <i>var. chorisianus</i>	Choris' popcornflower	-/-1B.2	Chaparral, coastal prairie, coastal scrub	March-June 3-160	Moderate potential to occur. Potential habitat occurs in the Study Area. Nearest occurrence approximately 4.75 miles from site.
<i>Senecio aphanactis</i>	chaparral ragwort	-/-2B.2	Chaparral, cismontane woodland, coastal scrub/ sometimes alkaline	January-April 15-800	Low potential to occur. Potential habitat in Study Area however, Known only from Santa Cruz Mountains and Bonny Doon Ecological Reserve.
<i>Stebbinsoseris decipiens</i>	Santa Cruz microseris	-/-1B.2	Broadleafed upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and valley and foothill grassland in open areas and sometimes serpentinite soils	April-May 10-500	Low potential to occur. Typical microhabitat includes open areas in loose or disturbed soils, usually derived from sandstone, shale, or serpentinite on seaward slopes. Typical habitat for this species does not occur in the Study Area.

Table 2. (cont'd)
Sensitive Plant Species Occurring/Potentially Occurring in the Vicinity of the Study Area

Scientific Name	Common Name	Status ¹ (Federal/State/CRPR)	Habitat	Blooming Period/ Elevation (meters)	Occurrence/Potential for Occurrence
<i>Trifolium buckwestiorum</i>	Santa Cruz clover	-/-1B.1	Broadleafed upland forest, cismontane woodland, and coastal prairie	April-October 105-610	Low potential to occur as Study Area is outside of specie's elevation range. Known to occur in Santa Cruz Mountains

Notes:

¹ **Status:** Federal/State/CRPR List. **Federal:** FT = Federally Threatened, FE = Federally Endangered. **State:** SSC = Species of Special Concern, ST = State Threatened, SE = State Endangered. **California Rare Plant Rank (CRPR):** 1B.1 = plants rare, threatened, or endangered in California and elsewhere, seriously threatened in California; 1B.2 = plants rare, threatened, or endangered in California and elsewhere, moderately threatened in California; 2B.2 = plants rare, threatened or endangered in California, but more common elsewhere, moderately threatened in California; 4.3 = plants of limited distribution (Watch List), not very threatened in California.

3.3.2 Special-Status Wildlife

Special-status wildlife species include those listed by USFWS under the federal Endangered Species Act and by CDFW under the State Endangered Species Act. The USFWS officially lists species as either threatened, endangered, or as candidates for listing and gives some species designation as Birds of Conservation Concern (BCC). Additional species receive federal protection under the Bald Eagle Protection Act, the Migratory Bird Treaty Act (MBTA) and State consideration under the California Environmental Quality Act (CEQA). Many other species are considered by CDFW to be California Fully Protected Species (FP) under the California Fish and Game Code, SSC, or species on their WL.

In addition, the CDFW's CNDDDB tracks species within California for which there is conservation concern, including many that are not formally listed, and assigns them a CNDDDB Rank. Although California SSC, CDFW Watch List species, and species that are tracked by the CNDDDB are not formally listed and are afforded no official protection status (with the exception of birds covered under laws listed above), they may receive special consideration during the CEQA environmental review process.

Several special-status wildlife species have been documented within a 5-mile radius of the site as depicted on Figure 3. Based on the literature review and field surveys, some are considered to have potential to occur within the Study Area. These species are summarized in Table 3 and discussed in further detail below. Additionally, federally listed species that occur in the region are discussed below even if they may not occur within the Study Area.

3.3.2.1 Invertebrates

Monarch Butterfly (*Danaus plexippus*)

Monarch butterfly (*Danaus plexippus*) overwintering roost sites are tracked by the CNDDDB and receive consideration under CEQA. This species can be found overwintering in California, Mexico, and the Gulf Coast, and is present year round on the East Coast, Florida, and Arizona. Its overwintering habitat typically includes access to streams, seeps, and coastal forests. Overwintering, roosting butterflies in northern California prefer cypress, eucalyptus, and Monterey pine groves that provide sunlight but are wind-protected, however, these areas must have water and nectar sources nearby. During the spring migration, butterflies need access to larval food plants and nectar plants. Monarch butterfly overwintering populations/roost sites have been documented within a 5-mile radius of the site (Figure 3). One of these roost sites falls within the Study Area, on the southeastern corner just north of Highway 1 and is considered extant. Monarch butterflies were observed foraging and flying through multiple locations on site during the survey, including the same location as the previously documented roost site in the southeast corner of the Study Area (Figure 5). The Monterey cypress and eucalyptus groves present on site provide suitable roost habitat for overwintering monarch butterflies.

Zayante Band-Winged Grasshoppers (*Trimerotropis infantilis*)

Zayante band-winged grasshoppers (*Trimerotropis infantilis*), federally listed endangered, are endemic to isolated sandstone deposits in the Santa Cruz Mountains in the Zayante Sand Hills.

The Study Area does not fall within the Zayante Sand Hills, which are within 5 miles from the site. Although this species is known to occur less than 5 miles southeast of the Study Area (Figure 3), this species is only found in the Zayante Sand Hills sandstone deposits, and therefore is not expected on site.

Black Abalone (*Haliotis cracherodii*)

Black abalone (*Haliotis cracherodii*), federally listed endangered, are marine mollusks that occur from Point Arena in Northern California to Cabo San Lucas in Baja California. They live in rocky reef areas as they require hard substrate for attachment. Black abalone live on coastal rocks from the high intertidal zone out to about 20 feet of ocean depth, but are most abundant intertidally. Smaller/younger abalone tend to stay within crevices, under rocks and in boulder fields. Larger, older abalone occupy more exposed rocks and surge channels in areas where sea otters are absent. Critical habitat for the black abalone borders the sea cliff edge that is the western boundary of the Study Area (Figure 3). Since black abalone are restricted to intertidal and subtidal areas of the shoreline, which is excluded from the Study Area, this species is not expected to occur on site. However, waters from the site ultimately drain into the Pacific Ocean and land use changes that affect water quality can have an indirect influence on the downstream habitat for this species. Potential for increased visitation to beaches adjacent to the Study Area may also have potential to indirectly affect this species.

3.3.2.2 Fish

Tidewater Goby (*Eucyclogobius newberryi*)

Tidewater goby (*Eucyclogobius newberryi*), federally listed endangered and a California Species of Special Concern, is a small fish that inhabits coastal brackish water habitats from Northern California near the Oregon border to northern San Diego County. This species is adapted to the backwaters of coastal lagoons, marshes, estuaries, and lower stream reaches characterized by slow moving brackish to fresh water.

Tidewater gobies inhabit shallow waters that may be either disconnected seasonally from the ocean or in tidally muted lagoons or sloughs with substrates of mud, sand, gravel or silt with protection afforded by vegetation. They avoid open ocean areas where there is strong wave action or strong currents. This species prefers a salinity range of less than 15 parts per thousand (ppt), but may occupy habitats that range widely from 0-51 ppt. The water temperature range at which tidewater gobies can be found is from 42-77 °F, but most often they occur in waters ranging from 54-75 °F. Preferred water depths range from 8-39 inches (USFWS 2007b).

Tidewater goby have been documented just north of the site, at the mouth and within one mile upstream of Scott Creek (Figure 3). This occurrence is dated and has not been recently confirmed although the population is considered to still potentially be present in the area. However, no coastal lagoons, marshes, estuaries, or lower stream backwaters that provide suitable habitat are located within the Study Area. Water sources in the Study Area are not connected to any such habitats. Therefore, tidewater goby are not expected to occur within the Study Area.

Salmonids

Coho salmon (*Oncorhynchus kisutch*), occurring within the Study Area are considered part of the central California coast Evolutionarily Significant Unit (ESU) and are federally and state listed endangered. The federal listing applies to naturally spawning populations in streams between Punta Gorda in Humboldt County south to the San Lorenzo River in Santa Cruz County (CDFW 2016b). Coho salmon require beds of loose, silt-free coarse gravel in cool streams and rivers for spawning. Scott Creek located just north of the Study Area and San Vicente Creek located to the south are considered Coho streams, but are not hydrologically connected by natural drainage to the Study Area (Figure 3).

Steelhead (*Oncorhynchus mykiss*) are native to Pacific coast streams from southern Alaska to Baja California. This species is the most widely-distributed native trout and are found on the western slopes of the Sierra Nevada in waters that serve as tributaries to the Pacific Ocean. This species prefers fast water in small-to-large mainstem rivers and medium-to-large tributaries. The central California coast steelhead (*O.m. irideus*) Distinct Population Segment, or DPS, occurring in the region is federally listed threatened. This DPS includes all naturally spawned populations of steelhead in coastal streams from the Russian River in Sonoma County south to Soquel Creek in Santa Cruz County (CDFW 2016b). San Vicente Creek, located just south of the site, is utilized by a steelhead run, but it does not have a natural hydrologic connection to the streams within the Study Area (Figure 3). However, the Study Area's primary water supply is derived from stream diversions at a small dam located approximately 4 miles upstream on San Vicente Creek and Mill Creek. While total stream flow data for San Vicente Creek and Mill Creek is unavailable, historic water diversions of up to 420 acre-feet per year from San Vicente Creek and up to 120 acre-feet per year from Mill Creek would constitute a substantial portion of flow within this stream, particularly during the summer and fall (Resource Conservation District 2014). According to the *San Vicente Creek Stream Habitat Assessment Report* (CDFW 2013), the creek itself provides fish spawning habitat that ranges in quality from poor to excellent. Several species of fish, including steelhead were detected in the creek during the biological inventory conducted for the 2013 CDFW report. Pond 1 also provides potential habitat for fish, amphibian, avian, and other wildlife species. Changes to the water levels, flows, and/or water quality of San Vicente Creek could potentially result in alteration of wildlife habitat downstream.

During the recent site reconnaissance, no fish were observed in any water source within the Study Area. No streams occur on-site that serve as direct, uninterrupted above ground tributaries to the Pacific Ocean. Based on field observations, the streams on site do not appear accessible to fisheries from the Pacific Ocean due to the steep sea cliffs that are not passable. As discussed above, water from San Vicente Creek is diverted to the site to provide water for past operations and the town of Davenport as well as stock ponds, including Pond 1 which may contain fish species. Although the streams on site do not have uninterrupted or direct connection to the Pacific Ocean, this stream diversion from San Vicente Creek provides connectivity with tributary streams in the vicinity that are inhabited by steelhead or possibly Coho salmon (Figure 3). Accessibility during the field reconnaissance limited the biologists' ability to assess the opportunities for fish passage through the water diversion. Given the presence of the diversion and dam that may or may not allow fish passage, steelhead and Coho salmon are considered to have a very low potential to occur within the Study Area.

Additionally, waters from the site ultimately drain into the Pacific Ocean and land use changes that affect water quality can have an indirect influence on the downstream habitat where tidewater goby, steelhead, and Coho may be present.

3.3.2.3 Reptiles

San Francisco Garter Snake (*Thamnophis sirtalis tetrataenia*)

The San Francisco garter snake (*Thamnophis sirtalis tetrataenia*), federally and state listed endangered, utilizes a wide range of habitats but prefers grasslands or wetlands near ponds, marshes and sloughs. The snakes' preferred habitat is a densely vegetated pond near an open hillside where they can sun themselves, feed, and find cover in rodent burrows; however, considerably less ideal habitats can be successfully occupied. Temporary ponds and other seasonal freshwater bodies are also used. Emergent and bankside vegetation such as cattails (*Typha* spp.), bulrushes (*Scirpus* spp.) and spike rushes (*Juncus* spp. and *Eleocharis* spp.) apparently are preferred and used for cover. The area between stream and pond habitats and grasslands or bank sides is used for basking, while nearby dense vegetation or water often provide escape cover. Snakes also use floating algal or rush mats, if available.

Adult snakes sometimes estivate (enter a dormant state) in rodent burrows during summer months when ponds dry. On the coast, snakes hibernate during the winter, but further inland, if the weather is suitable, snakes may be active year-round. Recent studies have documented San Francisco garter snake movement over several hundred yards away from wetlands to hibernate in upland small mammal burrows. San Francisco garter snakes forage extensively in aquatic habitats. San Francisco garter snakes eat a wide variety of prey, but their main food source is the larvae and tadpoles of California red-legged frogs, which are known to occur on site. Although there is suitable habitat within the ponds and adjacent riparian and grassland areas on site, the Study Area is located approximately eight miles from the southernmost portion of this species' documented range (Rancho del Oso Park in Santa Cruz County, CDFW 2016a). Therefore, the potential for this species to occur on site is considered to be low.

Pacific Leatherback Sea Turtle (*Demochelys coriacea*)

Pacific leatherback sea turtle (*Demochelys coriacea*), federally listed endangered, migrate extreme distances across the Pacific Ocean to travel between nesting and foraging areas. The Eastern subpopulation of Pacific leatherback sea turtles nest along the Pacific coast of the Americas in Mexico and Costa Rica. Leatherbacks are pelagic (open ocean) animals that also are known to forage in coastal waters. These marine turtles require tropical climate waters for nesting, but need to migrate to more temperate climates for feeding on jellyfish. Sea turtles haul out on sandy beaches to dig nests for egg-laying. The closest leatherback nesting sites are located in Mexico. The southern edge of the Study Area follows the sea cliff edge, which makes up the critical habitat border for Pacific leatherback sea turtles. Since leatherback sea turtles forage in the open ocean and are not known to nest along the California coast, they are not expected to occur within the Study Area. However, waters from the site ultimately drain into the Pacific Ocean and land use changes that affect water quality can have an indirect influence on the downstream habitat for this species.

**Table 3.
Special-Status Wildlife Species with Proximity (< 5 miles) to the Study
Area or with Potential Habitat in the Study Area**

Scientific Name	Common Name	Status	Potential for Occurrence
Invertebrates			
<i>Danaus plexippus</i>	monarch butterfly	CNDDB tracked	Present (overwintering population)
<i>Trimerotropis infantilis</i>	Zayante band-winged grasshopper	FE	Not expected; no suitable habitat
<i>Haliotis cracherodii</i>	black abalone	FE	Not Expected; no suitable habitat
Fish			
<i>Eucyclogobius newberryi</i>	tidewater goby	FE, SSC	Not Expected; no suitable habitat
<i>Oncorhynchus kisutch</i>	Coho salmon – central California coast ESU	FE, SE	Very Low
<i>Oncorhynchus mykiss irideus</i>	Central California coast steelhead	FT	Very Low
Reptiles			
<i>Thamnophis sirtalis tetrataenia</i>	San Francisco garter snake	FE, SE	Low; suitable habitat although site is just beyond expected range
<i>Dermochelys coriacea</i>	Pacific leatherback sea turtle	FE	Not Expected; no suitable habitat
Amphibians			
<i>Ambystoma californiense</i>	California tiger salamander	FT/ST	Not Expected; no suitable habitat
<i>Aneides flavipunctatus niger</i>	Santa Cruz black salamander	SSC	High
<i>Ambystoma macrodactylum croceum</i>	Santa Cruz long-toed salamander	FE/SE/FP	Not Expected; site is outside of current range
<i>Dicamptodon ensatus</i>	California giant salamander	SSC	High
<i>Rana draytonii</i>	California red-legged frog	FT, SSC	Present
Birds			
<i>Agelaius tricolor</i>	tricolored blackbird	BCC, SSC	Not expected; no suitable habitat
<i>Athene cunicularia</i>	burrowing owl	BCC, SSC	Moderate
<i>Brachyramphus marmoratus</i>	marbled murrelet	FT, SE	Not Expected; no suitable habitat

<i>Cypseloides niger</i>	black swift	BCC, SSC	Low; suitable breeding site is historical
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	FT, BCC, SSC	Very low; marginal habitat
<i>Geothlypis trichas sinuosa</i>	salt-marsh common yellowthroat	BCC, SSC	Present
Mammals			
<i>Dipodomys venustus venustus</i>	Santa Cruz kangaroo rat	CNDDDB Tracked	Not Expected, no suitable habitat
<i>Neotoma fuscipes annectens</i>	San Francisco dusky-footed woodrat	SSC	High
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	SSC	High

Notes:
Federal Endangered Species Act or USFWS designations:
FE = Federally listed, Endangered
FT = Federally listed, Threatened
BCC = Birds of Conservation Concern
California Endangered Species Act or CDFW designations:
S = Sensitive
SE = State listed, Endangered
SCE = State Candidate, Endangered
ST = State listed, Threatened
FP = California Fully Protected Species
SSC = California Species of Special Concern
WL = Watch List

3.3.2.4 Amphibians

Salamanders

Most California salamanders are extremely vulnerable or are already imperiled due to human causes and a steady decline in available required habitat. There are four special status salamander species occurring in the study region and discussed below. Although each species is distinct, they all share common habitat requirements for the various stages of their life cycle. Salamanders have two distinct life phases that require specific environments in which to survive. They first hatch from eggs laid in water and turn into larvae where they swim with an enlarged tail- and breathe with filamentous external gills. The larvae later turn into two or four-legged salamanders that live on the ground and breathe air with lungs. Because of their two very distinct and different life phases, salamanders and salamander larvae require two types of habitat: ponds, vernal pools, and slow moving shallow pools in streams for breeding, and then non-aquatic upland or overland areas for foraging, migration, or dispersal. The aquatic breeding sources must have vegetation, sticks or other objects upon which to attach their eggs. There are several sources of freshwater within the Study Area, including ponds, ponded streams, and fresh flowing water diversions (Figure 4) that provide aquatic breeding and foraging habitat for these species. Each of these water sources are characterized by vegetation, debris, and detritus that provide protection and egg-laying substrates for salamanders. Habitat that adult salamanders prefer varies by species but usually requires some sort of protection including leaf litter, rocks, logs, fossorial mammal burrows, or piles of debris. There are several different upland and riparian vegetation communities within the study site that would provide the necessary habitat features for

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<i>Geothlypis trichas sinuosa</i>	salt-marsh common yellowthroat	BCC, SSC	Present
Mammals			
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<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	SSC	High

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nocturnal and juveniles are both diurnal and nocturnal. California red-legged frogs will disperse from breeding habitat to upland habitat for foraging if aquatic habitat is not available. They may also utilize small mammal burrows and moist leaf litter for refuge in riparian areas. Breeding season occurs in February and March, and in coastal/moist environments they are known to travel anywhere from 0.25 miles to over 1 mile regardless of topography or vegetation type. Potential barriers to movement include fast-flowing streams or rivers, large lakes and heavily traveled roads that do not have underpasses or culverts. During periods of above-average rainfall, this species will inhabit an even wider range of habitat, not just breeding ponds and streams.

As shown in Figure 5, a juvenile California red-legged frog was observed in Pond 2 in the Study Area during the 2016 field visit, and therefore is presently known to occur on site. The Study Area also lies within federally designated California red-legged frog critical habitat (Figure 3). California red-legged frogs have been documented within the Study Area and the adjacent San Vicente Creek located to the east based on numerous other data sources (County of Santa Cruz 2015, USFWS 2007a, and CDFW 2016a). The ponds, streams, and wetlands throughout the Study Area provide potential breeding habitat. California red-legged frogs utilize an average area of approximately 300 feet surrounding any aquatic habitat, regardless of vegetation type. The scrub riparian and mixed chaparral habitats to the northeast provide suitable upland areas for foraging, dispersal or areas of refuge. The non-native grasslands to the east, north, and west could be utilized for dispersal as well. Across Highway 1 on the south-central side, the riparian scrub habitat and stream are suitable for both breeding and foraging. The Study Area largely contains developed areas that are not generally considered suitable upland habitat, however these areas may be utilized for movement between the ponds and more suitable areas that lie adjacent. Culverts that run underneath Highway 1 and access roads for the CEMEX plant provide routes of travel for the frogs. The processing plants, quarry, outbuildings and storage areas hinder movement and are not considered areas where the frogs would occur. However, the agricultural lands to the southwest do not pose a barrier to dispersal. Highway 1 between the CEMEX plant and the sea cliffs/agricultural areas would not prevent movement, but could result in a high rate of mortality. Areas of high salinity (i.e. Pacific Ocean and brackish water) are not suitable habitats for California red-legged frogs, as they are a freshwater species.

3.3.2.5 Birds

Tricolored Blackbird (*Agelaius tricolor*)

The tricolored blackbirds (*Agelaius tricolor*), a Bird of Conservation Concern and a California Species of Special Concern, are colony nesters that form the largest flocks of any avian species in North America in their breeding habitats. They forage and nest in shallow flood-irrigation, mowed crop-lands or grazing pastures on agricultural lands, but prefer their native habitats of cyclical wetlands and riparian scrub. Most tricolored blackbirds will be found foraging within a few miles of their colony sites. A known tricolored blackbird population occurs less than three miles north of the Study Area within the marsh area at the mouth of Scott Creek (Figure 3). The agricultural fields to the south of the site are small and contain no tall grasses for nesting. No other irrigation-flooded grasslands or extensive wetlands occur on site, and there is very low potential for foraging from nearby populations, as suitable foraging habitat exists closer to known breeding grounds. The emergent vegetation surrounding Ponds 2 and 5 forms a narrow band and is not extensive enough to support the species. Thus, tricolored blackbirds are not expected to

nest on site due to lack of suitable breeding habitat, and have very low to no potential to forage within the Study Area.

Burrowing Owls (*Athene cunicularia*)

Burrowing owls (*Athene cunicularia*), a Bird of Conservation Concern and a California Species of Special Concern, nest in burrows created by fossorial mammals and inhabit agricultural fields, pasture, grass, shrublands, canal/drain banks, rubble piles, and access roads. California ground squirrels (*Spermophilus beecheyi*) are prevalent on the site and their burrows provide suitable habitat for burrowing owl within grasslands, agricultural, and developed areas. A large soil stockpile on the site provides potential habitat where burrows are present. The grasslands adjacent to the soil stockpile are overgrown and currently the grass is likely too tall for burrowing owls, but could be utilized under grazed or mowed conditions. The grasslands to the north and east are more suitable as vegetation is lower in stature. Agricultural fields to the southwest of the Study Area are also potential foraging and breeding areas. Burrowing owls have been previously documented within 1.5 to 2 miles of the Study Area, specifically within the city limits of Davenport on Swanton Road. Therefore, burrowing owls are considered to have a moderate potential to occur within the Study Area.

Marbled murrelets (*Brachyramphus marmoratus*)

Marbled murrelets (*Brachyramphus marmoratus*), federally listed threatened and state listed endangered, nest in old-growth redwood-dominated forests that can occur up to six miles inland from the coast. They are also often found in Douglas fir forests. This species was observed in 1999 nearly 5 miles northwest of the Study Area (Figure 3). This species is not expected to occur on site as there are no old-growth redwood-dominated or other suitable coniferous forests within the Study Area or in the immediate vicinity.

Western snowy plovers (*Charadrius alexandrinus nivosus*)

Western snowy plovers (*Charadrius alexandrinus nivosus*), federally listed threatened, a Bird of Conservation Concern, and a California Species of Special Concern, are found nesting along the shores, offshore islands, bays, estuaries, rivers and peninsulas of California during the spring and summer. Plovers prefer barren to sparsely vegetated sandy beaches when nesting on the coast, and are not likely to be found in areas of high pedestrian foot traffic. The barren/sparsely vegetated largely intertidal beaches within the Study Area and immediately adjacent to the site are small and fragmented, and are often completely scoured up to the cliff wall by the incoming tide. Pedestrians frequent the beach, and there are no areas for nesting that would be protected from foot traffic. Although western snowy plovers have been found within a 5-mile radius of the Study Area (Figure 3), these occurrences do not represent extant nest colonies. The potential for this species to occur within the Study Area is considered to be very low due to the reduced quality of habitat on site, with higher quality habitat areas present in the vicinity. In addition, the beach portions of the Study Area are on the opposite side of Highway 1 and well away from any activity within the CEMEX plant site itself. Although suitable nesting habitat is not present, snowy plovers may occasionally fly over and/or forage on the site.

Black swifts (*Cypseloides niger*)

Black swifts (*Cypseloides niger*), a Bird of Conservation Concern and a California Species of Special Concern, forage in open sky over mountains and coastal sea cliffs. Populations of this species are declining significantly, and only a few known breeding locations occur in North America. A confirmed historic location of nesting occurs less than one mile from the site, along the sea cliffs that border the edge of the Study Area. The last known breeding group was observed prior to 2002. Breeding occurs from approximately mid-April to mid-September, with migration south beginning in October. Both adult and fledgling black swifts leave the nesting area immediately to presumably migrate south, and therefore would not be expected in the area post-October. The only area with potential to support nesting for this species occurs along the sea wall in the southern portion of the Study Area, and it is not likely that this species would forage over the site. Although the sea cliffs provide potential nesting habitat, this species has not been documented nesting in the area since 2002. Therefore, black swifts are considered to have a low potential to occur.

Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*)

Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*), a Bird of Conservation Concern and a California Species of Special Concern, is a species found in woody swamps, freshwater marshes and brackish marshes around the San Francisco Bay and south to Monterey County. This species usually occupies the ecotone between upland and moist areas which enhances overall habitat suitability. They use small, isolated swales and seeps where groundwater is close to the surface. Saltmarsh common yellowthroat have been documented in the marsh areas at the mouth of Scott Creek approximately 2 miles north of the Study Area (Figure 3). A saltmarsh common yellowthroat was heard calling in the area surrounding Pond 2 during the 2016 assessment survey (Figure 5) and therefore is considered present within the Study Area. The emergent vegetation surrounding Ponds 2 and 5 provide suitable nesting habitat.

The abandoned buildings, debris, tunnels, cypress groves, cliffs, scrub habitats, and other vegetated habitats throughout the site provide nesting habitat for numerous other bird species that are protected by the MBTA and Fish and Wildlife Code. Several species of raptors were observed foraging and flying throughout the Study Area during the 2016 survey (see Attachment A). In addition, a pair of nesting barn owls (*Tyto alba*) (also raptors) were observed within an abandoned building on the eastern portion of the site (Figure 5). The sea cliffs, cypress groves, and abandoned building provide nesting opportunities for large raptors, including peregrine falcons (*Falco peregrinus*) and osprey (*Pandion haliaetus*). Older passerine stick nests were observed in shrubs, trees, and nooks and crannies of the buildings.

3.3.2.6 Mammals

Mountain Lion (*Puma concolor*)

The site provides habitat for a variety of common mammal species including mountain lions (*Puma concolor*). They are known to occupy tunnels on the site as documented by CEMEX personnel. Although they are not considered special-status species, individuals are protected by state law. The passage of the California Wildlife Protection Act of 1990 (Proposition 117) by California voters established that mountain lions are a specially protected mammal in California, and that it is unlawful to possess, transport, import or sell any mountain lion or part or product

thereof (including taxidermy mounts). Exceptions to this law apply to very and warranted specific permit holders.

Bats

California bats and bats in general are threatened by habitat destruction, especially since a wide variety of habitats are needed for different behaviors (roosting, foraging, drinking, hibernating, etc.) Many bat species roost in groups and use mature trees, snags, crevices and man-made structures for roosting, either for winter roosting (hibernacula) or for forming summer nursery colonies. Since some bats will roost in man-made structures such as the undersides of bridges and vacant buildings, they are particularly vulnerable to roost disturbance or destruction by humans. Protecting established roost sites is of particular importance to the conservation of bats, and management of these sites is receiving increasing attention from the CDFW.

Townsend's big-eared bats (*Corynorhinus townsendii*), a California Species of Special Concern, are found throughout California in a wide variety of habitats, most commonly in mesic (moist) habitats. This species has been documented within approximately one mile east of the Study Area. Individuals can be found roosting in the open, hanging from walls and ceilings. They are extremely sensitive to human disturbance and would most likely be found in areas of the site that do not have any human activity. There are several man-made underground tunnels in the central portion of the Study Area as well as the many buildings found throughout the site. Although there is still some human disturbance on the site for security and other purposes, there is high potential for bats (including Townsend's as well as other species) to utilize the many tunnels and buildings on the site that are largely undisturbed.

Several other bat species have potential to occur within the Study Area given the presence of this potential habitat including:

- California leaf-nosed bat (*Macrotus californicus*), a California Species of Special Concern
- Western mastiff bat (*Eumops perotis californicus*), a California Species of Special Concern
- Yuma myotis (*Myotis yumanensis*), a species tracked by the CNDDDB
- Pocketed free-tailed bat (*Nyctinomops femorosaccus*), a California Species of Special Concern
- Long-eared myotis (*Myotis evotis*), a species tracked by the CNDDDB

Other than the buildings and tunnels, the sea cliffs and cypress groves also provide potential bat roost sites. The open shrub habitat, drainages, culverts, ponds, and streams on site provide potential foraging opportunities.

Rodents

The Santa Cruz kangaroo rat (*Dipodomys venustus venustus*), a species tracked by the CNDDDB, is endemic to the Santa Cruz Sandhills. Although Santa Cruz kangaroo rats have been observed within a 5-mile radius of the Study Area, the documented observations were within the Santa Cruz Sandhills ecosystem (Figure 3). This ecosystem does not fall within the Study Area, nor does it have direct connectivity. Therefore, this species is not expected to occur on site.

The San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), a California Species of Special Concern, prefers moderate forest canopy in a variety of habitats including chaparral with coffeeberry. They build houses of sticks and leaves at the base of or in a tree, around a shrub, or at the base of a hill. Several cypress groves occur within the Study Area, and thick chaparral occupies both sides of Pond 1 located to the northeast. This chaparral is composed mostly of coffeeberry, and foraging and nest-building opportunities are provided by both of these habitats. The San Francisco dusky-footed woodrat has been recently observed within a 5-mile radius of the Study Area (Figure 3). Due to known observations near the Study Area and the availability of suitable habitat on site, this species has a high likelihood of occurrence within the Study Area.

4.0 CRITICAL HABITAT

California Red-legged Frog

The Study Area falls directly within and is surrounded by USFWS-designated critical habitat for California red-legged frog zone SCZ-1 (North Coastal Santa Cruz County). SCZ-1 and the site contain the features that are essential for the conservation of the species including aquatic breeding and non-breeding habitat and upland habitat for foraging and dispersal activities (USFWS 2010). Most of these habitats within the site are considered high-quality based on their characteristics, which are described in more detail herein, and occupied given the documented extant occurrences within the Study Area (Figure 3).

Pond 1 is an in-stream pond; therefore, the water is mostly still but flowing to some degree. As previously stated, a sub-adult California red-legged frog was observed and identified in Pond 2 during the biological reconnaissance survey in September 2016 (Figure 5). Pond 2 is fed by flowing, fresh groundwater that is diverted to the site from a stream that originates to the north of the site. Both Pond 1 and Pond 2 provide breeding and foraging habitat, and the surrounding upland habitats (coastal scrub, grassland, and chaparral) provide foraging and dispersal opportunities. Pond 3 is unvegetated, concrete lined and isolated in a grassland that is characterized by very tall grass. It is surrounded by chain-link fencing and has the lowest potential for use by California red-legged frog than any of the other ponds. Pond 4 is a wastewater stock pond that is mostly filled with siltation and algae. Pond 4 is also of reduced quality as California red-legged frog habitat. Pond 5 is a ruderal wetland that is fed by an underground stream seeping to the surface. Vegetation and debris is present for attachment of eggs. This pond is bordered by intensely disturbed and developed habitat to the west, although the east side provides access to upland habitat for overland travel. Pond 6 is free-flowing water of unknown origin that shoots out of a pipe underneath Highway 1. The water goes through a patch of concrete before it turns into a cobble, pebble and silt-bottom stream with very steep upland slopes. The water does not reach the ocean, but is diverted to the agricultural area to the west. The quality of the water is high and other species of frogs were observed making their way into Pond 6. Although California red-legged frogs would have to cross Highway 1 to reach this area, there is still potential for this pond to attract and be utilized by California red-legged frogs. San Vicente Creek is listed as one of the watersheds within SCZ-1, although specific information regarding the presence or absence of the California red-legged frog from this watershed was not located.

Black Abalone

In 2011, NOAA designated several locations on the California coast as critical habitat for the black abalone. The coastline that borders the Study Area falls within this critical habitat. Sea cliffs are the extreme edge of the Study Area, and therefore black abalone critical habitat does not overlap with the Study Area. The CEMEX site itself is approximately 0.25 miles from the sea cliff edge.

Leatherback Sea Turtle

Critical habitat for Pacific leatherback sea turtles was designated in 2012 along the west coast of the United States. It occupies 16,910 square miles stretching from Washington State to just south Point Arguello in California. This critical habitat falls as far east as the coast line and extends west into the open ocean. Since the Study Area terminates at the coast line, no Pacific leatherback sea turtle critical habitat overlaps the Study Area.

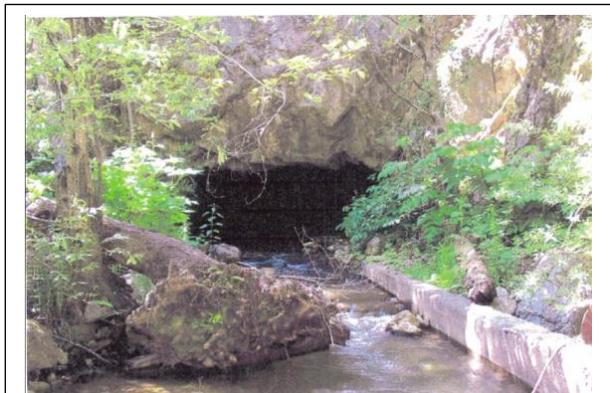
Steelhead

Critical Habitat for steelhead was designated in 2005 and includes San Vicente Creek. San Vicente Creek is included the Davenport Hydrologic Sub-area – 330411. Drainages on site would not fall within the critical habitat designation as water is mechanically diverted from San Vicente Creek and there are natural barriers that are impassable to fish from downstream waters, as discussed further below.

San Vicente Creek

San Vicente Creek lies in the vicinity of the Study Area and provides the source of potable water to the site. Because of the creek's proximity within 1,500 feet of the Study Area and because the creek provides water to the Study Area via a diversion approximately 4 miles upstream, information was gathered from several resources to provide a discussion of this creek and associated habitats. Due to access constraints, San Vicente Creek was not visited during the reconnaissance level biological survey.

San Vicente Creek is a third order stream and has approximately 9.2 miles of blue line stream according to the USGS National Hydrology Dataset (NHD). San Vicente Creek drains a watershed of approximately 11.3 square miles and provides approximately 4 miles of habitat area for salmonid species (Becker et. al. 2010). San Vicente Creek is located approximately one-third of a mile to the east of the Study Area. It is a blue-line stream on the Davenport USGS quadrangle (CDFW 2013). San Vicente Creek flows in a general north-south direction and ultimately drains into the Pacific Ocean through a tunnel under the town of Davenport. Mill Creek feeds into San Vicente Creek approximately 4 miles upstream. Elevations range from about sea level at the mouth of the creek to 2,648 feet in the headwater areas. Evergreen forest dominates the watershed. The watershed is mostly undeveloped, where 95% of the land area is natural, 2% is resource areas, 2% is urban, and less than 1% is agricultural



San Vicente Creek provides critical habitat for salmonid species and is also a source of water for the site via a stream diversion located 4 miles northeast of the site.

(CDFW 2013). San Vicente Creek provides critical habitat area for salmonid species, including Coho salmon and southern steelhead, as well as other sensitive species, such as California Red-legged Frog, based on USFWS mapping services (see Section 3.3, *Special Status Species*).

Water is currently diverted from San Vicente Creek to Pond 1 (Figure 4) at a diversion point that is situated below a rock dam spillway in an area that is unaffected by seasonal stream fluctuations (ESA 2001). The rock dam diverts water into a tunnel that flows to a concrete box that collects stream flow and seepage from surrounding limestone (Gallery and Barton 2007). The water then travels to the pond through a six- or eight-inch pipe (ESA 2001). The information available electronically from the State Water Resources Control Board (SWRCB) indicates direct diversion of 566 acre-feet from January 1 through December 31. Electronic information from the SWRCB, however, does not indicate what year(s) the water is used (ESA 2001). Vehicle access to the lower reaches exists via Bonny Doon Road to the east of Highway 1; more extensive access to the headwater of San Vicente Creek exist via San Vicente Street and San Vicente Avenue located east of the town of Davenport, California.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Portions of the site are occupied by sensitive species including California red-legged frogs (federally listed and regulated by the USFWS), monarch butterfly roosts, and nesting birds that will require consideration during the planning and processes. A biological survey will need to be completed for inclusion in the environmental document assessing the impacts associated with the Reuse/Restoration Plan to verify the presence and extent of listed and sensitive species. Mitigation measures will need to be developed to avoid and reduce potential impacts to individuals and their habitats. Consultation with the USFWS will be necessary under the Federal ESA for any proposed effects to the California red-legged frog and associated critical habitat which encompasses the site. Technical assistance may be necessary to confirm that a proposed project at the site will have no effect on the federally endangered San Francisco garter snake. Depending on the extent, location, and intensity of development of the site, preparation of a Biological Assessment (BA) according to USFWS guidelines is recommended to analyze potential effects to federally listed species. The site also supports potential roosting sites for sensitive bats and potential habitat within coastal scrub and chaparral communities for sensitive (CNPS list) plant species. A focused bat survey and botanical surveys conducted at the appropriate time of year to detect target species are recommended.

Other California Species of Special Concern with potential to occur on site that warrant consideration during the planning/CEQA process and avoidance measures such as pre-construction surveys during proposed Project activities include:

- Santa Cruz black salamander
- California giant salamander
- San Francisco dusky footed woodrat
- Western burrowing owl
- Black swift
- Saltmarsh common yellowthroat

While habitat for the California Red-legged Frog and other sensitive species is present onsite, as discussed above, waters from the site ultimately drain into the Pacific Ocean and land use

changes that affect water quality or water demand from local creeks can have an indirect influence on downstream critical habitat such as that designated for salmonids, black abalone, and Pacific leatherback sea turtle. Given the sites' proximity to the Pacific Ocean and the presence of sensitive fisheries, as well as critical habitat for both abalone and leatherback sea turtle, water quality and associated runoff should be considered for any planned development and other changes in land use (e.g. recreation, etc.) at the site. Consideration of impacts to these marine resources associated with increased access to area beach as a result of increased visitation of the site should be included in the planning process. Additionally, changes to water demand from San Vicente and Mill Creeks due to redevelopment of the site should be factored into land use planning and coordinated with the SWRCB to ensure sufficient supply remains in the creek system to support sensitive fish species, including Coho salmon and steelhead.³ Vegetation communities outside of the developed areas onsite and particularly those associated with streams and ponds are considered sensitive and potential impacts should be analyzed accordingly. A formal wetland delineation conducted according to USACE, CDFW, RWQCB, and CCC guidelines is recommended to verify the extent of each respective agencies jurisdiction. Potential impacts to aquatic features on site will likely require permits from one or more of these agencies. Additionally, it is recommended that a future project maintain at least a 100-foot setback from streams and wetlands on site in the interest in biological resource protection and consistency with County plans and regulations.⁴

³ It should be noted that CEMEX asserts that pre-1914 water rights are maintained for the site to draw water supply from San Vicente and Mill Creeks.

⁴ For example, development that is located with 100 feet of any stream, estuary, or wetland in the Coastal Zone may be appealed to the California Coastal Commission. Additionally, per County Code Section 16.30.030, riparian corridor includes lands extending 100 feet from the high water mark of wetlands.

6.0 REFERENCES

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**Attachment A
Species Observed**

Scientific Name	Common Name
<i>Artemisia californica</i>	California sagebrush
<i>Arundo donax</i>	Giant reed*
<i>Avena barbata</i>	Slender wild oats*
<i>Baccharis pilularis</i>	Coyote brush
<i>Briza maxima</i>	Big quaking grass*
<i>Bromus diandrus</i>	Ripgut brome*
<i>Bromus hordeaceus</i>	Soft brome*
<i>Carduus pycnocephalus</i>	Italian thistle*
<i>Carpobrotus edulis</i>	Iceplant*
<i>Cirsium vulgare</i>	Bull thistle*
<i>Conium maculatum</i>	Poison hemlock*
<i>Cortaderia jubata</i>	Pampas grass*
<i>Delairea odorata</i>	Cape ivy
<i>Equisetum arvense</i>	Common horsetail
<i>Ericameria ericoides</i>	California goldenbush
<i>Erigeron glaucus</i>	Seaside daisy
<i>Eriophyllum staechadifolium</i>	Lizard-tail
<i>Erodium cicutarium</i>	Red-stemmed filaree*
<i>Eschscholzia californica</i>	California poppy
<i>Eucalyptus globulus</i>	Blue gum*
<i>Festuca perennis</i>	Italian rye grass
<i>Ficus carica</i>	Common fig*
<i>Foeniculum vulgare</i>	Sweet fennel*
<i>Grindelia stricta</i>	Coastal gumweed
<i>Helminthotheca echioides</i>	Bristly ox-tongue*
<i>Hesperocyparis macrocarpa</i>	Monterey cypress
<i>Holcus lanatus</i>	Common velvetgrass*
<i>Hordeum marinum</i>	Seaside baley
<i>Hypochaeris glabra</i>	Smooth cat's ear*
<i>Hypochaeris radicata</i>	Rough cat's ear*
<i>Lysimachia arvensis</i>	Scarlet pimpernel*
<i>Marah fabaceus</i>	California man-root
<i>Medicago polymorpha</i>	Bur clover
<i>Nasturtium officinale</i>	Watercress
<i>Oxalis pes-caprae</i>	Bermuda buttercup*
<i>Pinus radiata</i>	Monterey pine
<i>Plantago lanceolata</i>	English plantain*
<i>Polypogon monspeliensis</i>	Rabbitsfoot grass*

**Attachment A (cont'd)
Species Observed**

<i>Scientific Name</i>	Common Name
<i>Raphanus sativus</i>	Wild radish*
<i>Rubus armeniacus</i>	Himalayan blackberry*
<i>Rubus ursinus</i>	California blackberry
<i>Salix lasiolepis</i>	Arroyo willow
<i>Schoenoplectus californicus</i>	California bulrush
<i>Senecio vulgaris</i>	Common groundsel*
<i>Sonchus asper</i>	Spiny sow thistle*
<i>Sonchus oleraceus</i>	Common sow thistle*
<i>Toxicodendron diversilobum</i>	Poison oak
<i>Tropaeolum majus</i>	Nasturtium*
<i>Typha latifolia</i>	Broadleaf cattail
<i>Urtica dioica</i>	Stinging nettle
WILDLIFE	
INSECTS	
<i>Danaus plexippus</i>	Monarch butterfly
<i>Pieris rapae</i>	Cabbage white butterfly
<i>Phoebis sennae</i>	Cloudless sulphur
<i>Rhionaeschna multicolor</i>	Blue-eyed damer dragonfly
REPTILES	
<i>Sceloporus occidentalis bocourtii</i>	Coast range fence lizard
<i>Elgaria multicaudata multicaudata</i>	California alligator lizard
<i>Taricha torosa</i>	Coast range newt
<i>Coluber constrictor mormon</i>	Western yellow-bellied racer
<i>Rana draytonii</i>	California red-legged frog
<i>Pseudacris sierrae</i>	Sierran tree frog
MAMMALS	
<i>Sylvilagus audunboni</i>	Desert cottontail
<i>Odocoileus hemionus columbianus</i>	Black-tailed deer
<i>Spermophilus beecheyi</i>	California ground squirrel
<i>Procyon lotor</i>	Raccoon
<i>Canis latrans</i>	Coyote
<i>Lynx rufus</i>	Bobcat
<i>Puma concolor</i>	Mountain lion
BIRDS	
Waterfowl: Order Anseriformes	
<i>Anas platyrhynchos</i>	Mallard

Cranes: Order Gruiformes	
<i>Fulica americana</i>	American coot
Raptors: Order Cathartiformes	
<i>Cathartes aura</i>	Turkey vulture
Hawks and Eagles: Order Accipitriformes	
<i>Buteo jamaicensis</i>	Red-tailed hawk
<i>Elanus leucurus</i>	White-tailed kite
<i>Circus cyaneus</i>	Northern harrier
<i>Accipiter cooperii</i>	Cooper's hawk
Raptors: Order Strigiformes	
<i>Tyto alba</i>	Barn owl
Falcons: Order Falconidae	
<i>Falco sparverius</i>	American kestrel
Hérons and Pelicans: Order Pelecaniformes	
<i>Pelecanus occidentalis</i>	Brown pelican
<i>Ardea herodias</i>	Great blue heron
Cormorants and Frigatebirds: Order Suliformes	
<i>Phalacrocorax auritus</i>	Double-crested cormorant
Shorebirds, Gulls, and Auks: Order Charadriiformes	
<i>Charadrius vociferus</i>	Killdeer
<i>Larus occidentalis</i>	Western gull
<i>Larus californicus</i>	California gull
Doves and Sandgrouse: Order Columbiformes	
<i>Patagioenas fasciata</i>	Band-tailed pigeon
Songbirds: Order Passeriformes	
<i>Corvus corax</i>	Common raven
<i>Corvus brachyrhynchos</i>	American crow
<i>Poecile rufescens</i>	Chestnut-backed chickadee
<i>Calypte anna</i>	Anna's hummingbird
<i>Sayornis nigricans</i>	Black phoebe
<i>Sayornis saya</i>	Say's phoebe
<i>Sturnus vulgaris</i>	European Starling
<i>Agelaius phoeniceus</i>	Red-winged blackbird
<i>Geothlypis trichas</i>	Common yellowthroat
<i>Setophaga petechia</i>	Yellow warbler

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<i>Vermivora celata</i>	Orange-crowned warbler
<i>Setophaga townsendi</i>	Townsend's warbler
<i>Haemorhous mexicanus</i>	House finch
<i>Troglodytes aedon</i>	House wren
<i>Spizella passerina</i>	Chipping sparrow
<i>Vireo huttoni</i>	Hutton's vireo
<i>Toxostoma redivivum</i>	California thrasher
<i>Molothrus ater</i>	Brown-headed cowbird

* Non-native species

ATTACHMENT B
SITE PHOTOS

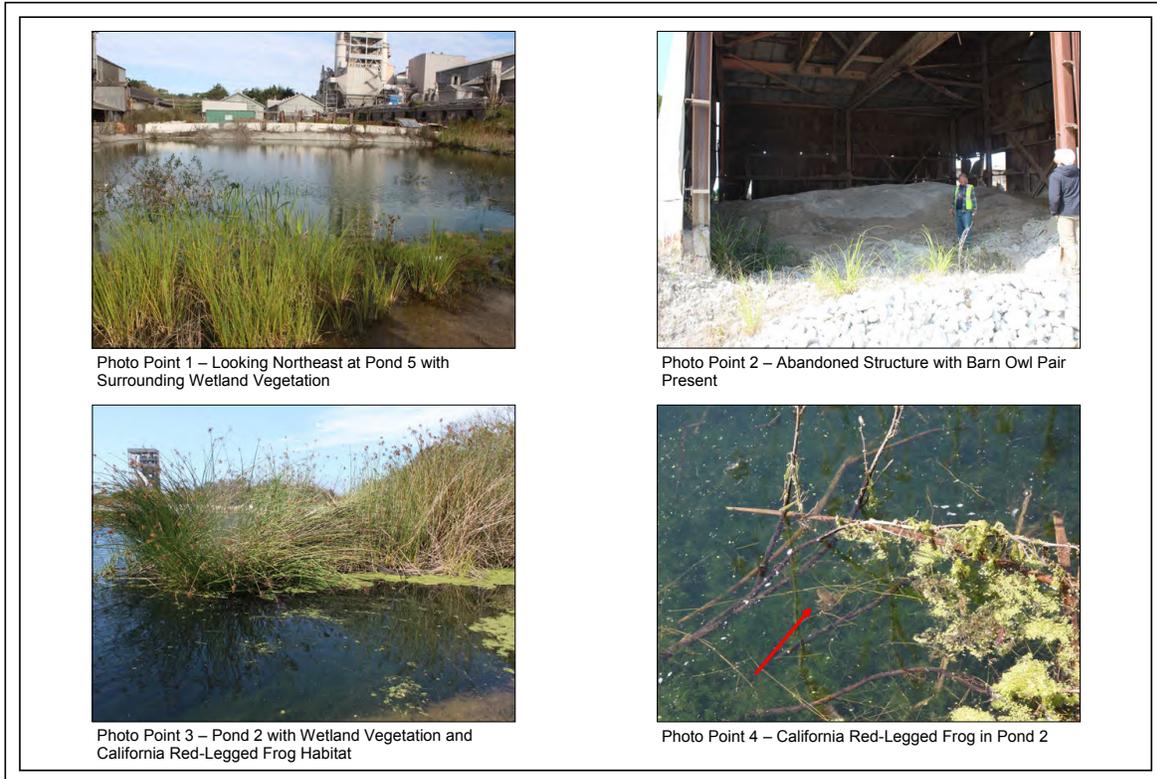




Photo Point 5 – Looking South at Pond 1 and Surrounding Chaparral Vegetation



Photo Point 6 – Looking Northeast at Pond 4



Photo Point 7 – Looking South at Pond 6 and Surrounding Vegetation



Photo Point 8 — Looking Southeast at Monterey Cypress Grove with Non-Native Grassland in Foreground



Photo Point 9 – Abandoned Tunnel; Potential Wildlife Shelter or Den



Photo Point 10 – Abandoned Structures Considered Potential Bat Roosting Locations



Photo Point 11 – Looking Northwest at Pond 3 with Surrounding Monterey Cypress Grove



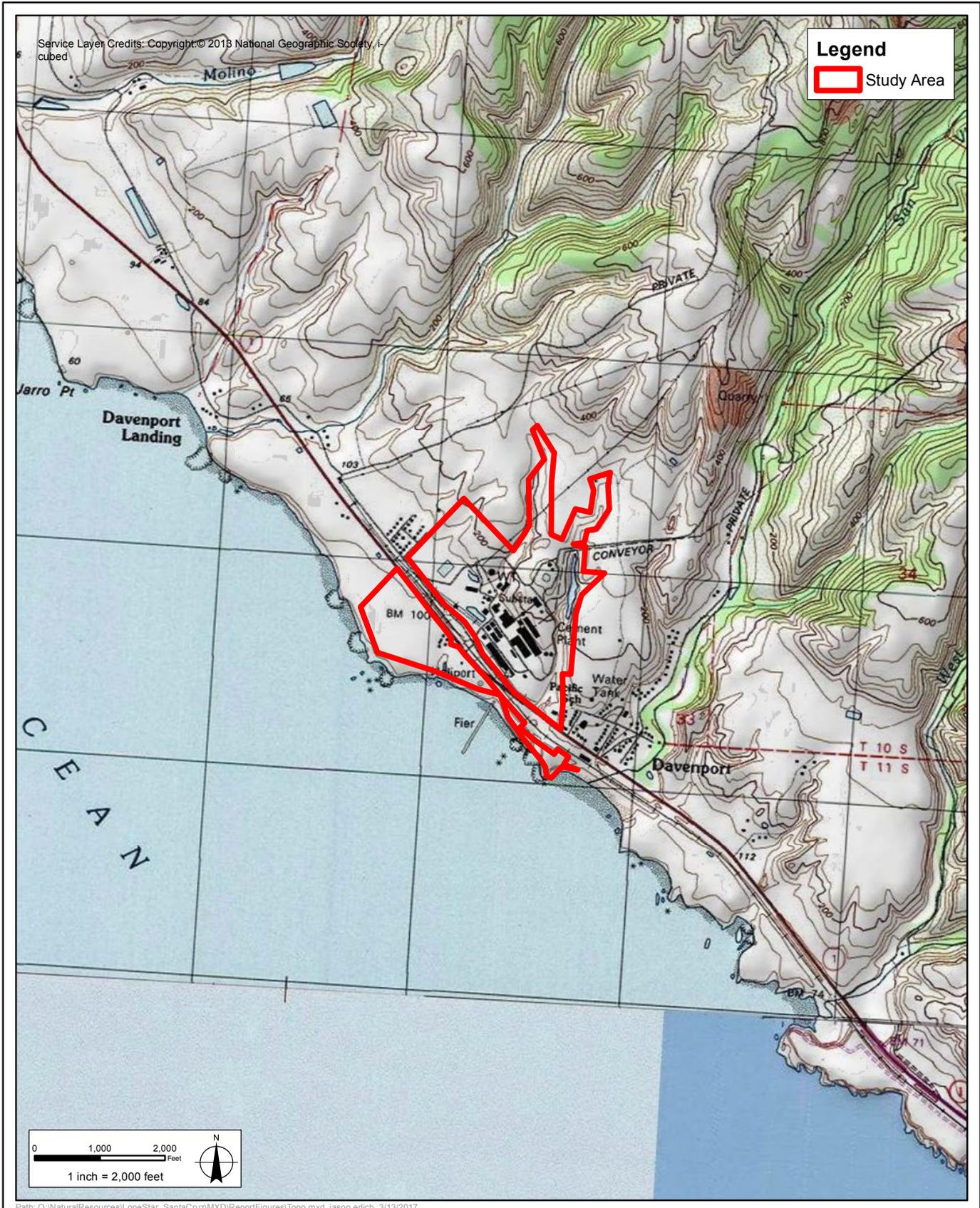
Photo Point 12 – Looking Northwest at Dune Scrub and Non-Native Grassland Habitat



Regional Map
Lone Star (CEMEX) Restoration/Reuse Project
Biological Reconnaissance Report
Santa Cruz County, California

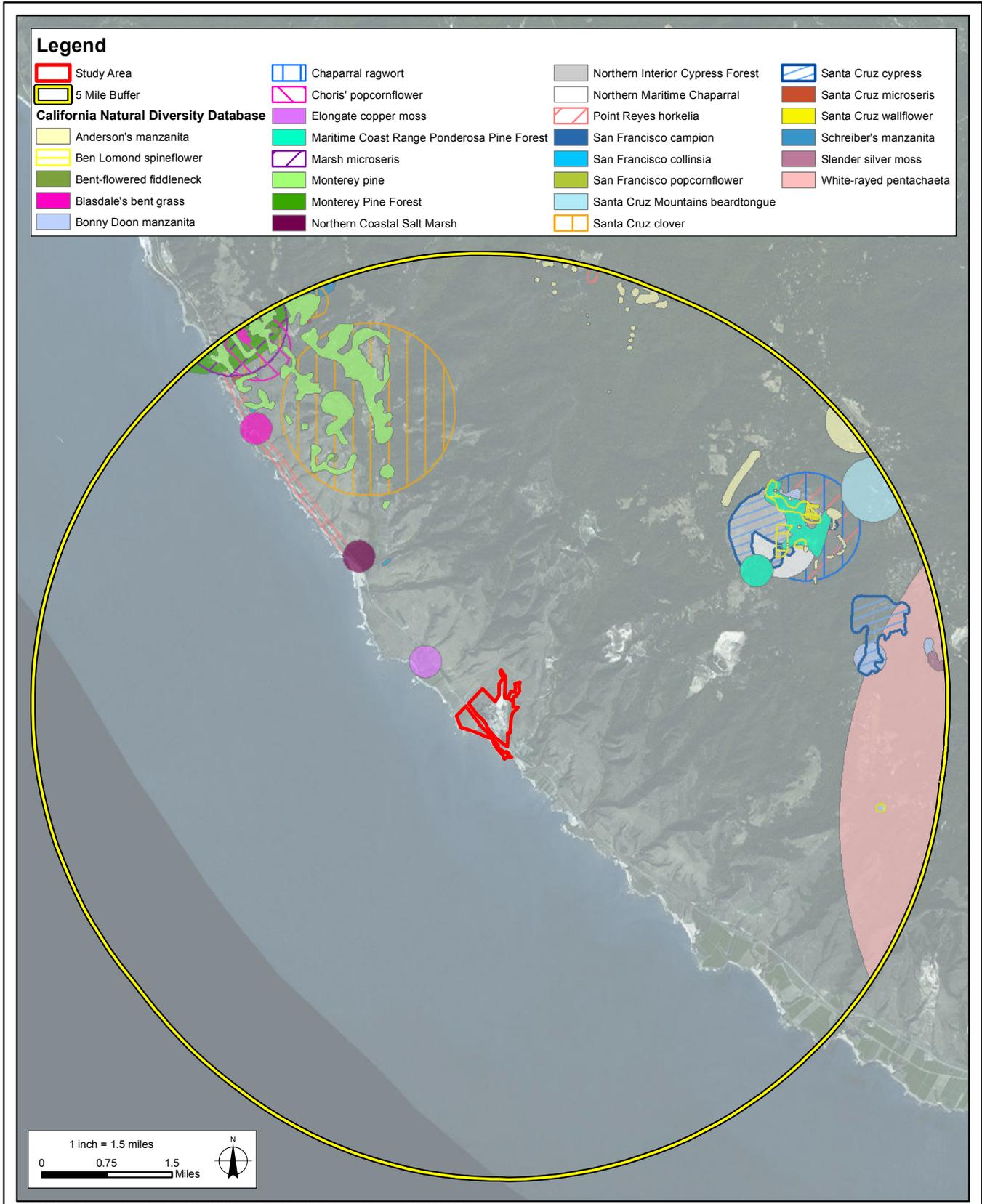
FIGURE

1



Project Vicinity
Lone Star (CEMEX) Restoration/Reuse Project
Biological Reconnaissance Report
Santa Cruz County, California

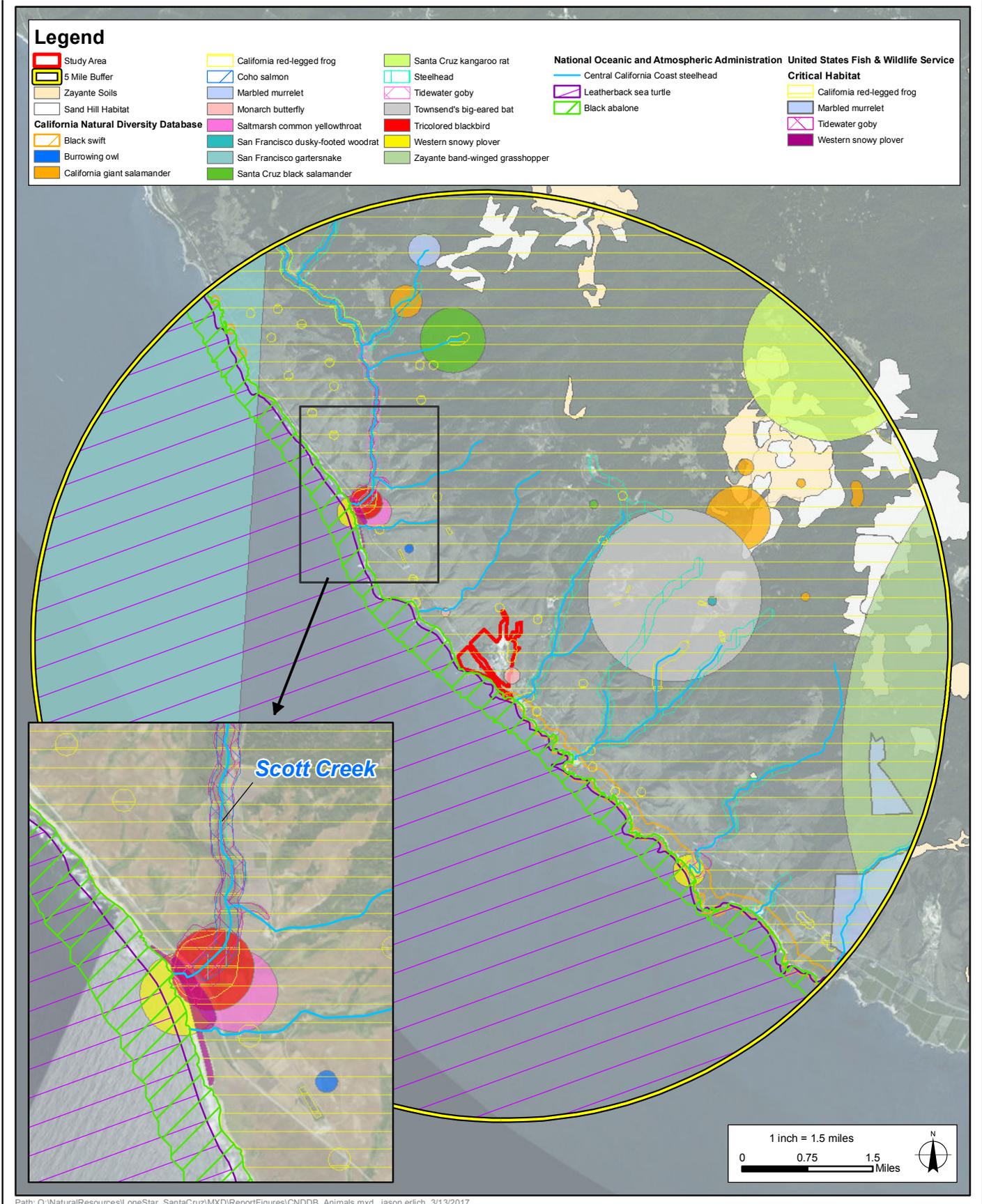
FIGURE
2



**Special Status Plant Species Occurring in the Region
Lone Star (CEMEX) Restoration/Reuse Project
Biological Reconnaissance Report
Santa Cruz County, California**

FIGURE

3a

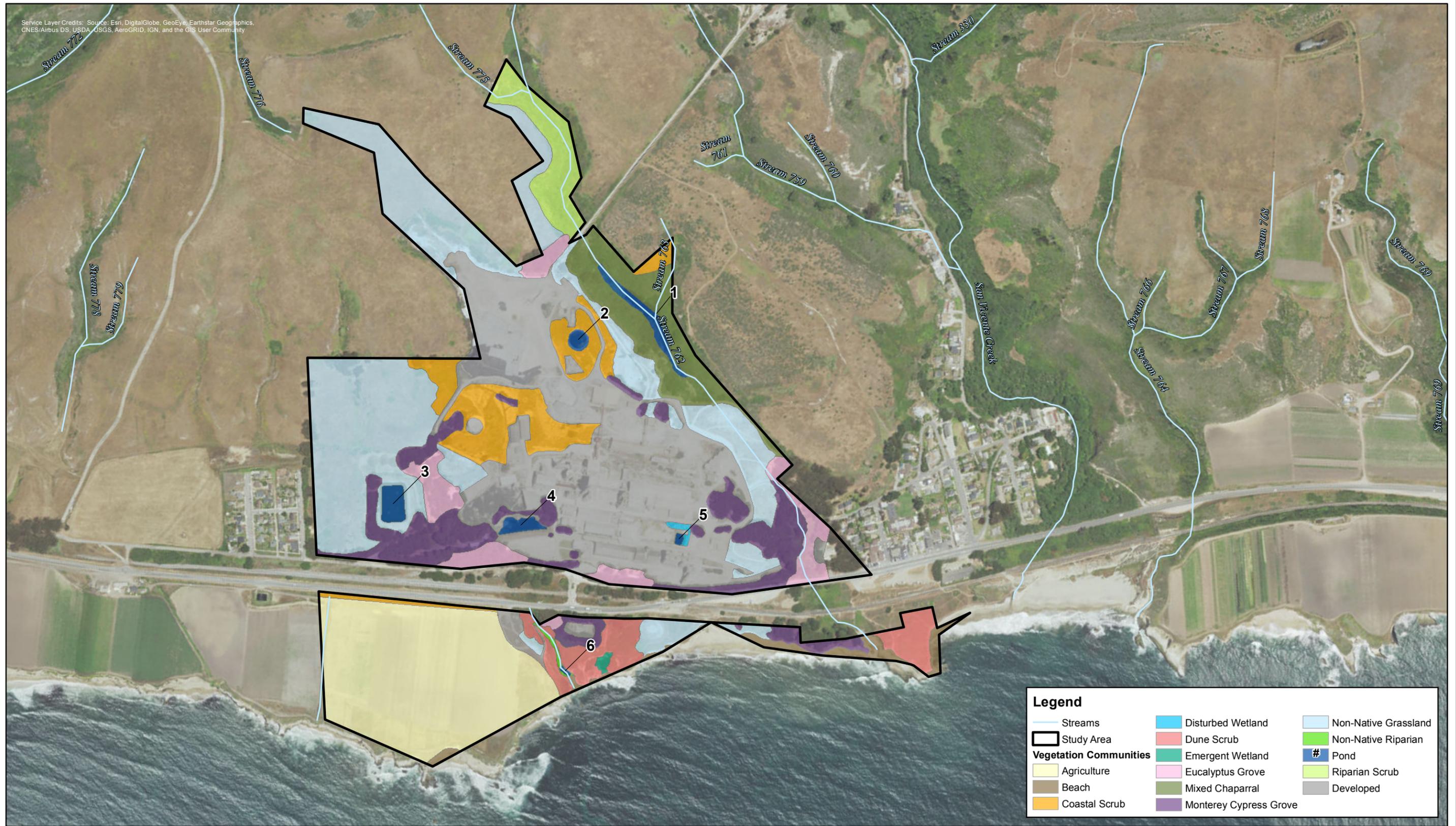


**Special Status Wildlife Species Occurring in the Region
Lone Star (CEMEX) Restoration/Reuse Project
Biological Reconnaissance Report
Santa Cruz County, California**

FIGURE

3b

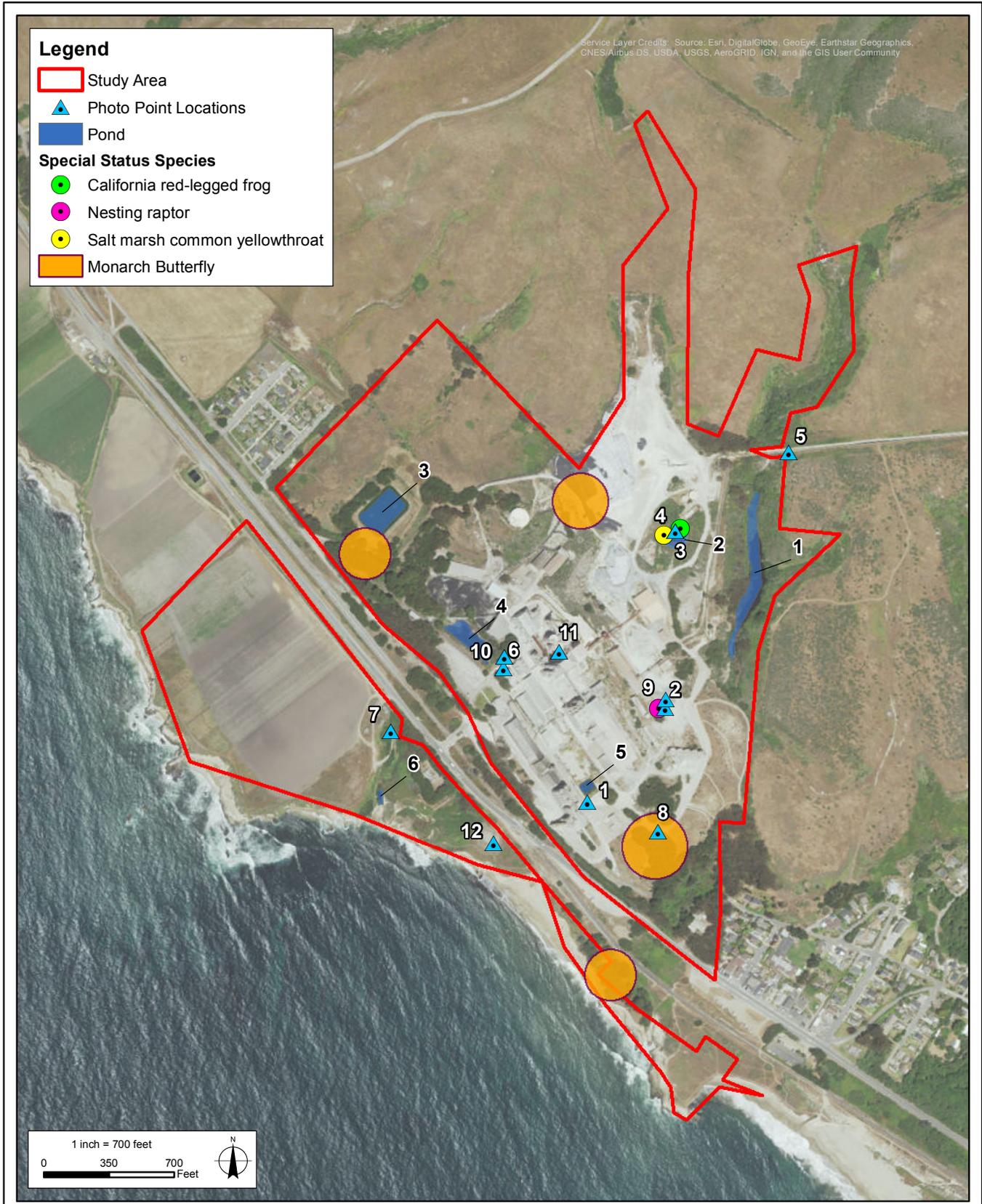
Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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Special Status Species Observed
Lone Star (CEMEX) Restoration/Reuse Project
Biological Reconnaissance Report
Santa Cruz County, California

FIGURE

5

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6 Remediation





DAVENPORT CEMENT PLANT

CEMEX Site Clean-Up Summary

In 2014, TRC Solutions, the consultant that submitted a Phase II site assessment report for the CEMEX site. The County of Santa Cruz, in 2015 required further characterization of potential problematic sites. In December 2015, TRC submitted a supplemental report and recommended a Supplemental Investigation Work Plan for additional classification of the sites, to include soil borings. The Soil and Water Investigation Report on results of the work plan is due sometime in early 2017. In addition to the Soil and Water Investigation Report, a report pertaining to the repairs deemed necessary for the Cement Kiln Dust (CKD) pile cover has also been required by the Central Coast Regional Water Quality Control Board (Water Board).

The status of the Davenport Cement Plant site clean-up is categorized as “Open – Site Assessment” as of June 3rd, 2015, by the State Water Resources Control Board GeoTracker website. This means that site characterization, investigation, risk evaluation, and/or site conceptual model development are underway. Site assessment activities may include, but are not limited to the following: identification of containments and investigation of their potential impacts; determination of water quality threats; evaluation of potential risks to humans and ecology; description of the nature and extent of the contamination; and development of the Site Conceptual Model. The CEMEX site has been categorized as a Category 2 under Community Involvement, which pertains to larger industrial sites with significant soil and groundwater contamination, as well as a site where public interest and/or concern exists or is anticipated.

CEMEX's environmental consultant TRC Solutions has completed the initial phase of site characterization work. Based on the consultant's report and recommendations from that initial study, which identified 18 separate “Areas of Potential Environmental Concern”, the submittal of a detailed work plan for the next phase of work was required to further characterize certain areas of the site identified in the initial study (see attached site plan map for a depiction of the main plant footprint sample locations). The Supplemental Closure Investigation Work Plan and associated documents were prepared from April through November 2016 and a response letter from Santa Cruz County Environmental



Health Service (SCCEHS) was issued in early December 2016. The next phase of field work will likely be scheduled for early 2017. Once the areas of concern are fully characterized the consultant will make recommendations for remediation and/or mitigation measures, ultimately trying to achieve an "unrestricted land use" designation for all or most of the site. Based on the contaminants found on the site, reaching this level of cleanup appears to be achievable. It should be noted that there are different standards for cleanup for different land uses, for instance, uses such as commercial or light industrial do not require the highest level of cleanup. There will likely be one or more additional phases of work needed for a few of the areas based on results of future field work before closure is complete.

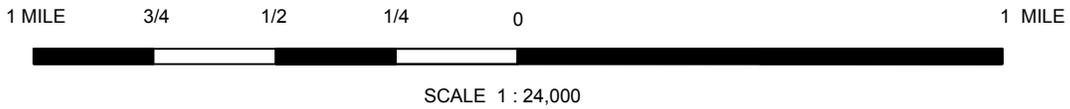
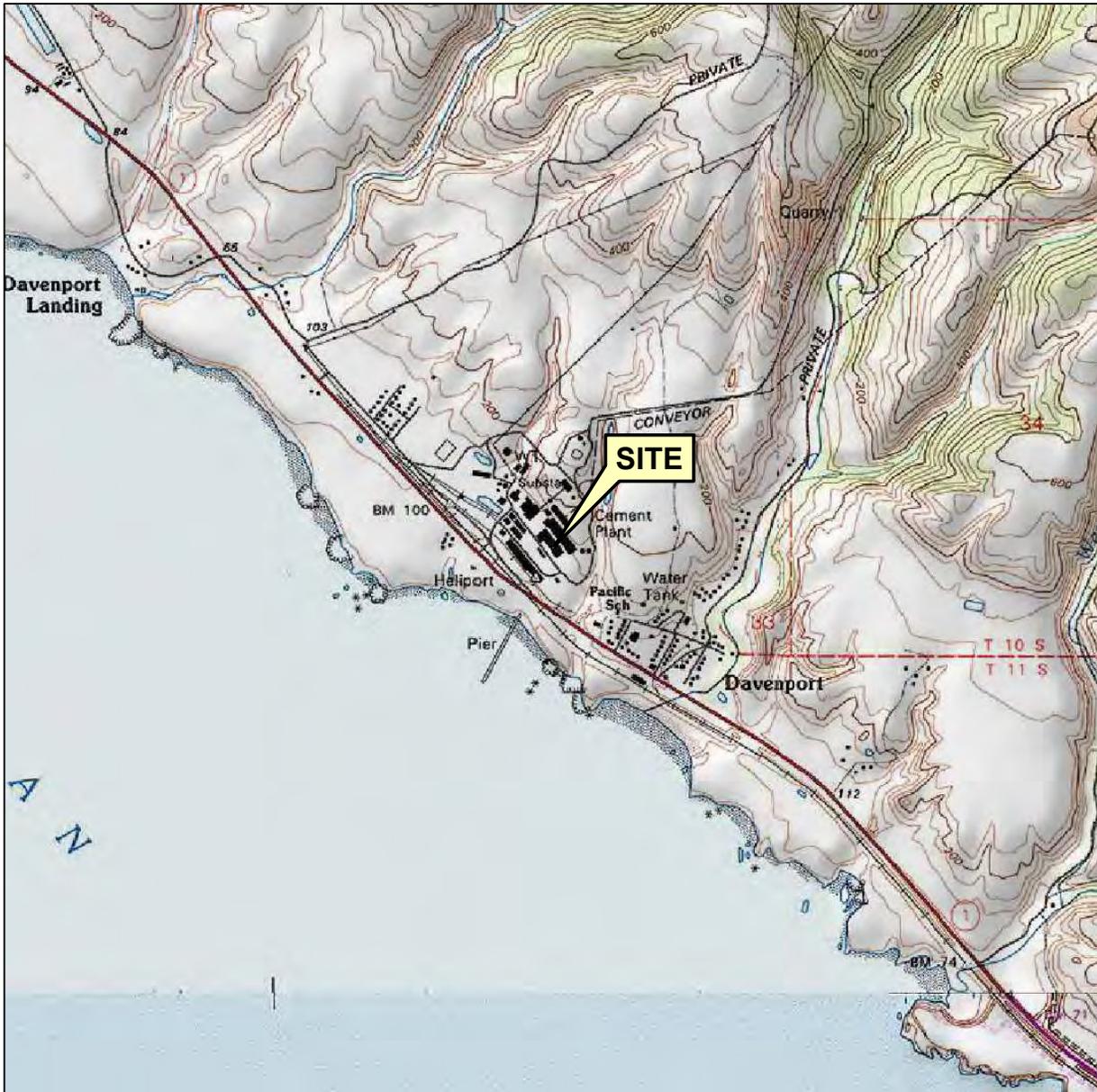
Specific contaminants of concern and substances released at the site may include: arsenic, diesel, heating/fuel oil, Polynuclear Aromatic Hydrocarbons (PAHS), waste oil/motor/hydraulic/lubricating, Total Petroleum Hydrocarbons (TPH), and Naphthalene.

The on-site CKD piles are an additional component that must be addressed as part of the clean-up of the cement plant. The status of the CKD piles is "Open – Closed/With Monitoring" as of September 28, 2012. This signifies a land disposal site that has ceased accepting waste and closed in compliance with the applicable regulations, ordinances, and statutes in effect at time of closure. The Water Board staff inspected the facility and noted several repairs to be addressed regarding the CKD piles. The degraded plastic cover for the North CKD Area was specified and an associated evaluation and workplan to assess repair options and potential alternatives, as well as a schedule in which to implement those actions deemed necessary for the repair. The following list of actions is to be included in the Interim Cover Repair Evaluation:

- Evaluation of exposed membrane interim cover
- Feasibility evaluation of the exposed membrane interim cover
- Feasibility evaluation of regrading the top CKD deck
- Evaluation of alternative interim cover designs
- Documentation of other agencies' requirements
- Contingency Plan
- Workplan and Time Schedule

Additional inspections and monitoring by the Water Board will proceed until final cover is constructed on the CKD pile and runoff concerns are evaluated and at satisfactory levels.

Davenport Cement Plant
 Final Technical Background Report



SOURCE:
 United States Geological Survey
 7.5 Minute Topographic Maps:
 Davenport Quadrangle,
 California

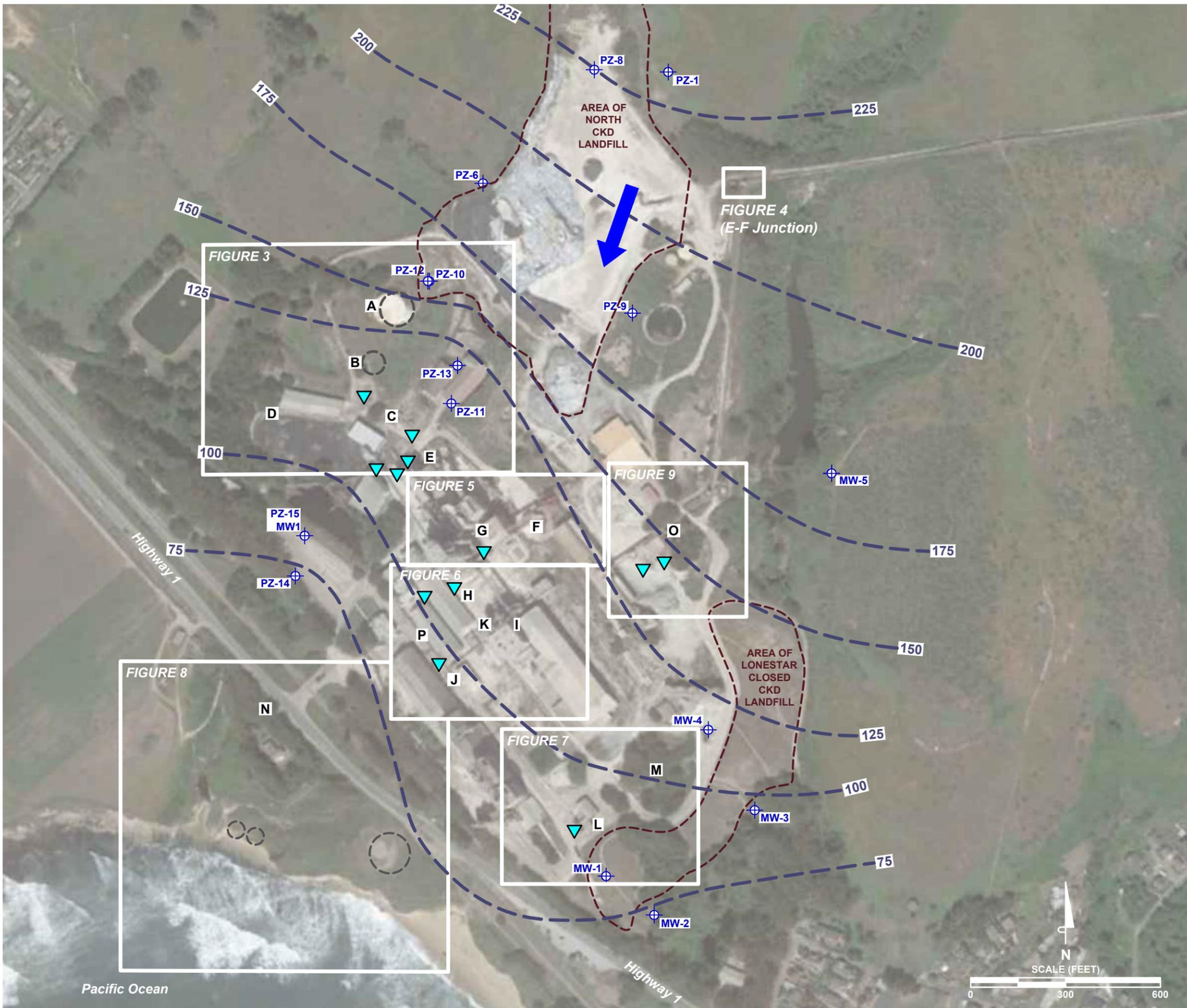
VICINITY MAP

CEMEX Davenport Cement Plant
 700 Highway 1
 Davenport, California



250442

FIGURE 1



LEGEND

- Approximate location of site feature
- Monitoring well
- Groundwater elevation contour line (ft-msl), November 2015
- General direction of groundwater gradient, November 2015
- Proposed groundwater boring

List of Areas of Potential Environmental Concern (APECs):

APEC	Description
A	Bunker C Aboveground Storage Tank (AST)
B	Former Oil Tank (Upper)
C	Electrical Substation
D	Former Coal Storage Area
E	West Diesel Tank Area
F	Caustic Storage Area
G	Roller (RAW) Mill
H	Electrical Shop
I	Finish Mill
J	Oil Storage Building
K	Former Oil Storage Area and Kerosene Room
L	Mechanic's Garage
M	Gasoline Storage Area and Potential Former Underground Storage Tank (UST) Area
N	Former Oil Tank (Lower)
O	Historical Diesel Spill Area
P	Machine Shop
--	E-F Junction

SOURCES: Aerial photo by Google Earth, March 2015; Topographic Map of Davenport Cemex Plant by Towill Surveying, Mapping and GIS Services, October 2007.

**SITE PLAN
PROPOSED BORINGS**

CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California



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FIGURE 2

Site Plan Proposed Borings.

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A1	0-0.5'
TPHd	7.5
Thallium	2.2

B1	0-0.5'
TPHd	71
TPHmo	170
TPHho	160

B2	0-0.5'
TPHd	110
TPHmo	230
TPHho	210

B3	0-0.5'
TPHd	37
TPHmo	140
TPHho	110

C3	0-0.5'
Naphthalene	2.0
2-Methylnaphthalene	3.1

D2	3-4'	9.5-10'
2-Methylnaphthalene	0.26	<0.067

D3	5.5-6'	9.5-10'
TPHd	41	7.1
TPHmo	120	ND
TPHho	110	ND

D5	1-1.5'	6-6.5'
TPHd	--	73
TPHmo	--	180
TPHho	--	150
2-Methylnaphthalene	0.27	0.18
Benzo (a) pyrene	ND	0.11

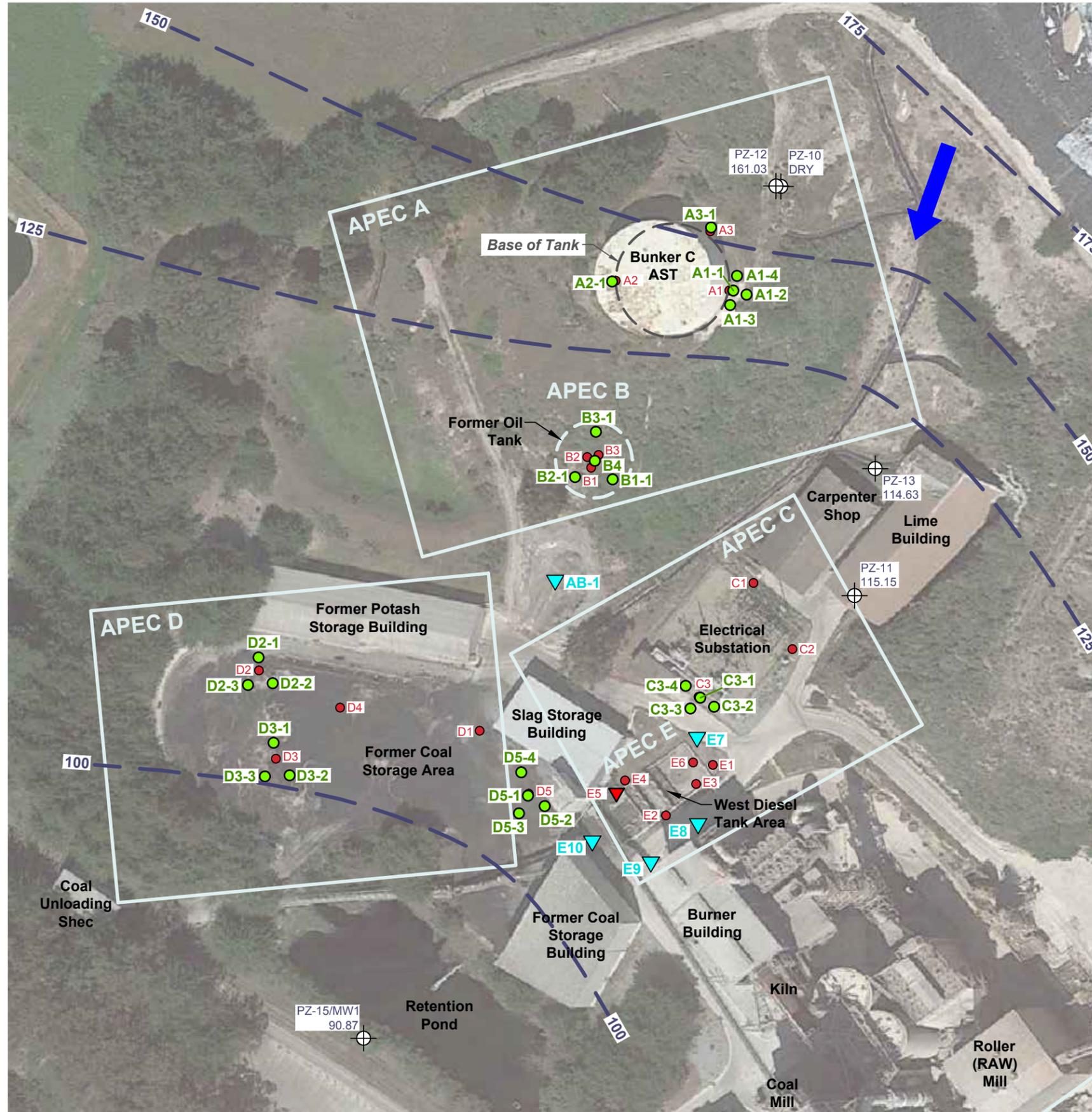
E2	0-0.5'	1.5-2'
TPHd	370	420
TPHmo	850	860
TPHho	770	880

E3	0.5-1'	1.5-2'
TPHd	120	120
TPHmo	160	300
TPHho	130	200

E4	1.5-2'
TPHd	130
TPHmo	310
TPHho	<250

E5	1-1.5'	4.5-5'
TPHd	430	420
TPHmo	1,100	830
TPHho	720	560

E6	6.5-7'	8.5-9'
TPHg	430	460
TPHd	49,000	48,000
TPHmo	<13,000	<12,000
TPHho	21,000	21,000
Arsenic	59	--
Lead	1,200	--
Zinc	1,900	--
Barium	1,300	--
Mercury	3.4	--
Naphthalene	7.4	7.1
2-Methylnaphthalene	22	--
Benzo (a) pyrene	24	--
Benzo (b) fluoranthene	24	--
Benzo (k) fluoranthene	29	--
Chrysene	38	--
Fluoranthene	41	--
Phenanthrene	40	--
Xylenes, Total	7.8	8.2



LEGEND

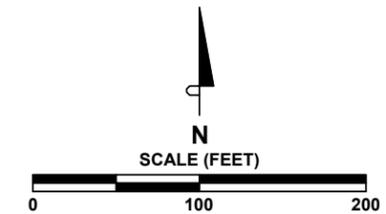
- Approximate location of former site feature
- Monitoring well
- Soil boring, August 2013
- Soil and groundwater boring, August 2013
- Proposed soil boring
- Proposed soil and groundwater boring
- 114.63 Groundwater elevation (ft-msl), November 2015
- 175 Groundwater elevation contour line (ft-msl), November 2015
- General direction of groundwater gradient, November 2015

B2	0-0.5'	Depth in feet below ground surface
TPHd	110	Analyte concentrations in soil
TPHmo	230	
TPHho	210	

NOTES:

- TPHd Total petroleum hydrocarbons as diesel (mg/kg)
- TPHmo Total petroleum hydrocarbons as motor oil (mg/kg)
- TPHho Total petroleum hydrocarbons as hydraulic oil (mg/kg)
- ND Non-detect
- Sample not analyzed
- BOLD** Concentration exceeds residential screening level

HIGHLIGHTED BOLD Concentration exceeds both residential and commercial/industrial screening levels



**SITE DETAIL - AREAS A THROUGH E
PROPOSED BORINGS**

CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California



250442

FIGURE 3

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LEGEND

- Soil boring, August 2013
- Proposed soil verification sample location

EFJ1	0-0.5'	3-3.5'	Depth in feet below ground surface
TPHd	6,300	34	Analyte concentrations in soil (mg/kg)
TPHmo	19,000	100	
TPHho	17,000	91	
Arsenic	17	--	

NOTES:

- TPHd Total petroleum hydrocarbons as diesel (mg/kg)
- TPHmo Total petroleum hydrocarbons as motor oil (mg/kg)
- TPHho Total petroleum hydrocarbons as hydraulic oil (mg/kg)
- TPHg Total petroleum hydrocarbons as gasoline (µg/kg)

-- Indicates sample not analyzed

BOLD Concentration exceeds residential screening level

HIGHLIGHTED BOLD Concentration exceeds both residential and commercial/industrial screening levels



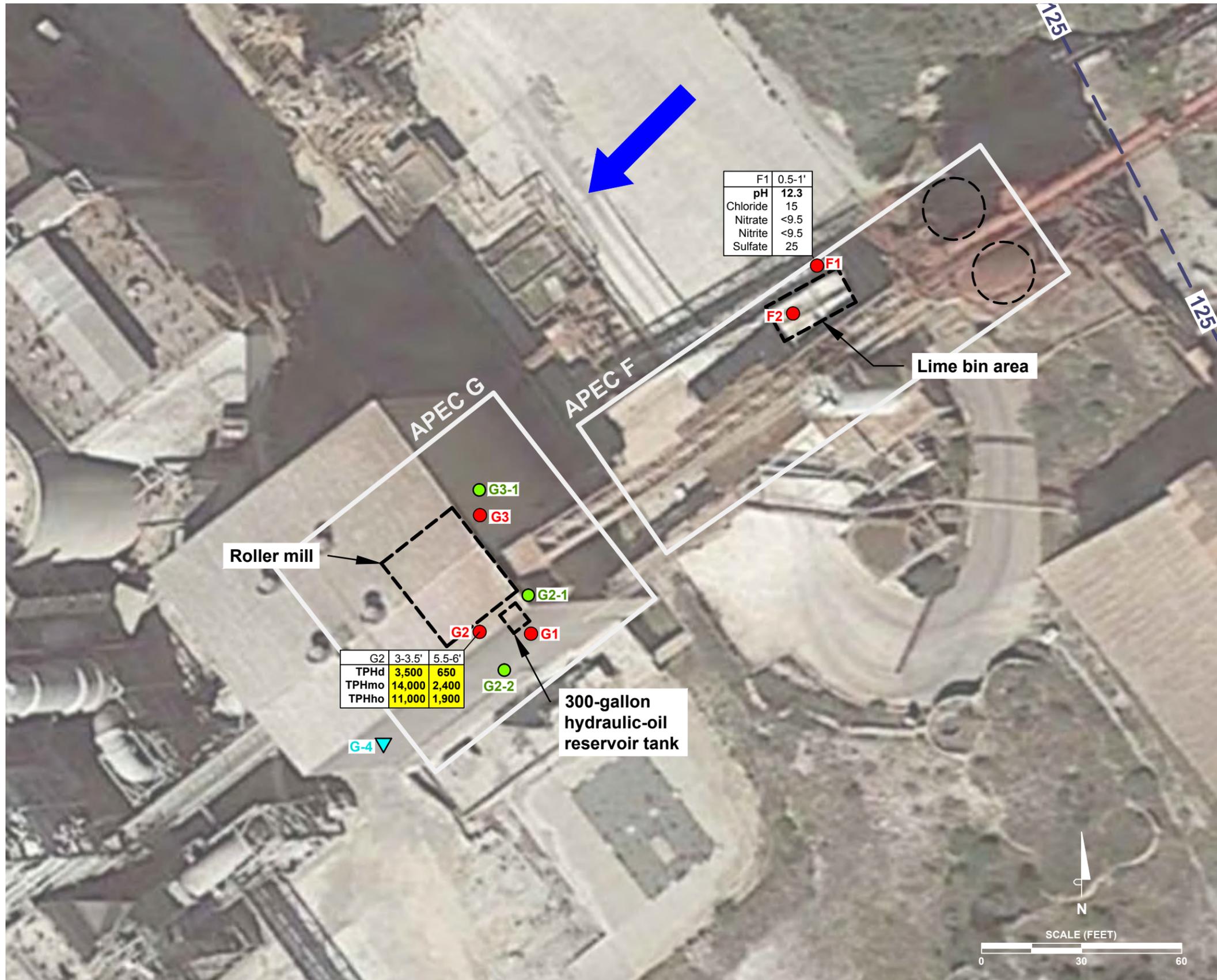
**SITE DETAIL - E-F JUNCTION
PROPOSED SOIL REMOVAL AREA AND
SOIL VERIFICATION SAMPLE LOCATIONS**
CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California



250442

FIGURE 4

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LEGEND

- Soil boring, August 2013
- Proposed soil boring
- ▼ Proposed soil and groundwater boring
- 175 - - - Groundwater elevation contour line (ft-msl), November 2015
- ➔ General direction of groundwater gradient, November 2015

F1	0.5-1'	— Depth in feet below ground surface
pH	12.3	— Analyte concentration in soil (mg/kg)
Chloride	15	
Nitrate	<9.5	
Nitrite	<9.5	
Sulfate	25	

NOTES:

- TPHd Total petroleum hydrocarbons as diesel (mg/kg)
- TPHmo Total petroleum hydrocarbons as motor oil (mg/kg)
- TPHho Total petroleum hydrocarbons as hydraulic oil (mg/kg)

BOLD Concentration exceeds residential screening level

HIGHLIGHTED BOLD Concentration exceeds both residential and commercial/industrial screening levels

**SITE DETAIL AREAS F and G
PROPOSED BORING LOCATIONS**

CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California

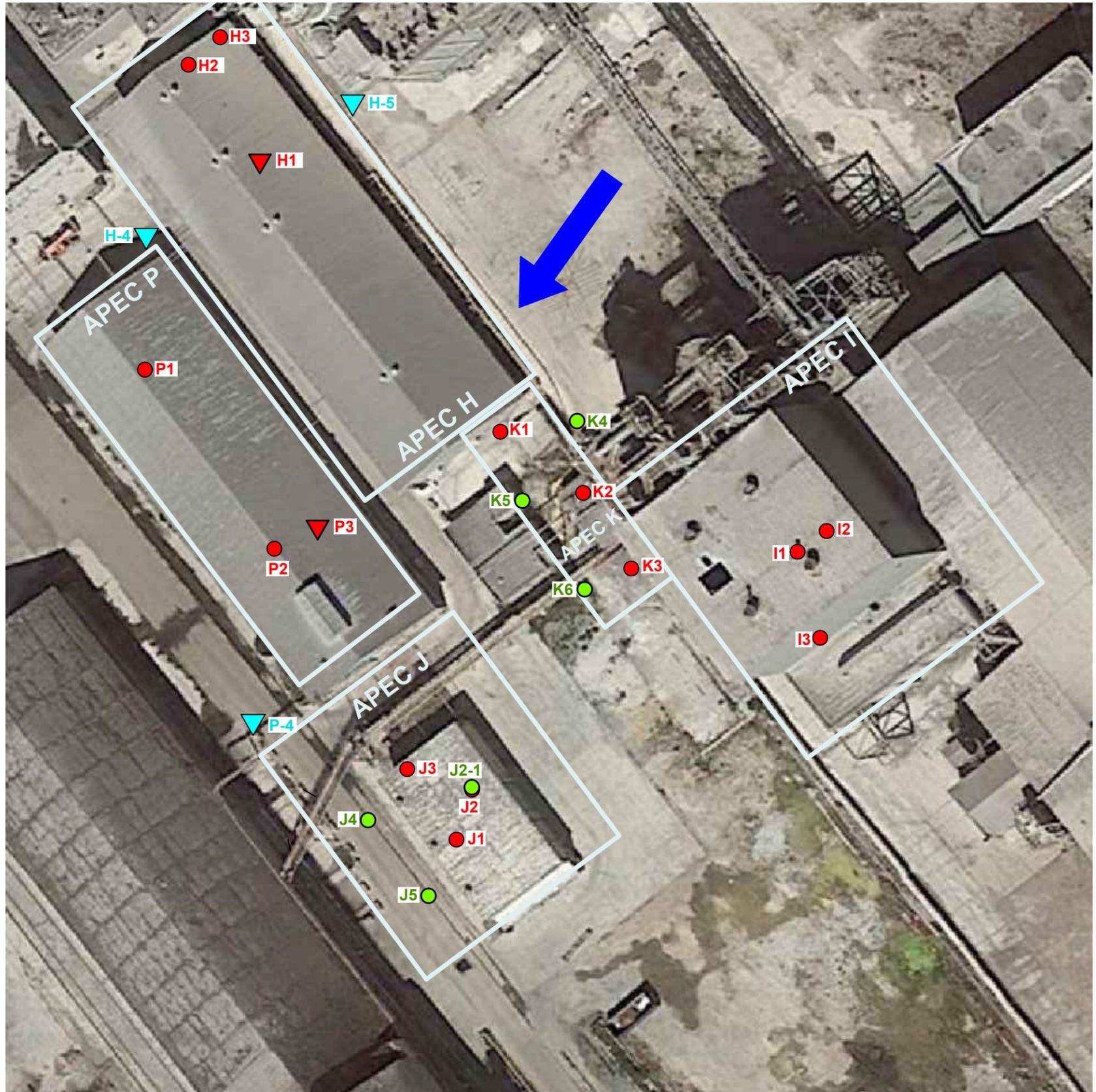


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FIGURE 5

Areas F and G Proposed Boring Locations.

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K1	1-1.5'	7-7.5'
Cobalt	25	1.5

K2	7-7.5'
Arsenic	18.0

P2	7.5-8'
TPHd	280
TPHmo	440
TPHho	470

J1	1-1.5'
TPHd	170
TPHmo	490
TPHho	410

J2	0.5-1'
TPHd	100
TPHmo	300
TPHho	310

J3	0.5-1'	5.5-6'
TPHd	55	9.3
TPHmo	120	ND
TPHho	130	ND

LEGEND

- Soil boring, August 2013
- ▼ Soil and groundwater boring, August 2013
- Proposed soil boring
- ▼ Proposed groundwater sample location
- ➔ General direction of groundwater gradient, November 2015

P2	7.5-8'	— Depth in feet below ground surface
TPHd	280	— Analyte concentration in soil (mg/kg)
TPHmo	440	
TPHho	470	

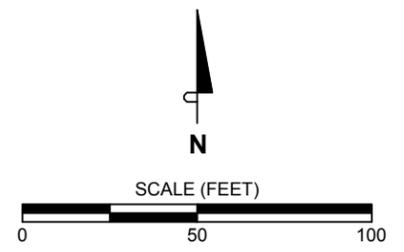
NOTES:

- TPHd Total petroleum hydrocarbons as diesel (mg/kg)
- TPHmo Total petroleum hydrocarbons as motor oil (mg/kg)
- TPHho Total petroleum hydrocarbons as hydraulic oil (mg/kg)
- TPHg Total petroleum hydrocarbons as gasoline (ug/kg)

ND Non-detect

BOLD Concentration exceeds residential screening level

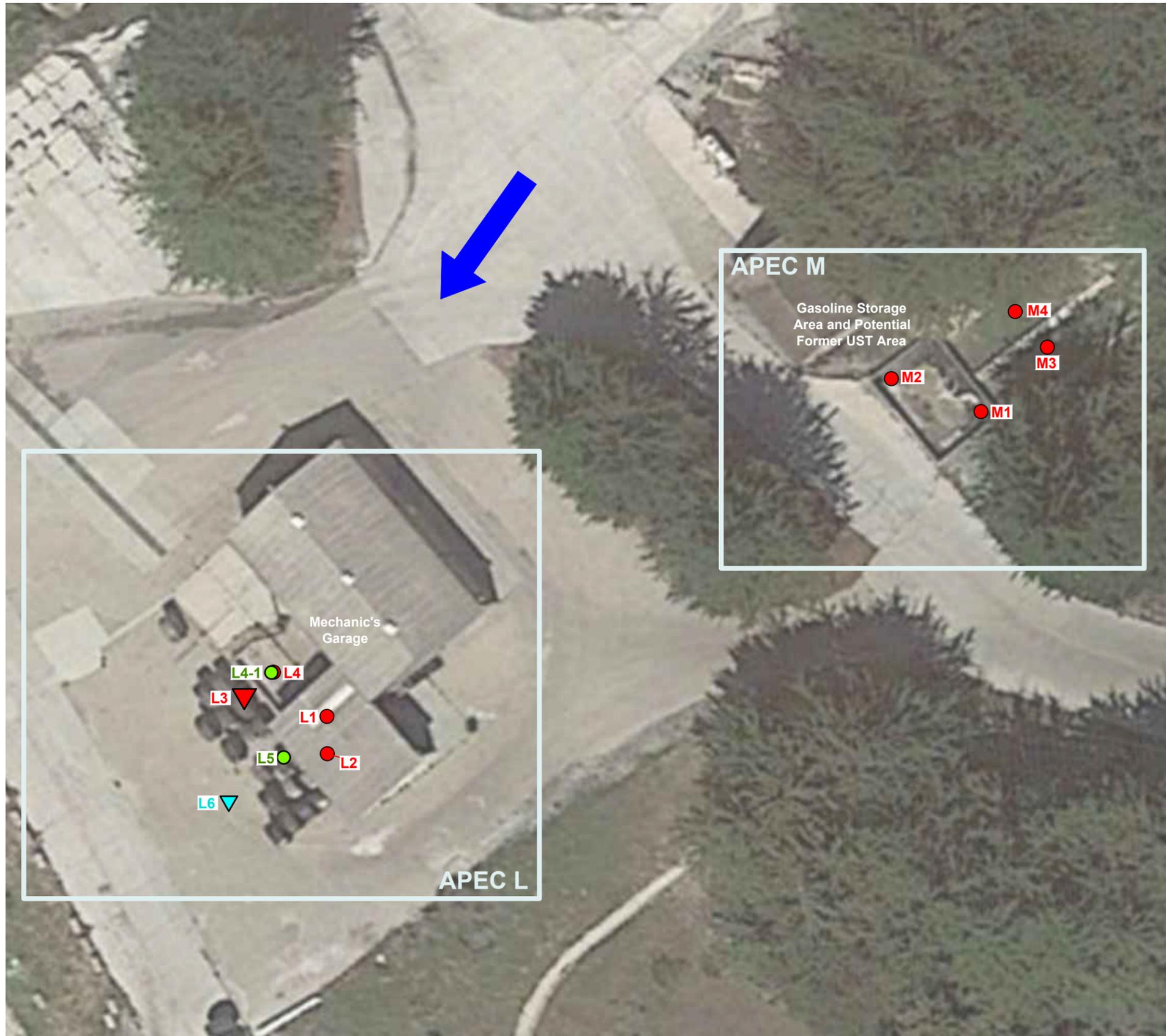
HIGHLIGHTED BOLD Concentration exceeds both residential and commercial/industrial screening levels



**SITE DETAIL AREAS H THROUGH K AND P
PROPOSED BORING LOCATIONS**
CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California

Areas H through K and P Proposed Boring Locations.

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M4	0.5-1'
TPHd	34
TPHmo	120
TPHho	110

L1	1.5-2'
TPHd	100
TPHmo	280
TPHho	260

L3	2-2.5'	15.5-16'
TPHd	170	20
TPHmo	690	53
TPHho	530	ND

L4	1-1.5'	2-2.5'
TPHd	5,100	360
TPHmo	7,100	330
TPHho	8,500	390

LEGEND

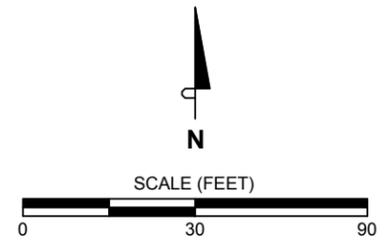
- Soil boring, August 2013
- ▼ Soil and groundwater boring, August 2013
- Proposed soil boring
- ▼ Proposed groundwater sample location
- ↙ General direction of groundwater gradient, November 2015

M4	0.5-1'	Depth in feet below ground surface
TPHd	34	Analyte concentrations in soil (mg/kg)
TPHmo	120	
TPHho	110	

NOTES:

- TPHd Total petroleum hydrocarbons as diesel (mg/kg)
- TPHmo Total petroleum hydrocarbons as motor oil (mg/kg)
- TPHho Total petroleum hydrocarbons as hydraulic oil (mg/kg)
- ND Non-detect
- ND Concentration exceeds residential screening level
- BOLD** Concentration exceeds both residential and commercial/industrial screening levels

HIGHLIGHTED BOLD



**SITE DETAIL AREAS L and M
PROPOSED SOIL REMOVAL AREA AND
BORING/SOIL VERIFICATION LOCATIONS**

CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California



250442

FIGURE 7

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N1	0-0.5'	1.5-2'
TPHd	1,200	50
TPHmo	62,000	2,500
TPHho	62,000	2,500
Lead	290	--
Methylene Chloride	86	ND

N2	0-0.5'
TPHd	100
TPHmo	5,000
TPHho	5,000

N3	0-0.5'
TPHd	1,900
TPHmo	6,000
TPHho	6,600

N4	0-0.5'	3.5-4'
TPHd	2,800	25
TPHmo	9,000	120
TPHho	7,700	100

N5	0-0.5'	2-2.5'
TPHd	550	3,000
TPHmo	1,600	7,600
TPHho	1,700	8,800

N6	0-0.5'
TPHd	110
TPHmo	350
TPHho	320

N8	2.5-3'	9.5-10'
TPHd	35	20
TPHmo	110	70
TPHho	97	60

N9	3.5-4'	9-9.5'
TPHd	410	52
TPHmo	600	74
TPHho	640	79

N12	0.5-1'
TPHd	120
TPHmo	200
TPHho	210



LEGEND

- Soil boring, August 2013
- ▼ Soil and groundwater boring, August 2013

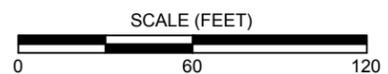
N2	0-0.5'	Depth in feet below ground surface
TPHd	100	Analyte concentrations in soil (mg/kg)
TPHmo	5,000	
TPHho	5,000	

NOTES:

- TPHd Total petroleum hydrocarbons as diesel (mg/kg)
- TPHmo Total petroleum hydrocarbons as motor oil (mg/kg)
- TPHho Total petroleum hydrocarbons as hydraulic oil (mg/kg)
- TPHg Total petroleum hydrocarbons as gasoline (ug/kg)

- ND Non-detect
- Indicates sample not analyzed
- BOLD** Concentration exceeds residential screening level

HIGHLIGHTED BOLD Concentration exceeds both residential and commercial/industrial screening levels



**SITE DETAIL - AREAS N-1 AND N-2
PROPOSED SOIL REMOVAL AREA AND SOIL
VERIFICATION SAMPLE LOCATIONS**

CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California

TRC	250442	FIGURE 8
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Areas N-1 and N-2 Proposed Soil Removal Area and Soil Verification Sample Locations.

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LEGEND

- Soil boring, August 2013
- Proposed soil boring
- ▼ Proposed soil and groundwater boring
- ↙ General direction of groundwater gradient, November 2015

O1	2.5-3'	9.5-10'	— Depth in feet below ground surface
TPHd	3,600	970	} Analyte concentrations in soil (mg/kg)
TPHmo	<990	ND	
TPHho	1,200	300	

NOTES:

- TPHd Total petroleum hydrocarbons as diesel (mg/kg)
- TPHmo Total petroleum hydrocarbons as motor oil (mg/kg)
- TPHho Total petroleum hydrocarbons as hydraulic oil (mg/kg)
- TPHg Total petroleum hydrocarbons as gasoline

- ND Non-detect
- BOLD** Concentration exceeds residential screening level

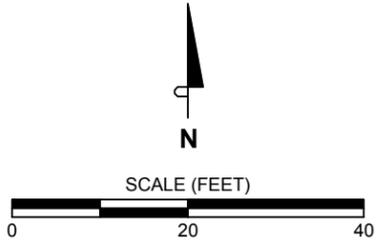
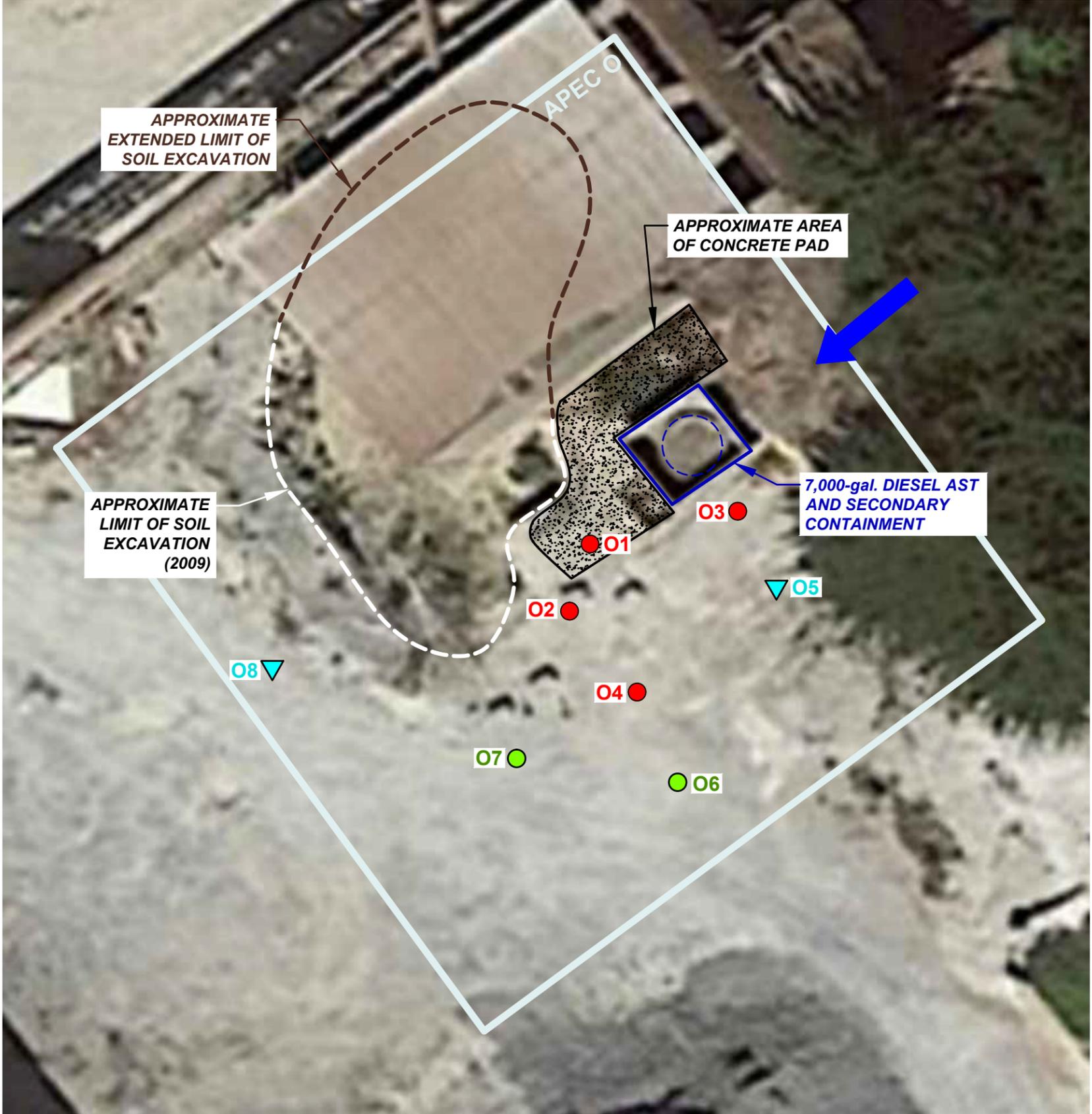
HIGHLIGHTED BOLD Concentration exceeds both residential and commercial/industrial screening levels

O1	2.5-3'	9.5-10'
TPHd	3,600	970
TPHmo	<990	ND
TPHho	1,200	300

O2	2.5-3'	9.5-10'
TPHd	300	590
TPHmo	280	280
TPHho	350	380

O3	1.5-2'	9.5-10'
TPHd	620	2,200
TPHmo	950	3,400
TPHho	1,100	4,000
Acetone	0.46	0.62

O4	1.5-2'	9.5-10'
TPHd	1,300	430
TPHmo	3,300	720
TPHho	3,100	740



**SITE DETAIL AREA O
PROPOSED BORING LOCATIONS**
CEMEX
Davenport Cement Plant
Davenport, California

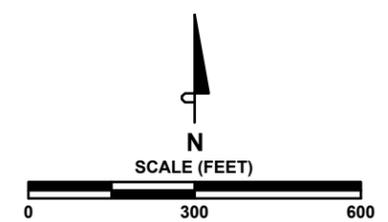
TRC 250442 **FIGURE 9**

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LEGEND

-  Approximate location of site feature
-  Improved areas
-  Proposed surface sample location for evaluation of hexavalent chromium (Cr6+)



SOURCES: Aerial photo by Google Earth, March 2015; Topographic Map of Davenport Cemex Plant by Towill Surveying, Mapping and GIS Services, October 2007.

PROPOSED SAMPLE LOCATIONS FOR HEXAVALENT CHROMIUM (Cr6+)

CEMEX Davenport Cement Plant
700 Highway 1
Davenport, California

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7

Infrastructure



INFRASTRUCTURE

Overview

To develop and create an appropriate plan for the Davenport Cement Plant, the existing infrastructure must be considered. There are various categories in which infrastructure on-site falls within, which includes, but is not limited to transportation, water, wastewater, agricultural, and roadway infrastructure.

Buildings/Historic Significance

For a more in depth analysis of the historic resources please refer to Section 5 Environmental Setting.

Transportation

The Coast Dairies Steering Committee – comprised of representatives from the Bureau of Land Management (BLM), TPL, California Department of Parks and Recreation, Save-the-Redwoods League, Land Trust of Santa Cruz County, and California Coastal Conservancy -- under a Memorandum of Understanding (MOU) prepared the Plan. The Plan has no official status and was developed for the Coast Dairies property.

According to the Coast Dairies Long-Term Resource Protection and Use Plan (Plan), a “major constraint to additional development of visitor-associated services – should the Plan prescribe such development – is lack of transportation infrastructure.” Highway 1, controlled by Caltrans, provides two travel lanes (one in either direction, as well as access to Cement Plant Road, which serves as direct access to the site. There are questions about how to safely provide pedestrian access across Highway 1 to serve both the north and south side of the project site. The capacity of the roadway network will be further analyzed in the environmental document.

Highway 1 Transportation Setting Research Road Capacity of Highway 1 in Davenport, California

The capacity of Highway 1 in the vicinity of the former Lone Star (CEMEX) cement plant is governed by both state and local standards. Highway capacity reflects the number of vehicles a roadway can carry efficiently without undue



congestion as well as safety related issues related to highway design side street intersection access and other factors such as the presence of pedestrians, road shoulder parking, or cyclists. These issues are discussed below.

Regulatory Setting

Level of Service (LOS)

Level of Service (LOS) is a qualitative measure used to relate the quality of traffic operations. Highway and intersection operations are often defined in terms of grades ranging from LOS A through LOS F, with LOS A representing conditions of free flow traffic and maneuverability and LOS F representing highly congested conditions such as gridlock. LOS C or D are often considered the minimal acceptable standard in many jurisdictions. For highway operations, LOS is used to assess traffic flow and assign quality traffic operations based on performance measure like speed, density of traffic, etc.

Santa Cruz County General Plan

The County's General Plan Circulation Element contains several standards that apply to Highway 1 in the project vicinity.

Chapter 3: Circulation

Objective 3.12 – Level of Service: To ensure that development shall not create traffic which will exceed acceptable levels of service on surrounding roadways.

Policy 3.12.1 – Level of Service (LOS) Policy: In reviewing the traffic impacts of proposed development projects or proposed roadway improvements, LOS C should be considered the objective, but LOS D as the minimum acceptable (where costs, right-of-way requirements, or environmental impacts of maintaining LOS under this policy are excessive, capacity enhancement may be considered infeasible). Review development projects or proposed roadway improvements to the Congestion Management Program network for consistency with Congestion Management Plan goals.

Proposed development projects that would cause LOS at an intersection or on an uninterrupted highway segment to fall below D during the weekday peak hour will be required to mitigate their traffic impacts. Proposed development projects that would add traffic at intersections or on highway segments already at LOS E or F shall also be required to mitigate any traffic volume resulting in a 1% increase in the volume/capacity ratio of the sum of all critical movements.



Projects shall be denied until additional capacity is provided or where overriding finding of public necessity and or benefit is provided.

Policy 3.12.2 – Level of Service (LOS) Calculation Methods: Utilize the most current Highway Capacity Manual (HCM) Operations Methodology for all existing levels of service analysis. For all-way stop intersections, utilize currently accepted interim methodology (for instance, Circular 273) until appropriate guidelines are adopted as part of the Highway Capacity Manual. HCM Planning, Circular 212, or other methodologies approved by the Board of Supervisors, may be used for future level of service projections and analysis if appropriate. Operations methodology shall be used for all short-range projections (County of Santa Cruz 1995).

California Department of Transportation (Caltrans)

The California Department of Transportation (Caltrans) Highway Design Manual (HDM) provides standards for roadway design and use (Caltrans 2016). Caltrans has primary jurisdiction over Highway 1.

The Caltrans standard for overall operations is the LOS C/D threshold – LOS C is acceptable in all cases, and LOS D is acceptable on a case-by-case basis.

For a rural highway, Caltrans defines LOS B as speeds of 50 mph with no congestion or delay and free to stable flow, light to moderate volumes. For LOS C, speeds of 45 mph with no to minimal delays and stable flow with moderate volumes, although freedom to maneuver becomes noticeably restricted. For LOS D, speeds decline to 40 mph with minimal to substantial delays. LOS D can approach unstable flow with heavy volumes and very limited freedom to maneuver.

For Caltrans review of highway capacity, the following topics and chapters are also applicable, particularly with regards to safety:

Chapter 200, Topic 201 – Sight Distance. Sight distance is the continuous length of highway ahead, visible to the highway user. Passing sight distance is the minimum sight distance required for the driver of one vehicle to pass another vehicle safely and comfortably. Passing sight distance is used where use of an opposing lane can provide passing opportunities. Stopping sight distance is the minimum sight distance for a given design speed to be provided on multilane



highways and on 2-lane roads when passing sight distance is not economically obtainable. Table 201.1 shows the minimum standards for stopping sight distance related to design speed for motorists.

Table 201.1 Sight Distance Standards

Desian Speed (mph)	Stoppina (feet)	Passina (feet)
10	50	-
15	100	-
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300

Desian Speed (mph)	Stoppina (feet)	Passina (feet)
70	750	2,500
75	840	2,600
80	930	2,700

Chapter 200, Topic 201.3 – Stopping Sight Distance. The minimum stopping sight distance is the distance required by the user, traveling at a given speed, to bring the vehicle or bicycle to a stop after an object ½-foot high on the road becomes visible. Stopping sight distance for motorists is measured from the driver's eyes, which are assumed to be 3 ½ feet above the pavement surface, to an object ½- foot high on the road. The stopping sight distances in Table 201.1 should be increased by 20 percent on sustained downgrades steeper than 3 percent and longer than one mile.

Chapter 200, Topic 201.7 – Decision Sight Distance. At certain locations, sight distance greater than stopping sight distance is desirable to allow drivers time for decisions without making last minute erratic maneuvers. On freeways and expressways, the decision sight distance values in Table 201.7 should be used at



lane drops and at off-ramp noses to interchanges, branch connections, roadside rests, vista points, and inspection stations.

Table 201.7 Decision Sight Distance

Design Speed (mph)	Decision Sight Distance (feet)
30	450
35	525
40	600
45	675
50	750
55	865
60	990
65	1,050
70	1,105
75	1,180
80	1,260

Chapter 200, Topic 205.1 – Access Openings on Expressways. Access openings are used only on expressways. The term access opening applies to openings through the right-of-way line which serve abutting land ownerships whose remaining access rights have been acquired by the State. The following Caltrans requirements for location, width, surfacing, and sight distance shall be adhered to:

1. **Criteria for Location.** Access openings should not be spaced closer than one-half mile to an adjacent public road intersection or to another private access opening that is wider than 30 feet. When several access openings are closely spaced, a frontage road should be considered (see Index 104.3 of HDM). To discourage wrong-way movements, access openings should be located directly opposite or at least 300 feet from a median opening. Sight distance equivalent to that required for public road intersections shall be provided (see Index 405.1 of HDM).
2. **Width.** The normal access opening width should be 30 feet. A greater width may result in large savings in right-of-way costs in some instances, but should be considered with caution because of the possibility that public use might develop. Conversion of a private opening into a public road connection requires the consent of the California Transportation Commission (CTC), which cannot be committed in advance (see Project Development Procedures Manual).



3. **Recessed Access Openings.** Recessed access openings, as shown on Figure 205.1 of the HDM, are desirable at all points where private access is permitted and should be provided whenever they can be obtained without requiring alterations to existing adjacent improvements. When recessed openings are required, the opening should be located a minimum distance of 75 feet from the nearest edge of the traveled way.

4. **Joint Openings.** A joint access opening serving two or more parcels of land is desirable whenever feasible. If the property line is not normal to the right-of-way line, care should be taken in designing the joint opening so that both owners are adequately served.

5. **Surfacing.** All points of private access should be surfaced with adequate width and depth of pavement to serve the anticipated traffic. The surfacing should extend from the edge of the traveled way to the right-of-way line.

Existing Project Site Access

There are three access points to the Davenport Cement Plant property. Traveling northbound on Highway 1, the site can either be accessed by merging onto Cement Plant Road via a short informal off-ramp, or in another approximately 870 feet, turning right into a driveway, both which lead to the main entrance of the plant. Traveling southbound or northbound on Highway 1, turning onto Cement Plant Road at the intersection with Davenport Landing Road leads to another access road into the Cement Plant, at a junction approximately 280 feet south of 1st Avenue and Cement Plant Road. This access road leads to the northern portion of the project site. The last access point connects from the southeastern portion of the project site to Marine View Avenue.



The Lone Star (CEMEX) Cement Plant Property is accessed via Highway 1 immediately north of the town of Davenport. While highway congestion does not appear to be an issue in this area, line of sight and safety issues may require adjustments to the site entry. Source: Google Earth, aspect southbound Highway 1.



Level of Service (LOS)

Existing studies on LOS and capacity of Highway 1 in the immediate project vicinity are not available. However, traffic volumes on Highway 1 were measured by Caltrans in 2015 ahead (north) of Bonny Doon Road, approximately 1.5 miles south of the site. Annual Average Daily Traffic (AADT) is the total traffic volume for the year divided by 365 days. The AADT on the stretch of Highway 1 adjacent to the project site is 9,900. The peak month ADT is the average daily traffic for the month of heaviest traffic flow. The peak month ADT is 13,200. The peak hour normally occurs every weekday, during what is considered “rush hour” traffic, and shows how near to capacity to the highway is operating. The peak hour in this location is 2,350 (Caltrans 2015).

Observations of traffic operation on Highway 1 near the cement plant site do not indicate high levels of congestion, with potential LOS similar to LOS B or C for this type of facility. Traffic flows appear relatively stable with limited delays. Thus, based on existing traffic volumes and observations of operations, Highway 1 appears to retain capacity to serve moderate increases in traffic. However, as discussed further below, relatively closely spaced side streets and driveways, road shoulder parking and pedestrian crossings may also affect operations.

Further south in the western portion of the City of Santa Cruz, heavy volumes and numerous side streets and driveways that intersect with Highway 1 can cause moderate to heavy congestion along Highway 1. This congestion eases at the City limits as Highway 1 traverses Wilder Ranch State Park, approximately 6 miles southeast of Davenport. Although removed from the project vicinity, congestion in this area is of potential concerns as most any traffic generated by future reuse of the site would be expected to traverse this area.

Line of Sight and Safety

Traveling northbound on Highway 1 approaching the cement plant site, the access driveway to the plant is hidden around a curve in the road, and line of sight distance limitation is approximately 450 feet. Traveling southbound, Highway 1 is relatively straight, and the access driveway is clearly visible.

Traveling northbound on Highway 1, the speed limit is 45 mph coming into the town of Davenport. The project site access driveway is approximately 1,850 feet north of Davenport. According to the Caltrans HDM, a vehicle at a speed of 45 mph needs a stopping distance of 360 feet (Caltrans 2016). Since cars are often



traveling at speeds faster than 45 mph by the time they pass the site, this stopping distance may potentially exceed acceptable line of sight distance, potentially creating hazards for vehicles entering or existing the site.

Town of Davenport

The town of Davenport is located less than 0.5 mile east of the project site along a deep dip in Highway 1. The town has four roads with access onto Highway 1. Speeds are limited to 5 mph through Davenport. Davenport commercial businesses directly front Highway 1, which attracts travelers to decelerate, pull off the highway, and eventually reenter the traffic stream. Davenport also supports major coastal access parking south of the highway with associated turning movements across the highway. Pedestrian crossings associated with commercial uses and coastal access also affect highway operations and safety along this reach. Increases in traffic could cause turning movement conflicts and some increase in pedestrian vehicular interaction. Official pedestrian crosswalks to cross over Highway 1 to Davenport beach from the town are needed.

References

Caltrans. 2015. *2015 Traffic Volumes on California State Highways*. Accessed: 24 March 2017.

Caltrans Highway Design Manual. Accessed: 24 March 2017.

City of Santa Cruz. 2008. *City of Santa Cruz 2120 Delaware Mixed Use Project EIR*.

County of Santa Cruz. 1995. *Santa Cruz County General Plan Chapter 3 Circulation*. Accessed: 24 March 2017.



Water

Water is supplied from two surface water intakes (aka, stream diversions), one on San Vicente Creek and the other on Mill Creek (which feeds into San Vicente Creek). The water flows about 3 miles by gravity pipeline along San Vicente Creek and then cross-country to the water treatment plant located within the former cement plant site. The water treatment plant is centrally located and includes a retention pond, filtration, and storage on site. Statements of diversion filed with the State Water Resources Control Board (SWRCB) by CEMEX for 2010 indicated a total diversion of 420 acre-feet per year from San Vicente and 120 acre-feet per year from Mill Creek, with a total of 468 acre-feet historically put to beneficial use, including both the municipal and the industrial use. Records for 2006, 2007, and 2008 were similar. Historically, the typical diversion amount appears to have been up to 0.25 cubic feet per second.

The existing Davenport water treatment plant is operated by Santa Cruz County. The treatment facility was constructed and put into operation in 2011. It was designed to meet current surface water requirements for high turbidity water and consists of pre-filtration with 20- micron disc filters, sand filtration, followed by a bank of bag filters. The treatment facility also includes a 250,000-gallon steel storage tank for peak day storage plus fire flows. The peak daily flow capacity for this facility is 130,600 gallons (90 gpm) and accounts for fire flows. The treatment facility currently provides about 50 af/yr for municipal supply. The current plant does not have significant storage as existing tanks are integral to operation of the water system required fire storage, but do not store supply to meet longer term demand. No wells are utilized for water supply.

SWRCB recognizes that CEMEX had a pre-1914 appropriative water right, with diversion rates of up to 1.1 cubic feet per second, but an approved annual diversion amount is not apparent. Though pre-1914 water rights are subject to interpretation and legal action, these water rights are typically only in effect for the original use. Under a new use, a new appropriative right would need to be sought from SWRCB. However, a new use on the site that fell under the general definition of municipal use could be served under the pre-1914 right for municipal use at Davenport given that it could be considered as within the boundaries of the town, unless the new use demanded substantially more water than the original cement plant use.



The water treatment plant is located near the center of the Lone Star (CEMEX) Cement Plant Property and has a 90 gpm treatment capacity.

Water Demand Factors by Land Use

Based on existing flows, the Davenport water treatment facility has plant capacity to meet existing water demand. The treatment plan may have physical capacity to provide water to future uses although water rights issues would need to be addressed. Potential water demand estimates vary by use and jurisdiction and may be affected by factors such as location, intensity of use, and conservation measures. Below are examples of water duty demand factors in the City of Santa Cruz, City of Sunnyvale, Los Angeles County, City of Santa Monica, and U.S. Forest Service campgrounds.

Example No. 1. City of Santa Cruz Water Demand Factors

The City of Santa Cruz developed water demand factors for each major water customer category based on historical water use using the City's utility billing system on a per account basis.



Land Use	Average Water Demand Factors
Single Family Residential	190 gpd to 218 gpd per customer
Multi-Family Residential	867 gpd to 730 gpd per customer
Commercial/ Business	867 gpd to 917 gpd per customer
Industrial	25 million gallons per year per customer
Municipal/Institutional	658 gpd to 671 gpd per customer

Source: City of Santa Cruz.

Example No. 2. City of Sunnyvale Water Demand Factors

Land Use/ Zoning	Water Duty Factors
Commercial	270 gpd /1000 sf
Industrial	125 gpd /1000 sf
Medium Density Residential (R3)	170 gpd / unit

Source: 2010 City of Sunnyvale Water Utility Master Plan and WSA for the Land Use and Transportation Element (City of Sunnyvale 2010, 2015).

Example No. 3. Los Angeles County Water Demand Factors

Los Angeles County employs standard water demand factors based on research of multiple users in different areas around the County as set forth in the table below.

Land Use	Unit of Measure	Water Use Duty Factor, acre-ft/yr/acre
Light Industrial	1,000 sf	1.10
General Commercial	1,000 sf	2.25
Single Family Residential	Unit	3.90
Multi Family Residential	Unit	2.50

Source: <https://dpw.lacounty.gov/wwd/web/Documents/2015%20Integrated%20Urban%20Water%20Management%20Plan%20for%20the%20Antelope%20Valley.pdf>

Example No. 4. City of Santa Monica Water Demand Factors

The City of Santa Monica employs standard water demand factors based on research of multiple users of different uses areas in the City as set forth in the table below.



Land use	Water Demand Factor ²
Residential	124 gal/unit/day
Hotels	130 gal/room/day

Land use	Water Demand Factor ²
Retail ¹	0.15 gal/sf/day
Office ¹	0.10 gal/sf/day

Notes:

¹ The "Retail" category includes retail, grocery retail, and theater, while the "Office" category includes office and creative office.

² The estimated increase in water demand was calculated using demand factors from the April 2010

Final EIR for the Santa Monica Land Use and Circulation Element. Does not take into account water conservation factors.

Source: Santa Monica Downtown Specific Plan EIR

Example No. 5. U.S. Forest Service Water Demand Factors

The U.S. Forest Service has identified water demand factors for campsites in one national forest based on research as set forth in the table below.

Recreation Area Use Type	Design Flow (gpd day)
Without flush toilets	5
With flush toilets	20-30
With flush toilets and showers	25-50
Individual site water and sewer connections	50

Source: U.S. Forest Service – Water Use in Forest Service Recreation Areas:

<https://www.fs.fed.us/t-d/pubs/htmlpubs/htm07732326/>



References:

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County of Santa Cruz. 2017. Davenport County Sanitation District General Information.
- Accessed January 3, 2017.

County of Santa Cruz. 2016a. Davenport Recycled Water System Feasibility Study – Update. February. County of Santa Cruz. 2016b. Davenport Recycled Water Project Mitigated Negative Declaration. March 2017.

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Gallery and Barton. 2007. Letter to State Water Resources Control Board, RE: Answer to Kossack Protest against Application 31468, January 19.

Wastewater

The Davenport County Sanitation District (District) owns and operates a wastewater treatment facility serving the community of Davenport, California. The facility treats about 28 acre-feet of water annually to Title 22 disinfected tertiary level and the treated water is spray irrigated onto un-mowed turf adjacent to the treatment plant.

The existing treatment plant receives untreated wastewater from Davenport, including New Town, Old Town and the decommissioned Lone Star (CEMEX) cement plant property. With the cement plant out of operation, the wastewater is primarily residential with a small component of commercial and institutional flow. The average daily flow to the treatment plant after 2011 is 84 gpd per capita which is within the allowable 120 gpd per capita.

The wastewater undergoes initial treatment in a 4-million-gallon capacity lagoon where it undergoes primary and secondary treatment via settling, aeration and anaerobic bacterial processes. A submersible pump then conveys lagoon



effluent to downstream treatment facilities. Coagulant and hypochlorite are added to the lagoon effluent prior to treatment in an up flow sand filter. The filter has an area of 19 square feet which equates to a capacity of 95 gpm (136,800 gpd) at the maximum allowable loading rate under Title 22 requirements. The treated wastewater then passes through a 3,000-gallon chlorine contact chamber for disinfection. Sodium bisulfite is injected after the chlorine contact chamber for de-chlorination and the secondary-23 treated water is pumped to a spray field adjacent to the plant for application to unmowed grass.

The Regional Water Quality Control Board (RWQCB) has waste discharge requirements (WDR) for the treatment plant. The WDR states that monthly daily average dry weather influent from May to October shall not exceed 50,000 gpd. The WDR also states that monthly average wet weather influent flow (MAWWF) from November to April may exceed 50,000 gpd provided effluent meets reclaimed water requirements (secondary-23). These limitations have not been exceeded in recent years (2011 to present).

Additionally, the WDRs do not allow for surface runoff so there is no discharge to potential receiving waters in vicinity streams. When the cement plant was operating prior to 2011, 100 percent of the treated effluent (>30 acre-feet annually) was reused in the plant's conditioning tower and was subsequently vaporized in the making of cement. At present, there is no water recycling from the treatment plant and treated effluent is spray irrigated onto unmowed grass in a controlled location immediately adjacent to the treatment facility. With the amount of influent generated from the cement plant reduced since its closure, the amount of treated effluent available for reuse has also been reduced.

The Davenport Recycled Water Project involves construction of infrastructure improvements to the existing facility and distribution system that would help the wastewater treatment plant avoid future violations of Title 22 by allowing the reclamation, storage, and reuse of this valuable water supply for the purposes of crop irrigation near the Davenport community.



The Davenport County Sanitation District is a non-profit public agency providing treated drinking water and sewage collection, treatment and disposal services to the town of Davenport. The wastewater treatment plant is located on the northwest side of the Lone Star (CEMEX) Cement Plant Property.

Wastewater Generation Factors by Land Use

Based on existing wastewater flows, the Davenport wastewater treatment facility has plant capacity to treat existing average and peak wet weather flows. The treatment facility may also have physical capacity to accept additional wastewater flows from future uses although permit limits may require review. Potential wastewater flows vary by use and jurisdiction and may be affected by factors such as location, intensity of use, conservation measures, etc. Examples of wastewater generation factors in uses in Los Angeles County and the City of Santa Monica are provided below. More detailed wastewater flow estimates may be generated based upon specific uses adjusted to local characteristics.

Land Use	Unit of Measure	Flow (gallons per day {gpd})
Hotel	Room	125
Manufacturing	1,000 sf	200
Professional Building	1,000 sf	300
Single-Family Residential	Unit	260
Multi-Family Residential Fourplex	Unit	624

Source: Los Angeles County Sanitation District Average Wastewater Generation Factors
<http://www.lacsd.org/civicax/filebank/blobdload.aspx?blobid=3531>



Example No. 2. City of Santa Monica Wastewater Generation Factors

Land use	Water Generation Factor ²
Residential	150 gal/unit/day
Hotels	150 gal/room/day
Retail ¹	0.10 gal/sf/day
Office ¹	0.20 gal/sf/day

Notes:

¹ The “Retail” category includes retail, grocery retail, and theater, while the “Office” category includes office and creative office.

² The estimated flow was calculated using wastewater generation factors from the City’s Civil Engineering Report. These factors are based on the various land uses of the proposed Downtown Specific Plan.

Source: Santa Monica Downtown Specific Plan EIR

Sources

County of Santa Cruz. 2015. 2014 Consumer Confidence Report, Davenport Water Treatment Plant. July 17.

County of Santa Cruz. 2017. Davenport County Sanitation District General Information. Accessed January 3, 2017.

County of Santa Cruz. 2016a. Davenport Recycled Water System Feasibility Study – Update. February.

County of Santa Cruz. 2016b. Davenport Recycled Water Project Mitigated Negative Declaration. March.

County of Santa Cruz. 2016c. Personal Email Communication. John Ricker. Water Resources Division Director. Santa Cruz county. December 16.

Gallery and Barton. 2007. Letter to State Water Resources Control Board, RE: Answer to Kossack Protest against Application 31468, January 19.



Internal Road Network

The Existing Conditions Report of the Coast Dairies Long-Term Resource Protection and Use Plan identified the quality and conditions of the roadway network on the site. Many of the existing roads on the Cement Plant site have the potential to support the goals of the Restoration and Reuse Plan, in that they can provide access for future on-site uses. Refer to the following summary of Coast Dairies Long-Term Resource Protection and Use Plan (Plan) road survey findings, provided further in this Chapter.



Paper Size 11" x 17" (ANSI B)
 0 400 800
 Feet
 Map Projection: Lambert Conformal Conic
 Horizontal Datum: North American 1983
 d: NAD 1983 StatePlane California III FIPS 0403 Feet

Legend

- Study Area
- Property Boundary & ID
- Stream
- Disposal Area



Davenport County Sanitation District
 Recycled Water Project
 Job Number | 8410848
 Revision |
 Date | March 2015

Study Area Figure 2

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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Paper Size 11" x 17" (ANSI B)
0 400 800
Feet
Map Projection: Lambert Conformal Conic
Horizontal Datum: North American 1983
I: NAD 1983 StatePlane California III FIPS 0403 Feet

Legend

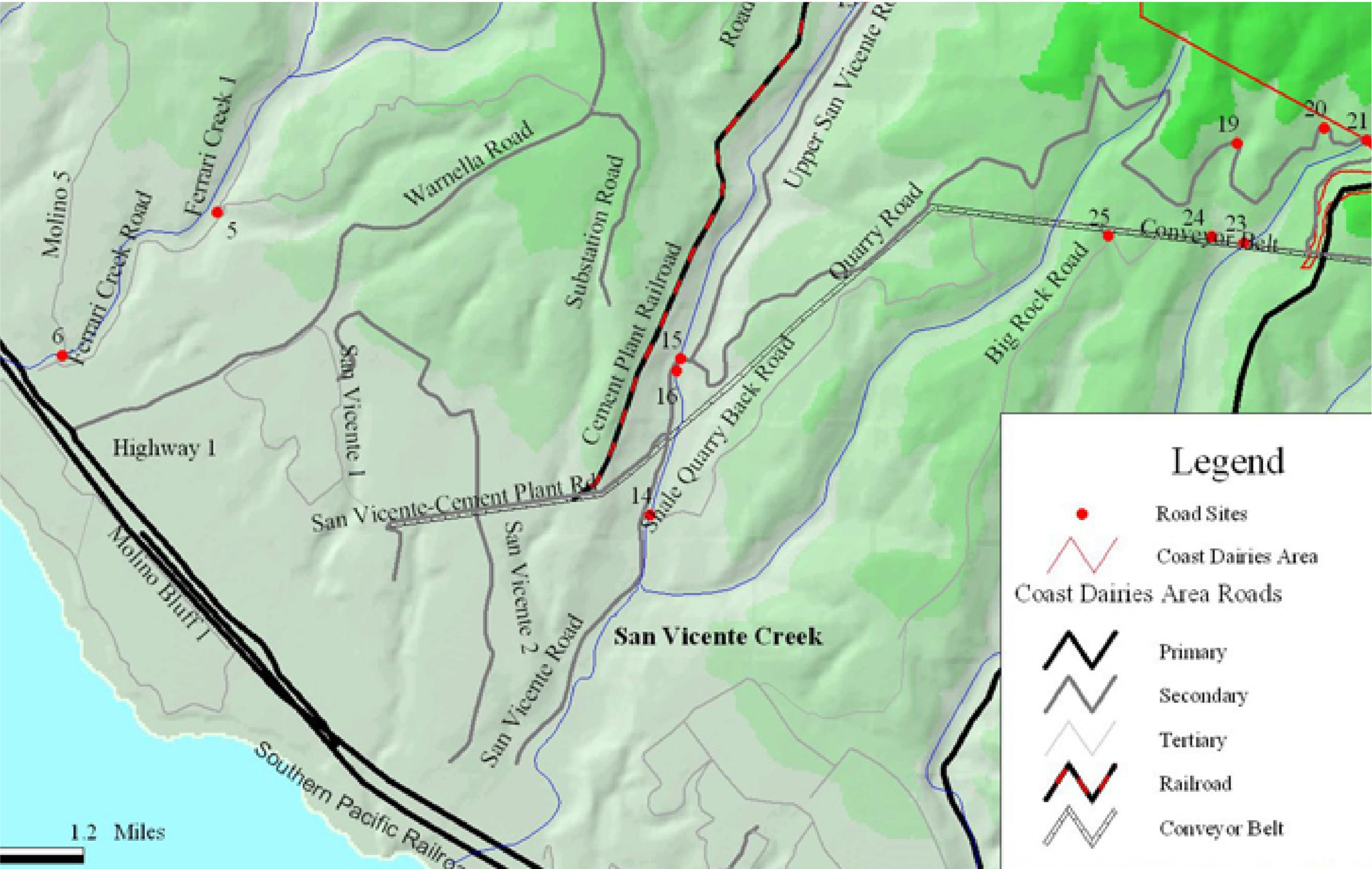
- Study Area
- Property Boundary & ID
- District Boundary
- Easement for 8" Water Main
- Disposal Area
- Stream



Davenport County Sanitation District Recycled Water Project
Job Number 8410848
Revision
Date March 2015

Davenport County Sanitation District Boundary Figure 5

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Summary of Road Surveys on the Coast Dairies Property

Road Name	Class	Road Surface(s)	Aspect	Usage Level	General Condition	Necessity/Used For	Road Shape	Drainage Method(s)	Construction Method(s)	Sediment Delivery	Gullying	Landsliding: Fill Failure	Landsliding: Cutslope Failure	Surface Drains Poorly?	Impassable?	Reason Impassable?	Notes
Molino Bluff 1	3	unimproved dirt	slope	occasional	poor	useful pasture	no shape	none	cut and fill	none	moderate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		AT N37.03825 W122.22249 gully erosion across road in saturated clays, possibly related to leak or overflow from concrete cistern above road. Cistern observed full to 1' from top. Otherwise, road is stable across terraces and sloping across bluffs. Road should be outsloped and dipped for proper drainage.
Quarry Road	2	rocked	slope	occasional	good	useful quarry	insloped	berm break	cut and fill	severe	severe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Steep road cuts across slope above San Vicente Creek, provides alternate access to shale quarry and conveyor belt. Road is poorly constructed, has little shape, inadequate drainage. Large berm on OB edge, water flows down road surface or ditch. Not enough drainage points. Gullies below each drainage point presumably deliver to San Vicente Creek. Road should be either decommissioned, or if necessary to keep, re-built as outsloped, dipped road without berm.
Railroad Frontage Road	2	rocked	terrace	occasional	good	essential ag fields	outsloped	none	cut and fill	none	none	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		During growing season traffic may exceed 12 cars/day. Parts of road provide beach access or access to trails.
San Vicente - Cement Plant Road	2	paved	slope	heavy	good	essential quarry	insloped	none	cut and fill	moderate	none	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		800' of ditch drains to road surface, crosses road near intersection with San Vicente Road, and onto flood plain. Sediment probably delivered to stream during large storms, otherwise stored on floodplain beneath conveyor.
San Vicente Road	2	rocked	riparian	heavy	good	essential quarry	no shape	dips	cut and fill	severe	moderate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Riparian roads get year-round use. Road drains via numerous delivery points to flood plain or channel with presumed delivery of sediment to San Vicente creek. Road should be rebuilt to shed water continuously to floodplain buffer. Good candidate for paving.

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Appendix

APPENDIX A

Assessor Parcel Maps

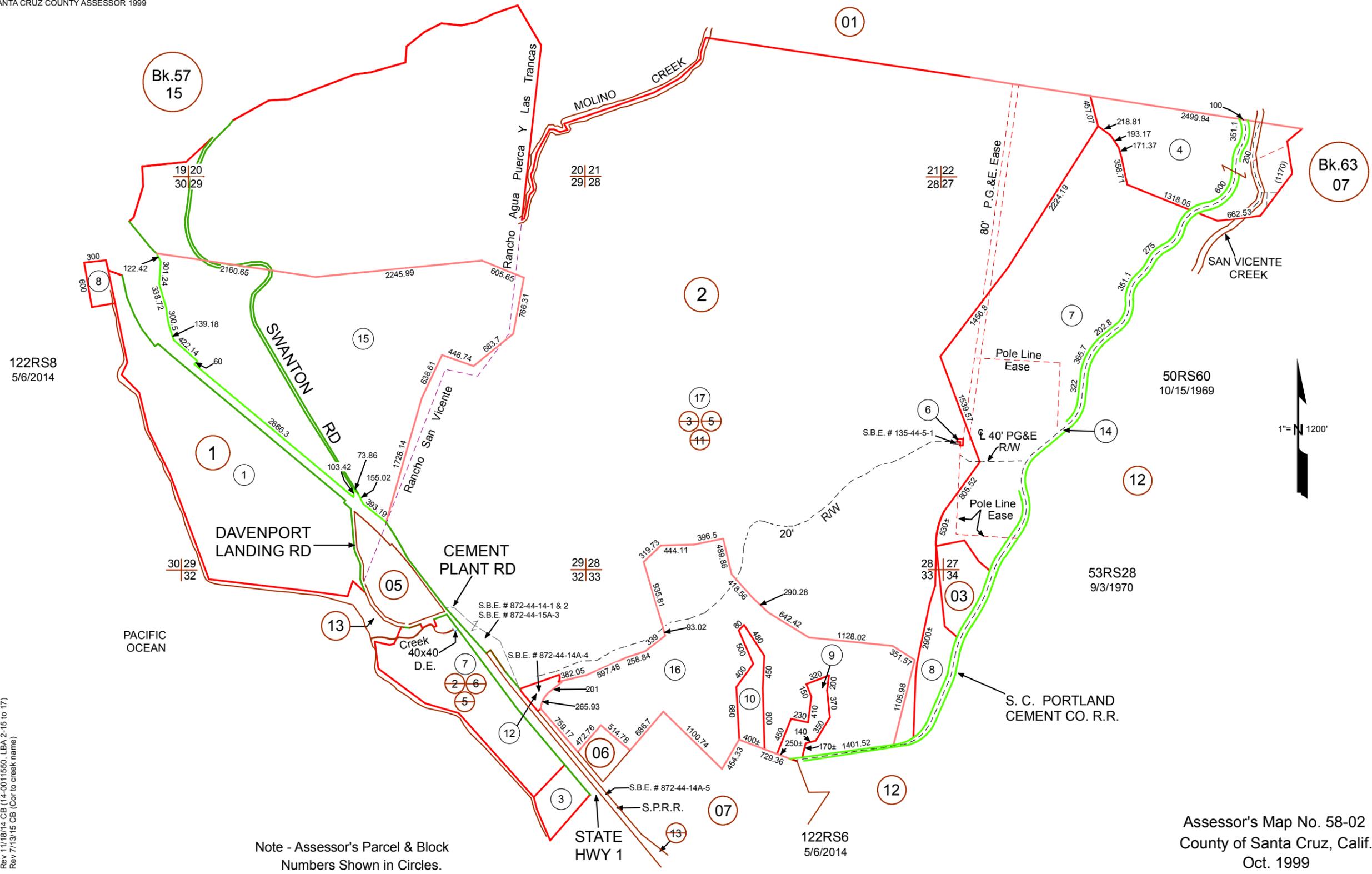
FOR TAX PURPOSES ONLY

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POR. RANCHO PUERCA Y LAS TRANCAS & RANCHO SAN VICENTE
POR. SEC. 19,20,21,22,27,28,29,30,32 & 33 T.10S., R.3W., M.D.B. & M.

Tax Area Code
86-022

58-02

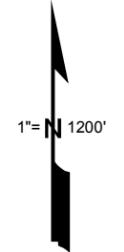


122RS8
5/6/2014

50RS60
10/15/1969

53RS28
9/3/1970

122RS6
5/6/2014



Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 58-02
County of Santa Cruz, Calif.
Oct. 1999

Electronically redrawn 10/19/99 KSA
 Rev. 3/3/00 GG (Add link to 2-11)
 Rev. 6/26/01 mvm (changed page refs.)
 Rev. 4/11/11 CB (Cor pg ref from 4 to 5)
 Rev. 6/6/12 CB (Cor 1-11 as per CalTrans maps & Deed 382213 & 214)
 Rev. 11/18/14 CB (122RS6 & 8)
 Rev. 11/18/14 CB (14-30, 11550, LBA 2-15 to 17)
 Rev. 7/13/15 CB (Cor to creek name)

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APPENDIX B

Comprehensive List of GP and LCP Policies



DAVENPORT CEMENT PLANT

General Plan and Local Coastal Program Applicable Regulations

Below is a comprehensive list of objectives, goals, policies, and programs drawn from the County of Santa Cruz's General Plan (GP) and Local Coastal Program (LCP). They provide regulatory information that pertains to the future development, reuse, and/or restoration of the Davenport Cement Plant. This list of regulations, differs from the objectives and policies provided in Chapter 2: *General Plan/Local Coastal Policies*, only under the conditions that these requirements are not prioritized. The objectives and policies from Chapter 2 have been incorporated in the list below, to establish a complete list of regulatory standards applicable to the site.

GP and LCP Objectives

- **2.4** (LCP) Mountain Residential Designation (R-M)
- **2.19a** (LCP) Heavy Industry Designation
- **2.21** (LCP) Public Facility/Institutional Designation (P)
- **2.22** (LCP) Coastal Dependent Development
- **2.23** (LCP) Conservation of Coastal Land Resources
- **3.1** Vehicle Miles
- **3.3** Balanced Parking Supply
- **3.4** Transit Network Capacity
- **3.5** Mobility-Impaired Persons
- **3.9** Bicycle Safety
- **3.12** Level of Service
- **3.13** Neighborhood Traffic Control
- **3.14** Recreational Access
- **3.15** Air Quality, Noise, and Energy Impacts
- **3.17** Commodities Movement
- **4.7.3** Housing Assistance Programs
- **5.1** (LCP) Biological Diversity
- **5.3** (LCP) Aquatic and Marine Habitats
- **5.4** (LCP) Monterey Bay and Coastal Water Quality
- **5.5a** (LCP) Watershed Protection
- **5.7** (LCP) Maintaining Surface Water Quality
- **5.9** (LCP) Hydrological, Geological and Paleontological Resources
- **5.10a/b** (LCP) Protection of Visual Resources and New Development in Visual Resource Areas
- **5.11** (LCP) Open Space Preservation
- **5.13** (LCP) Commercial Agricultural Land
- **5.16** (LCP) Mineral Resources
- **5.17** (LCP) Energy Conservation
- **5.19** (LCP) Archaeological and Historic Resources
- **5.20** Historic Resources
- **6.1** (LCP) Seismic Hazards
- **6.2** (LCP) Slope Stability
- **6.3** (LCP) Erosion



- **6.6** Hazardous and Toxic Materials
- **6.9a** Noise Environment
- **6.10** Ground Transportation
- **7.1a** (LCP) Parks and recreation Opportunities
- **7.1b** (LCP) Park Distribution
- **7.5** (LCP) Regional Parks
- **7.6** (LCP) Trails and Recreation Corridors
- **7.7a** (LCP) Coastal Recreation
- **7.7b** (LCP) Shoreline Access
- **7.7c** Beach Access
- **7.8** (LCP) State Parks, Open Space, and Facilities
- **7.9** (LCP) Organized Camps and Conference Centers
- **7.11** Cultural Arts
- **7.16** Fire Protection
- **7.17** Police Protection
- **7.18a** (LCP) Domestic Water Service
- **7.18b** (LCP) Water Supply Limitations
- **7.20** (LCP) Sanitation Facilities within the Rural Services Line
- **7.22** (LCP) Wastewater Reclamation and Energy Conservation
- **7.27** Public Services and Facilities
- **8.1** Quality Design
- **8.2** Site and Circulation Design
- **8.6** Building Design
- **8.7** Landscape Design
- **8.8** (LCP) Villages, Towns, and Special Communities

GP and LCP Goals

- **2** – Population and Residential Growth
- **2** – Rural Residential Siting and Density
- **2** – Commercial and Industrial Siting and Development
- **2** - Public Facility/Institutional Siting and Development
- **2** – Jobs/Housing Balance
- **3** – Transportation System
- **3** – Mode Choice
- **3** – Limit Increase in Auto Use
- **3** – Efficiency
- **3** – Regional Goals
- **3** – Parking
- **3** – Bikeway System
- **3** – Safety
- **3** – Finance
- **3** – Aesthetics
- **3** – Coordination
- **4.7 Goal 1:** Range of Housing Types
- **4.7 Goal 2:** Encourage and Assist in Development of Housing
- **4.7 Goal 5:** Promote Production of Special Needs Housing
- **4.7 Goal 6:** Promote Energy Efficiency
- **5** - Natural and Cultural Resources Protection (LCP)
- **5** – Open Space Protections (LCP)
- **5** - Resource Utilization (LCP)
- **6** – Public Health and Safety (LCP)
- **6** – Noise Hazards
- **7** – Public Service Adequacy (LCP)
- **7** – Public Service Phasing (LCP)
- **8** – Community Design



GP and LCP Policies

- **2.4.1** (LCP) Parcel Size Determination
- **2.19.1** (LCP) Siting of Heavy Industries and Quarries
- **2.19.5** Siting of Coastal-Dependent Heavy Industry
- **2.19.6** (LCP) Bonny Doon and North Coast.
- **2.22.1** (LCP) Priority of Uses within the Coastal Zone
- **3.1.3** Neighborhood Facilities
- **3.2.1** Trip Reduction
- **3.2.4** Park and Ride
- **3.3.1** Reduced Parking Requirements
- **3.3.2** Shared Parking Requirements
- **3.3.3** Park and Ride lots
- **3.3.4** Joint Use
- **3.4.2** Transit Centers/Park and Ride Lots
- **3.4.4** On-Site Transit Facilities
- **3.4.5** Bus Pullouts
- **3.4.7** Balance Land Use
- **3.4.8** Transit Extension
- **3.6.1** Transit-Friendly Design
- **3.6.2** (LCP) Recreational Transit Facilities
- **3.6.3** (LCP) Recreational Transit Service
- **3.8.1** System Continuity
- **3.8.2** Commuting
- **3.8.3** Modal Interaction
- **3.8.4** User Convenience
- **3.8.5** Regional Continuity
- **3.8.7** (LCP) Recreation
- **3.8.8** Trail Network
- **3.8.9** Right-of-Way
- **3.8.10** (LCP) Tourism
- **3.8.11** Scenic Value
- **3.8.12** Funding
- **3.8.13** Participation
- **3.9.1** Design
- **3.9.2** Construction
- **3.10.2** Landscape
- **3.10.3** Lighting
- **3.10.4** Pedestrian Traffic
- **3.10.5** Access
- **3.10.7** Parking Lot Design
- **3.12.1** Level of Service (LOS) Policy
- **3.12.2** LOS Calculation Methods
- **3.12.3** Transportation Impact Fees as Mitigation Measures
- **3.12.4** Reduced Traffic Generation
- **3.14.1** (LCP) Capacity
- **3.14.2** (LCP) Priority to Recreational Improvements
- **3.15.1** Landscaping
- **3.15.2** Consistency with Air Quality Plans
- **3.15.3** Air Pollution
- **3.17.6** Access
- **3.17.7** Commodities
- **3.20.5** Plan Lines
- **3.20.6** Planned Future Road Projects
- **4.7, Policy 1.1**
- **4.7, Policy 2.4**
- **4.7, Policy 2.5**
- **4.7, Policy 5.1**
- **5.1.1** (LCP) Sensitive Habitat Designation
- **5.1.6** Development within Sensitive Habitats
- **5.1.7** Site Design and Use Regulations
- **5.1.9** (LCP) Biotic Assessments
- **5.1.11** (LCP) Wildlife Resources Beyond Sensitive Habitats



- **5.1.12** (LCP) Habitat Restoration with Development Approval
- **5.4.14** (LCP) Water Pollution from Urban Runoff
- **5.5.3** (LCP) Water Quality Constraint Area Designation
- **5.5.8** Allowed Uses in Water Supply and Least Disturbed Watersheds
- **5.5.9** Development Activities within Water Supply and Least Disturbed Watersheds
- **5.5.10** Retaining Undeveloped Lands in Watersheds
- **5.5.12** (LCP) Drainage Design in Water Supply Watersheds
- **5.7.1** (LCP) Impacts from New Development on Water Quality
- **5.7.3** (LCP) Erosion Control for Stream and Lagoon Protection
- **5.9.1** (LCP) Protection and Designation of Significant Resources
- **5.9.2** (LCP) Protecting Significant Resources through Easements and Land Dedications
- **5.10.1** (LCP) Designation of Visual Resources
- **5.10.2** (LCP) Development within Visual Resource Areas
- **5.10.3** (LCP) Protection of Public Vistas
- **5.10.4** Preserving Natural Buffers
- **5.10.6** (LCP) Preserving Ocean Vistas
- **5.10.7** (LCP) Open Beaches and Blufftops
- **5.10.8** (LCP) Significant Tree Removal Ordinance
- **5.10.9** (LCP) Restoration of Scenic Areas
- **5.10.10** (LCP) Designation of Scenic Roads
- **5.10.13** (LCP) Landscaping Requirements
- **5.10.14** (LCP) Protecting Views in the North Coast and Bonny Doon
- **5.10.16** (LCP) Designation of Coastal Special Scenic Areas
- **5.10.18** (LCP) Signs Visible from Scenic Roads
- **5.10.21** Illuminated Signs Visible from Scenic Roads
- **5.13.1** (LCP) Designation of Commercial Agriculture Land
- **5.13.2** (LCP) Types of Agriculture Lands
- **5.13.4** (LCP) Zoning of Agricultural Resource Land
- **5.13.5** (LCP) Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land
- **5.13.6** (LCP) Conditional Uses on Commercial Agricultural (CA) Zoned Lands
- **5.13.7** Agriculturally Oriented Structures
- **5.13.8** Location of Agricultural Support Facilities
- **5.13.10** (LCP) Water and Sewer Lines in the Coastal Zone
- **5.13.11** (LCP) Protection for Water and Sewer Lines
- **5.13.12** Energy Efficiency and Resource Protection
- **5.13.13** (LCP) Composting Agricultural Wastes
- **5.13.20** (LCP) Conversion of Commercial Agricultural Lands
- **5.13.21** (LCP) Determining Agricultural Viability
- **5.13.23** (LCP) Agricultural Buffers Required



- **5.13.24** (LCP) Agricultural Buffer Findings Required for Reduced Setbacks
- **5.13.26** (LCP) Windbreaks
- **5.13.27** (LCP) Siting to Minimize Conflicts
- **5.13.28** (LCP) Residential Uses on Commercial Agricultural Land
- **5.13.29** (LCP) Residential Use Ancillary to Commercial Agriculture
- **5.13.30** Farm Labor Housing
- **5.13.31** (LCP) Agricultural Notification Recordation for Land Divisions
- **5.13.32** (LCP) Agricultural Statement of Acknowledgement
- **5.16.1** (LCP) Designation of Mineral Resource Areas
- **5.16.12** (LCP) Resource Based Industry within the Coastal Zone
- **5.17.1** Promote Alternative Energy Sources
- **5.17.3** (LCP) Solar Access
- **5.18.1** New Development
- **5.18.7** Alternatives to the Automobile
- **5.19.1** (LCP) Evaluation of Native American Cultural Sites
- **5.19.2** (LCP) Site Surveys
- **5.19.3** (LCP) Development Around Archaeological Resources
- **5.19.4** (LCP) Archaeological Evaluations
- **5.19.5** (LCP) Native American Cultural Sites
- **5.20.1** Historic Preservation Program
- **5.20.2** Historic Resources Inventory
- **5.20.3** Development Activities
- **5.20.4** Historic Resources Commission Review
- **5.20.5** Encourage Protection of Historic Structures
- **6.2.1** (LCP) Geologic Hazards Assessments for Development On and Near Slopes
- **6.2.2** Engineering Geology Report
- **6.2.3** (LCP) Conditions for Development and Grading Permits
- **6.2.4** (LCP) Mitigation of Geologic Hazards and Density Considerations
- **6.2.6** (LCP) Location of Structures and Drainage Considerations in Unstable Areas
- **6.2.9** (LCP) Recordation of Geologic Hazards
- **6.2.10** (LCP) Site Development to Minimize Hazards
- **6.2.11** (LCP) Geologic Hazards Assessment in Coastal Hazard Areas
- **6.2.12** (LCP) Setbacks from Coastal Bluffs
- **6.2.13** (LCP) Exception for Foundation Replacement and/or Upgrade
- **6.2.15** (LCP) New Development on Existing Lots of Record
- **6.2.16** (LCP) Structural Shoreline Protection Measures
- **6.2.17** (LCP) Prohibit New Building Sites in Coastal Hazard Areas
- **6.2.18** (LCP) Public Services in Coastal Hazard Areas
- **6.2.19** (LCP) Drainage and Landscape Plans
- **6.3.2** (LCP) Grading Projects to Address Mitigation Measures



- **6.3.4** (LCP) Erosion Control Plan Approval Required for New Development
- **6.3.6** Earthmoving in Least Disturbed or Water Supply Watersheds
- **6.3.9** (LCP) Site Design to Minimize Grading
- **6.5.1** Access Standards
- **6.5.3** Conditions for Project Approval
- **6.5.7** (LCP) Certification of Adequate Fire Protection Prior to Permit Approval
- **6.5.9** (LCP) Consistency with Adopted Codes Required for New Development
- **6.6.1** Hazardous Materials Ordinance
- **6.7.1** Managing the County's Fair Share of Hazardous Waste
- **6.7.5** Floodplains and Sensitive Habitats
- **6.7.19** Seismic Hazards
- **6.7.20** Slope Stability
- **6.7.22** Water Supply Watersheds
- **6.7.25** (LCP) Coastal Zone
- **6.7.26** Recreational, Cultural, or Scenic Areas
- **6.10.2** Evaluation and Mitigation
- **7.1.1** (LCP) Existing Park, Recreation, and Open Space Designation (O-R)
- **7.1.2** (LCP) Proposed Park Overlay Designation
- **7.1.3** (LCP) Parks, Recreation, and Open Space Uses
- **7.1.4** Local Recreation Opportunities
- **7.1.5** Access to Recreation Facilities
- **7.1.6** Americans with Disabilities Act
- **7.1.7** Park Financing
- **7.1.9** Priorities for Park Development
- **7.1.10** (LCP) Design Criteria
- **7.4.3** (LCP) Beaches as Rural Parks
- **7.5.1** (LCP) Regional Park Siting and Standards
- **7.5.3** Uses within Regional Parks
- **7.5.4** Recreation within Converted Quarries and Landfills
- **7.5.7** (LCP) Beaches as Regional Parks
- **7.6.1** Trail Corridor Designation
- **7.6.2** (LCP) Trail Easements
- **7.6.8** Trail Funding and Construction
- **7.6.9** (LCP) Trail Design
- **7.7.1** (LCP) Coastal Vistas
- **7.7.4** (LCP) Maintaining Recreation Oriented Uses
- **7.7.5** (LCP) Coastal Bicycle Route
- **7.7.6** (LCP) Hiking and Biking Trail Network
- **7.7.9** (LCP) Shoreline Access Maps and Charts
- **7.7.10** (LCP) Protecting Existing Beach Access
- **7.7.11** (LCP) Vertical Access
- **7.7.12** (LCP) Lateral Access
- **7.7.14** (LCP) Primary Public Access Points
- **7.7.15** (LCP) Areas Designated for Primary Public Access
- **7.7.16** (LCP) Improvements at Primary Access Points
- **7.7.22** (LCP) Access to Environmentally Sensitive Habitats



- **7.7.23** (LCP) Off-Road Vehicle Use
- **7.7.24** (LCP) Environmentally Damaging Trails
- **7.7.25** (LCP) Unsafe Trails
- **7.7.26** (LCP) Protection of Private Property
- **7.7.27** (LCP) Accessways and Agricultural Areas
- **7.7.28** (LCP) Separating Agricultural Fields and Accessways
- **7.7.30** (LCP) Protecting Agricultural Facilities
- **7.7.31** (LCP) Transportation to Beaches
- **7.8.1** State Open Space and Trail Easements
- **7.8.3** (LCP) Coastal Zone Acquisition Priorities
- **7.8.4** (LCP) Recommended Acquisitions (f)
- **7.8.5** (LCP) Development Priorities
- **7.8.6** (LCP) Maintenance and Management Programs
- **7.9.1** (LCP) Rural and Mountain Residential Locations
- **7.9.2** (LCP) Density and Development of Organized Camps and Conference Centers
- **7.11.5** Integrating the Arts into Development Projects
- **7.11.6** Art as Community Gateways
- **7.16.1** Reviewing New Development for Fire Protection
- **7.16.2** Development to be Consistent with Fire Hazards Policies
- **7.17.3** Cost Effectiveness
- **7.18.1** (LCP) Linking Growth to Water Supplies
- **7.18.2** Written Commitments Confirming Water Service Required for Permits
- **7.18.3** (LCP) Impacts of New Developments on Water Purveyors
- **7.18.4** (LCP) Improvement of Water Systems
- **7.18.6** (LCP) Water Conservation Requirements
- **7.18.7** (LCP) Water Reuse
- **7.22.4** Industrial Wastewater
- **7.23.1** New Development
- **7.23.2** Minimizing Impervious Surfaces
- **7.23.3** On-Site Stormwater Detention
- **7.23.5** (LCP) Control Surface Runoff
- **7.24.1** Materials Recovery
- **7.24.2** Materials Acquisition and Handling Practices
- **7.24.6** Recycling Opportunities and Assistance for Businesses
- **7.24.8** Meeting State and Local Landfill Diversion Goals
- **7.24.9** Storage Requirement for Recyclable Materials
- **7.24.14** Composting as an Agricultural-Related Activity
- **7.25.1** Requiring Space for Refuse Collection
- **7.25.3** Economic Incentives for Recycling
- **7.25.7** Hazardous Wastes and Environmental Damaging Compounds in Landfills
- **7.25.13** Refuse Collection Standards
- **8.1.2** Design Review Ordinance
- **8.2.2** Designing for Environmental Protection



- **8.2.3** Design Criteria for Utilities
- **8.2.4** Combining Parcels for Improved Design
- **8.2.5** Circulation
- **8.2.6** Circulation Systems for Persons with Disabilities
- **8.7.1** Landscape Conditions for Development
- **8.1.2** Design Review Ordinance
- **8.5.1** Concentrate Commercial Uses
- **8.5.2** (LCP) Commercial Compatibility with Other Uses
- **8.5.3** (LCP) Areas with Unique Design Guidelines
- **8.6.5** Designing with the Environment
- **8.6.6** (LCP) Protecting Ridgetops and Natural Landforms
- **8.6.7** Solar Access
- **8.7.1** Landscape Conditions for Development
- **8.7.2** Utilize Native Species in Rural Areas
- **8.8.1** (LCP) Design Guidelines for Unique Areas
- **8.8.2** (LCP) Coastal Special Community Designation
- **8.8.3** (LCP) Tourist Commercial Concessions

GP and LCP Programs

- 2.4: a
- 2.19: a/b (LCP)
- 2.21: a
- 2.23: a
- 3.1: e
- 3.2: a/c/f
- 3.3: c/d/ f
- 3.4: a/d/e/f/g
- 3.5: a/b
- 3.6: a, b/d/e/f (LCP)
- 3.8: **Bikeway System**
Development a/b (LCP); c/f/l
- 3.8 **Recreation System**
Development: a/b/c (LCP); e/f (LCP)
- 3.9: c/d/e
- 3.10: a
- 3.14: a (LCP)
- 3.15: g
- 3.17: b/c/d/h
- 3.20: a/e
- 4.7, Program 1.1
- 4.7, Program 1.5
- 4.7, Program 2.1
- 4.7, Program 2.2
- 4.7, Program 2.3
- 4.7, Program 2.4
- 4.7, Program 2.1.1
- 4.7, Program 3.8
- 4.7, Program 5.2
- 4.7, Program 6.2
- 5.5: b (LCP)
- 5.9: a/b (LCP)
- 5.10: a/c/e/g/i (LCP); b/f/h
- **5.11:** c (LCP)
- **5.13:** a
- **5.16:** b/c/d/g/n
- **5.18:** b/e/g/h
- **5.19:** a/f/g (LCP); d/e
- **5.20:** a/b/c/d/e/f/g/j/l/m
- **6.1:** a/c/d/e/i
- **6.2 Slope Stability:** b
- **6.2 Coastal Bluffs and Beaches:** a/f (LCP); b
- **6.3:** c/d (LCP)
- **6.5:** b/d/f; n (LCP)
- **6.6:** b
- **6.7:** a
- **6.10:** a/b
- **7.1:** a/b/e/f/g/m



- **7.6:** a/b/c/f; d/e/g/i (LCP)
- **7.7 Coastal Recreation:** a (LCP)
- **7.7 General Provision of Public Access:** b/c/f (LCP)
- **7.7 Primary Public Shoreline Access Designations:** a/b (LCP)
- **7.7 Long-term Management of Coastal Access:** a/b/h/i/l/m (LCP)
- **7.8:** a/b/c/d/e/f (LCP)
- **7.11:** l/k
- **7.16:** b/c/d
- **7.17:** b/c
- **7.18:** b/d/f; a/c/j/k (LCP)
- **7.20:** d (LCP)
- **7.22:** a
- **7.23:** a/b
- **7.24 Integrated Solid Waste Management:** a/b/c/d
- **7.24 Composting:** b
- **7.24 Recycling:** a
- **7.27:** b
- **8.1:** a
- **8.6:** a/b
- **8.7:** a/b; c (LCP)
- **8.8:** a (LCP)

APPENDIX C

DPR Primary Record Building Inventory

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;

B.M.

c. Address 700 Highway One City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571158 mE/ 4096875 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #1. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This two-story, steel-reinforced poured concrete building is located on the southern edge of the Davenport cement plant. The structure has a concrete base, poured concrete exterior walls, a flat roof and is 6600 square feet. The building was most recently used as the main administrative building for the cement complex. The building is rectangular in shape with the exception of a small protruding section of the roof that extends over the metal staircase leading to the second floor entrance on the northwest elevation. The building has several fixed, single-pane windows lining the exterior walls. The building is bounded on the northeast by an unnamed facility access road, on the southeast by a parking lot, on the southwest by railroad tracks and on the northwest by a grass lot followed by a large employee parking lot.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #			
	HRI #			
	Trinomial			
	NRHP Status Code			
Other Review Code	Reviewer	Date		Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

P5b. Description of Photo: (view, date, accession #) Northeast Elevation, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1925, estimated

*P7. Owner and Address:

CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)

Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-4
Page _____ of _____

B1. Historic Name: Main Administrative Building, Davenport Cement Plant
B2. Common Name: Main Administrative Building, Davenport Cement Plant
B3. Original Use: Main Administrative Building B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The main administrative building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

The main administration building is Potentially Eligible individually and as a contributing resource to a historic district based on historic significance as the site where high level decisions were made in association with the production, innovations, and/or upgrades to the Davenport cement plant. Additional research and documentation is recommended to further assess the historic significance of the resource.

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

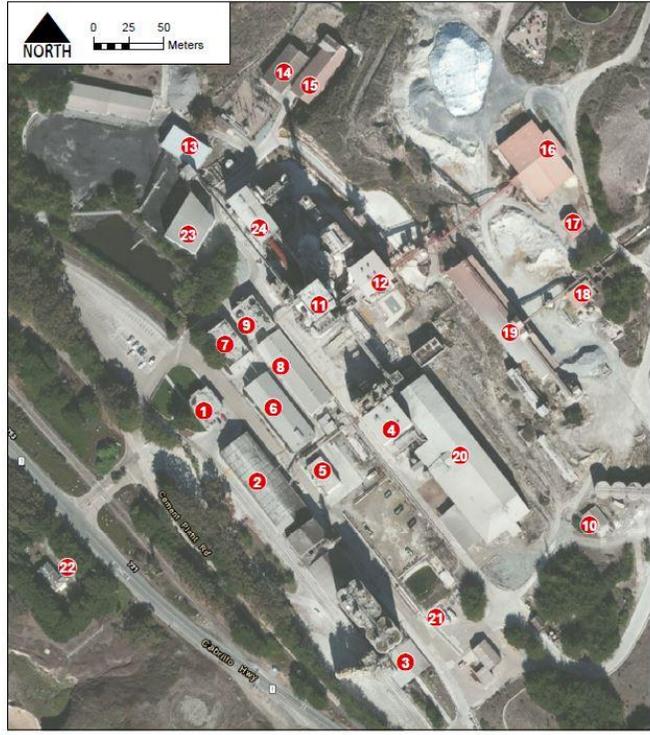
*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-4
 Page ____ of ____

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:**
 Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017
 Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. **Remarks:**
 None

*B14. **Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
***Date of Evaluation:** September 2016 - January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: amec.com	LEGEND: Building Numbers	TIME: 4:10:14 PM
		CHK'D BY: [Signature]		DATE: 12/14/2016
		DWTUM North American 1985	PROJECT #: 1655 02014	
		PROJECTION: UTM - 18N - WGS84 (Datum: 1984, Unit: Meter)	SCALE: 1:94200.8	

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted
***a. County** Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Davenport **Date** 2012 **T** 10S ; **R** 3W; of of **Sec** ;
B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571196 mE/ 4096825 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #2. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This long, single-story, front-gabled, industrial building has a concrete foundation, exterior walls made of concrete blocks, with corrugated metal covering the gables, and a roof that is made of wood and corrugated metal and framed with redwood. The building sits on the southern edge of the Davenport cement plant and was used as the pack house at the facility. The 26,400 square foot rectangular structure is split up into two distinct sections. The first of which is the main section that covers approximately 4/5 of the building and is relatively unassuming other than a portion on the far east end of the building that sits roughly twice as tall as the rest of the structure. On the roof's north end where the two sections meet there is a small front gabled dormer with no windows or doors. Just past the raised section there is a large metal silo-like structure, presumably for distributing cement into packages. Just past the silo the building resumes at the lower level and has several entrances on the northeast end. The pack house is a standard "A" frame building with a large amount of machinery, scaffolding, stairs and chutes existing throughout the interior and exterior. The building is bounded on the northwest (front) by a parking lot separating it from the main administrative building, on the northeast by an unnamed plant access road, on the southeast by other facility buildings and mechanisms, and on the south west by the railroad.

***P3b. Resource Attributes:** (List attributes and codes) HP8 - Industrial Building
***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) Northwest and Northeast Elevations, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c. 1925, estimated

*P7. Owner and Address:
CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Pack House, Davenport Cement Plant
B2. Common Name: Pack House, Davenport Cement Plant
B3. Original Use: Pack House B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The pack house is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport Cement Plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource individually as an important transportation element of the site, as well as part of a potential historic district.

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016 - January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40298	MAP BY: david.corn	LEGEND: Building Numbers	TIME: 4:12:14 PM
		CHECK BY: MW		DATE: 12/14/2016
		DATUM: North American 1983	PROJECT #: 1669 10014	
1:\Cemex\kote_a\aira_b\gnum.mxd		PROJECTION: NAD 83 - UTM Zone 18Q UTM SCALE: 1:14000.0	Imagery: USDA NAIP 6/13/2014	

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____



(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page ____ of ____



(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____



(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;
B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571305 mE/ 4096697 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
 *P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #3. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This small, one-story building has a concrete foundation, concrete exterior walls and a front gabled roof covered in corrugated metal. The structure is located on the southwestern edge of the Davenport cement plant and was used as the compressor room when the facility was still in use. The rectangular building has a large mechanism protruding from the eastern corner of the building and sits below grade of the access road located to the northeast. There is a sidewalk extending from the southeastern (front) façade to a facility access road. The compressor room is located to the southeast, immediately adjacent to the facility's large cement storage silos and is bordered on the northeast by an unnamed plant access road, on the southeast by a grassy yard, and on the southwest by the facility's railroad.

*P3b. **Resource Attributes:** (List attributes and codes) HP8 – Industrial Building
 *P4. **Resources Present:** × Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

P5b. Description of Photo: (view, date, accession #) View from Northwest, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

c. 1925, estimated

*P7. Owner and Address:

CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)

Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Compressor Room, Davenport Cement Plant

B2. Common Name: Compressor Room, Davenport Cement Plant

B3. Original Use: Compressor Room B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The compressor room is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport Cement Plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a typical manufacturing structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. It also lacks historic significance due to

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____ NR-6
Page _____ of _____

compromised material integrity. Additional research and documentation is recommended to further assess the historic significance of the resource individually as an essential element of the Davenport cement plant's operations without which it could not function, as well as part of a potential historic district.

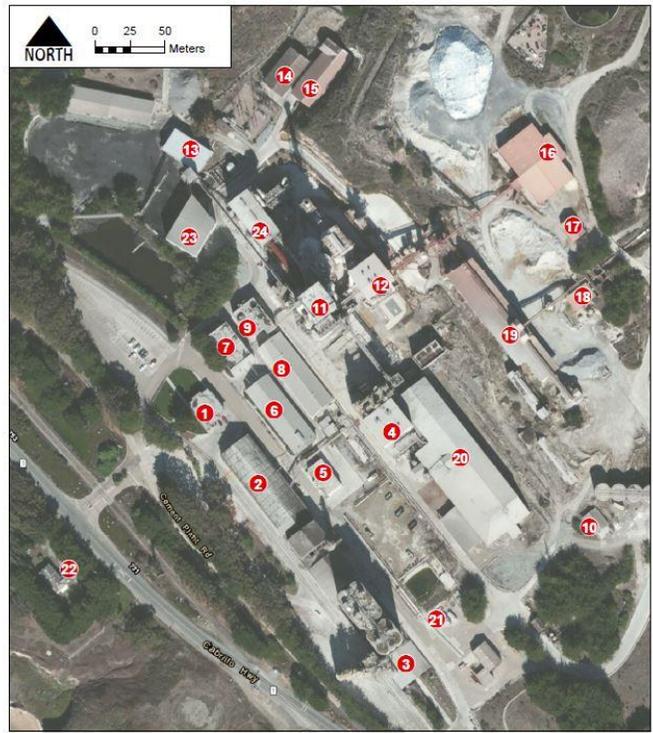
B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Wes Cunningham and Matt Prybylski, Amec Foster Wheeler
*Date of Evaluation: September 2016 - January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 860 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: GWK/STW	LEGEND: Building Numbers	TIME: 4:12:14 PM
		DATE: 12/14/2016	PROJECT #: 1665100014	
Amec Foster Wheeler 11003 Bluegrass Parkway Louisville, KY 40299		amec foster wheeler	SCALE: 1:10000	Imagery: USDA NAIP 6/13/2014

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Other Review Code	Reviewer	Date	Listings
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Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;
 B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571283 mE/ 4096872 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #4. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. The finish mill that used to stand here as part of the Davenport cement plant has been demolished. It used to be located to the southwest, directly adjacent to the clinker shed and centrally located within the facility.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building
 *P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View southeast, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c. 1981, Orlando, Alverda et. al. Davenport Cement Centennial: Honoring Our Past, Building The Future

*P7. Owner and Address:
CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

***P10. Survey Type:** (Describe)
 Initial Study/Mitigated Negative Declaration for the Santa Cruz County

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
 None

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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B1. Historic Name: Finish Mill, Davenport Cement Plant
B2. Common Name: Finish Mill, Davenport Cement Plant
B3. Original Use: Finish Mill B4. Present Use: Demolished
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1981. Has since been demolished.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____
*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The finish mill was part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport Cement Plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

Not eligible due to lack of historic significance and lack of material integrity, the structure is demolished.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

***B12. References:**

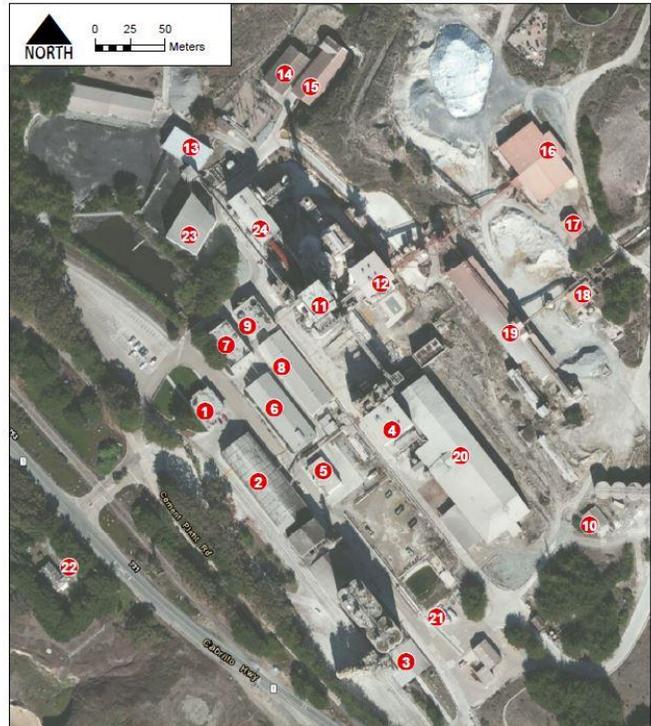
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler

*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 650 Commonwealth Center 11000 Bluegrass Parkway Louisville, KY 40269	TMAP BY: 6/16/2016	LEGEND: Building Numbers	TIME: 4:12:14 PM
		CHWD BY: WJ		DATE: 12/14/2016
		DTPW: South American 1883		PROJECT #: 1655 102014
		PROJECTION: UTM - Zone 18Q UTM Meters 110000 0		
		SCALE: 1:10000		

\\cemex\site_assets_bldgNum.mxd

imagery: USDA NAIP 8/13/2014

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	Other Review Code Reviewer Date Listings
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Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571242 mE/ 4096825 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #5. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This one-story, rectangular building has a concrete foundation, exterior walls covered in corrugated metal siding, and a flat/very-low pitched roof that is also covered in corrugated metal. The 3000 square foot structure is located in the south central portion of the plant and once served as the facility's oil storage building. The northeast elevation consists of a small window to the south end with a metal door directly adjacent to the north. Just north of the door there are two large garage doors and another metal pedestrian door. The southeastern elevation has a shed-roof roof extending from the façade to cover pedestrian entrances and the northwest elevation has no features of note. The building is surrounded on the northeast and southeast by a paved driving/parking surface. To the structure's southwest it is bounded by an unnamed plant access road and to the northwest there is a small void separating the oil storage building from the machine shop.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: × Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Northwest and Northeast Elevations, September 2016

*P6. Date Constructed/Age and Source: × Historic Prehistoric

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

Both
 c. 1925, estimated

***P7. Owner and Address:**
 CEMEX

***P8. Recorded by:** (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

***P9. Date Recorded:** September 2016-January 2017

***P10. Survey Type:** (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
None

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Oil Storage, Davenport Cement Plant

B2. Common Name: Oil Storage, Davenport Cement Plant

B3. Original Use: Oil Storage B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The oil storage building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport Cement Plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. It also lacks historic significance due to compromised

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____ NR-6
Page _____ of _____

material integrity. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

***B14. Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler

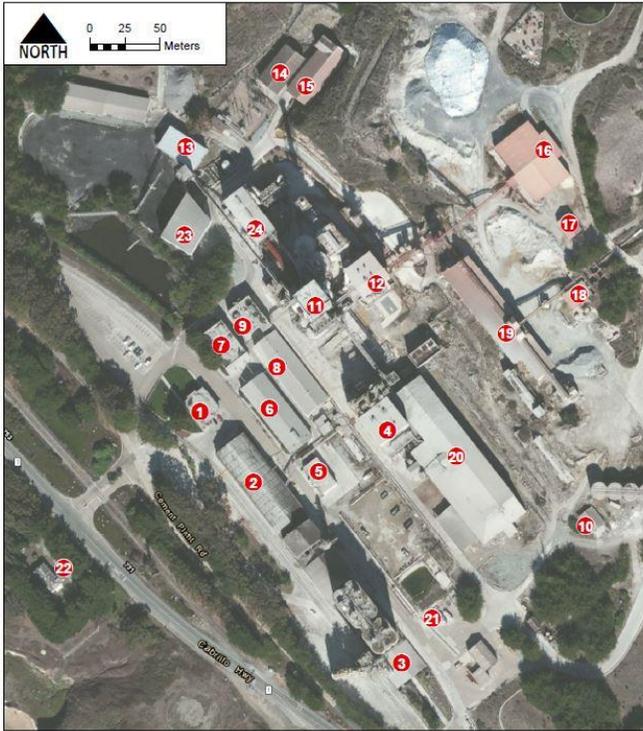
***Date of Evaluation:** September 2016-January 2017

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____ NR-6
 Page ____ of ____



	CEMEX Amec Foster Wheeler Environment & Infrastructure 660 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: GW/aw/mt	LEGEND: Building Numbers	TIME: 8:52:16 PM
		CWD BY: MT	DATA: North American 1983	DATE: 12/14/2016
		PROJECTION: UTM, Zone 18N, Datum: NAD83, Unit: Meter	PROJECT #: 16ES 00014	
<small>\\cemexsite_Aerial_BldgNum.mxd</small>		<small>SCALE: 1:40000</small>		<small>Imagery: USDA NAIP 6/13/2014</small>

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ; B.M.

c. Address 700 Highway One City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571209 mE/ 4096872 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #6. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This long, single-story structure is a wooden truss and roof framed building that has a concrete foundation, and corrugated metal siding and roofing. The gabled rectangular building is 20,625 square feet and was originally the machine shop for the plant. The structure is located on the southern portion of the plant, just to the northwest of the main administrative building. The northeast elevation is long and has several multi-pane, double-hung windows along with a pedestrian door, a roll up garage door and a large sliding "barn" door. The southeast façade has a raised, garage door, a multi-pane, double hung window, and what appears to be several other openings that have since been patched with corrugated metal. The southwest elevation is overgrown with greenery and has several sets of multi-pane, double-hung windows and at least two metal doors. The northwest façade used to have a central garage door that has since been filled in with diagonal wooden planks with a front door cutout. Additionally, there are three sets of two multi-pane, double-hung windows, one to each side of the door and one directly above it. There are two cutouts, one to either side of the upper window, that serve as corridors for cables running from another building. The sidewalk running alongside the northwest façade has a yellow safety railing to serve as a barrier between the walkway and the paved corridor that sits a few feet below. The interior of the structure is wide open and the wooden slats on the ceiling are visible from within. The machine shop is bounded on the northwest by a paved drive that separates it from the powerhouse, on the northeast by a small drive that separates it from the electric shop, on the southeast by a small drive that separates it from the oil storage building and on the southwest by an unnamed plant access road that separates it from the pack house.

*P3b. Resource Attributes: (List attributes and codes) HP8 - Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

Davenport Cement Plant
Final Technical Background Report

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) Southwest and Southeast Elevations, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

c. 1925, estimated

*P7. Owner and Address:

CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)

Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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B1. Historic Name: Machine Shop, Davenport Cement Plant
B2. Common Name: Machine Shop, Davenport Cement Plant
B3. Original Use: Machine Shop B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The machine shop is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport Cement Plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common workshop found at factories and manufacturing facilities, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

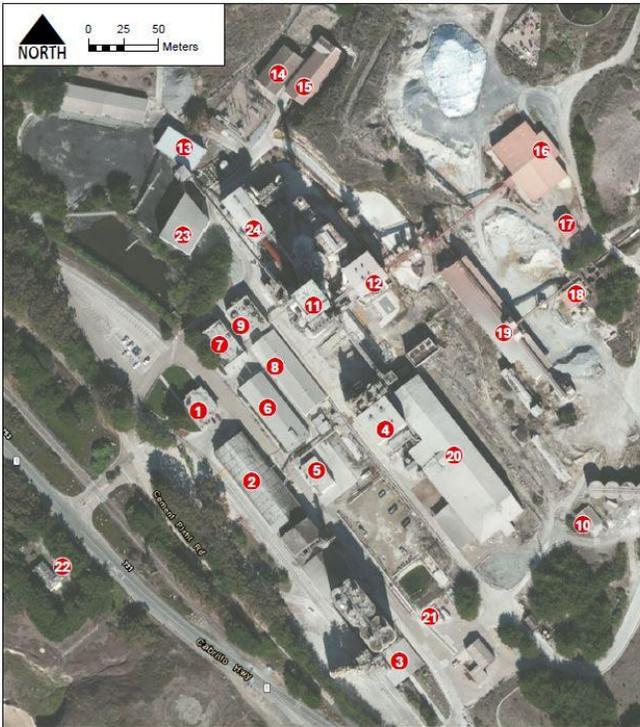
*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016-January 2017

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(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____



		MAP BY: SARAH JONES	LEGEND: Building Numbers	TIME: 4:12:14 PM
		CHYD BY: M		DATE: 12/14/2016
Amec Foster Wheeler Environment & Infrastructure 660 Commonwealth Center 11009 Bluegrass Parkway Louisville, KY 40269		DATUM: North American 1983	PROJECT #: 1665 100014	
		PROJECTION: NAD 83 - UTM Zone 18Q UTM Meter		
		SCALE: 1:10000.0		

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. **Location:** Not for Publication Unrestricted
 *a. **County** Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. **USGS 7.5' Quad** Davenport **Date** 2012 **T** 10S; **R** 3W; of of **Sec** ; **B.M.**
 c. **Address** 700 Highway One **City** Davenport **Zip** 95017
 d. **UTM:** (Give more than one for large and/or linear resources) **Zone** 10S, 571180 **mE/** 4096908 **mN**
 e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
 *P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #7. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This building has been previously inventoried - Resource SCC08A - and there have been no structural alterations made to the building since then. This building is listed on the Santa Cruz County Historic Resources Inventory. There has been some material deterioration due to vacancy.

*P3b. **Resource Attributes:** (List attributes and codes) HP8 - Industrial Building
 *P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. **Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



P5b. **Description of Photo:** (view, date, accession #) Northeast Elevation, September 2016

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
c. 1905, Historic Resource Inventory - Resource SCC08A

*P7. **Owner and Address:**
CEMEX

*P8. **Recorded by:** (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. **Date Recorded:** September 2016-January 2017

*P10. **Survey Type:** (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

 Historic Resource Inventory - Resource SCC08A

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-3
Page _____ of _____

B1. Historic Name: Powerhouse, Old PG&E Building, Davenport Cement Plant

B2. Common Name: Powerhouse, Davenport Cement Plant

B3. Original Use: Powerhouse B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1905. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The powerhouse is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al. For further information on this particular building look to the Historic Resource Inventory record - reference SCC08A - recorded in 2001.

Previously listed on the CRHR. Recommended Eligible due to its historic significance as the main power supply for the entire Davenport cement plant, without which the site could not have functioned. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-3
Page ____ of ____

district.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

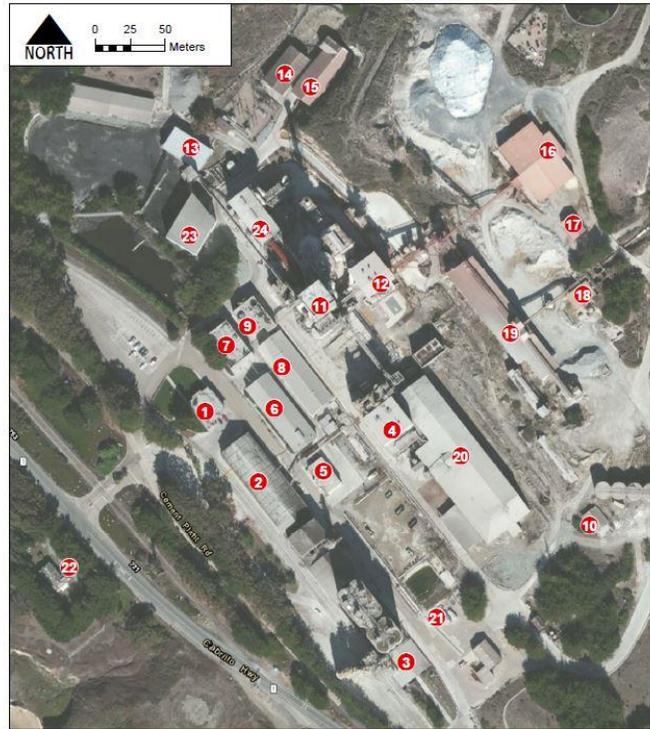
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

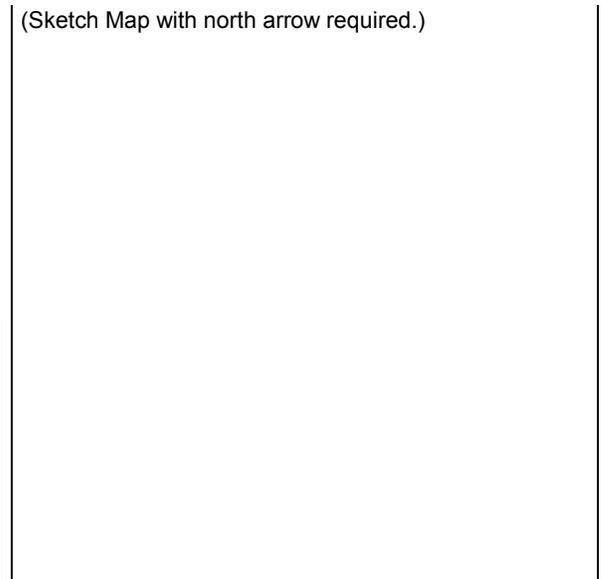
*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler

*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299		MAP BY: Daniel Jones	LEGEND: Building Numbers	TIME: 4:52:14 PM
			CHKD BY: WF		DATE: 12/14/2016
			DTLM: North American 1983	PROJECT #: 1665 02014	
			PROJECTION: UTM 18Q UTM Zone 18Q Datum: WGS 1984 Units: Meter		
			SCALE: 1:4000		

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;
B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571220 mE/ 4096900 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
 *P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #8. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This two-story, gabled structure has a concrete foundation, modern corrugated metal on the exterior walls and roof and is 11,700 square feet. The building was originally used as the electric shop and store room and to facilitate the differing uses the interior was separated into two sections; the north 1/3 serving as the electric shop and the south 2/3 serving as the storage area. The northwest elevation consists of a set of large double doors in the center that is flanked on the south end by a set of multi-pane, double-hung windows that appear to be original to the building. On the other side of the door there are two window openings that have been covered up. The southwest elevation consists of 3 single metal doors, a large electric garage door, a mix of original, multi-pane and replacement, single-pane windows, and several awnings covering the entrances. The Southeast façade has a single, metal door situated roughly in the center with a corrugated metal awning. To the south end of the façade there is a replacement window in place of what had previously been a door, and a large, new single-pane window. To the north end of the façade there are a few original windows and a staircase that runs alongside the building up to the higher grade to the northeast of the structure. The electric shop is situated to the northeast of the machine shop, directly to the southeast of the control building, and southwest of the preheater tower.

*P3b. **Resource Attributes:** (List attributes and codes) HP8 – Industrial Building
 *P4. **Resources Present:** × Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) Southwest and Southeast Elevations, September 2016

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
c. 1925, estimated

*P7. **Owner and Address:**
CEMEX

*P8. **Recorded by:** (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. **Date Recorded:** September 2016-December 2017

*P10. **Survey Type:** (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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B1. Historic Name: Electric Shop/Store Room, Davenport Cement Plant
B2. Common Name: Electric Shop/Store Room, Davenport Cement Plant
B3. Original Use: Electric Shop/Store Room B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The electric shop/store room is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common workshop found at factories and manufacturing facilities, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B11. Additional Resource Attributes: (List attributes and codes) None

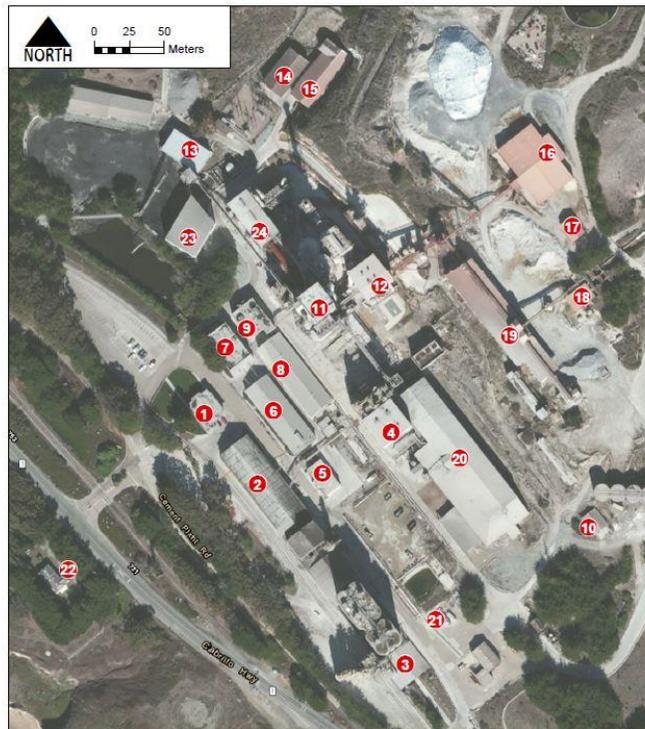
***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. **Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
***Date of Evaluation:** September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: jwheeler	LEGEND: Building Numbers	TIME: 4:55:14 PM
		CHKD BY: jwheeler	DATE: 12/14/2015	PROJECT #: 1655100214
Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299			SOURCE: North American 1983 PROJECTION: NAD 83 DATUM: North American 1983 SCALE: 1:10000	

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

*Resource Name or # (Assigned by recorder) _____
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*NRHP Status Code NR-6



(This space reserved for official comments.)

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*Resource Name or # (Assigned by recorder) _____
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*NRHP Status Code NR-6



(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. **Location:** Not for Publication Unrestricted
 *a. **County** Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. **USGS 7.5' Quad** Davenport **Date** 2012 **T** 10S ; **R** 3W; of of **Sec** ;
B.M.
 c. **Address** 700 Highway One **City** Davenport **Zip** 95017
 d. **UTM:** (Give more than one for large and/or linear resources) **Zone** 10S, 571190 **mE/** 4096939 **mN**
 e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
 *P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #9. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This tall, multi-story rectangular building has a concrete foundation, concrete walls and a flat roof. The 13,392 square foot building was originally the facility's control building. The building has several doors on multiple facades, many of which are raised and accessible via concrete stairs with yellow, metal railings. The southwest portion of the building sits at a lower grade than the northeast portion and there are stairs on the southeast end of the building to access the different levels. The exterior walls are mostly unexceptional and lack windows. On the far eastern corner of the building, there is a raised catwalk that connects the control building to the preheater tower. This structure is bounded on the northwest and northeast by what appears to be the plant's main access road, and on the southwest and southeast by paved areas that separate the control building from the neighboring structures.

*P3b. **Resource Attributes:** (List attributes and codes) HP8 – Industrial Building
 *P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. **Description of Photo:** (view, date, accession #) Northeast Elevation, September 2016

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-4
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B1. Historic Name: Control Building, Davenport Cement Plant
B2. Common Name: Control Building, Davenport Cement Plant
B3. Original Use: Control Building B4. Present Use: Extant, not in use
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____
*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The control building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

Potentially eligible individually and as a contributing resource to a historic district based on historic significance as the site where the primary mechanisms essential to the Davenport cement plant's function were located. Additional research and documentation is recommended to further assess the historic significance of the resource.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

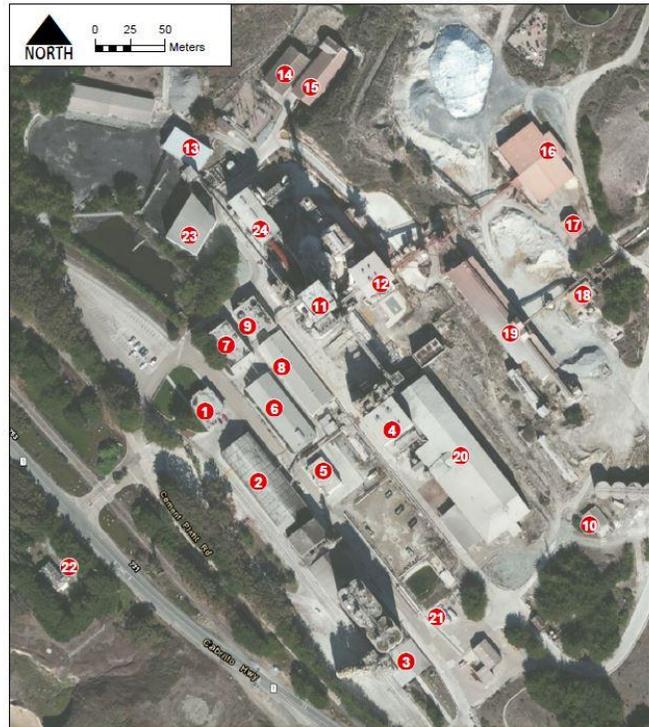
State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-4
Page ____ of ____

***B12. References:**
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

***B14. Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
***Date of Evaluation:** September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11005 Bluegrass Parkway Louisville, KY 40299	MAP BY: JG/ML/2015	LEGEND: Building Numbers	TIME: 4:32:14 PM
		CHECKED BY: SF		DATE: 12/14/2016
		DTP/UM North American 1983	PROJECTION: UTM - 18N Datum: WGS 1984 Unit: Meter	PROJECT #: 1665 02014
		SCALE: 1 = 4000 ft		

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;
B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571434 mE/ 4096799 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
 *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #10. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This one-story, front-gabled storage shed has a concrete foundation and corrugated metal covering the exterior walls and roof. The rectangular building is situated on the far eastern edge of the facility next to five silos. The front façade of the structure faces southeast and has a small paved concrete pad in front. This building was used as a storage shed and is currently surrounded by gravel drives on all sides.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building
 *P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Northwest Elevation, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c. 1925, estimated

*P7. Owner and Address:
CEMEX

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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B1. Historic Name: Storage Shed, Davenport Cement Plant

B2. Common Name: Storage Shed, Davenport Cement Plant

B3. Original Use: Storage Shed B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The storage shed is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

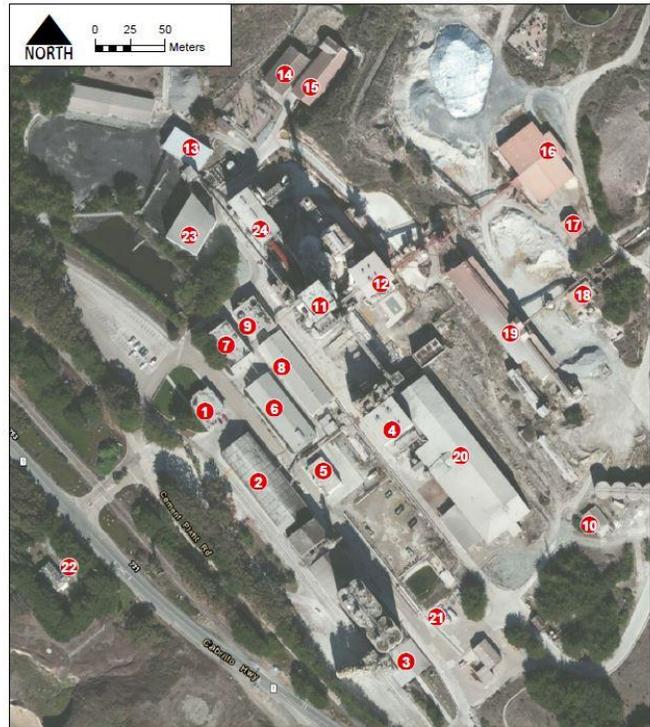
State of California X The Resources Agency Primary #
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BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page ____ of ____

***B12. References:**
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

***B14. Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
***Date of Evaluation:** September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 860 Commonwealth Center 11005 Bluegrass Parkway Louisville, KY 40299	MAP BY: 08/16/2016	LEGEND: Building Numbers	TIME: 4:12:14 PM
		CHKD BY: 08/16/2016	DATE: 12/14/2016	PROJECT #: 1669 00014
Amec Foster Wheeler Environment & Infrastructure 860 Commonwealth Center 11005 Bluegrass Parkway Louisville, KY 40299		amec foster wheeler logo	DXTM: North American 1983	PROJECTION: NAD 83 - StatePlane California 125k 2011 Feet SCALE: 1:100000

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

- *P2. Location: Not for Publication × Unrestricted
- *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;
B.M.
- c. Address 700 Highway One City Davenport Zip 95017
- d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571220 mE/ 4096946 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06
- *P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #11. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This is the most imposing building in the Davenport cement plant facility. It was formerly the preheater tower and it has a concrete foundation, a flat roof and a steel frame that extends seven floors, 265 feet into the air. The sides of the tower are all exposed and each level is visibly sectioned off with corrugated metal paneling. On the southwest elevation there is a four sided structure attached to the tower that is covered in corrugated metal and is presumably the building's elevator shaft. The structure's stairs are visible from the southeast side of the building and there are several pipes and chutes protruding from all sides of the tower. The preheater tower is centrally located at the facility and is bounded on the northeast by the roller mill, on the northwest by the burner building, on the southwest by a plant access road followed by the electric shop and control building, and on the southeast by an open lot.

- *P3b. **Resource Attributes:** (List attributes and codes) HP8 - Industrial Building
- *P4. **Resources Present:** × Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Southwest Elevation, September 2016

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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B1. Historic Name: Preheater Tower, Davenport Cement Plant
B2. Common Name: Preheater Tower, Davenport Cement Plant
B3. Original Use: Preheater Tower B4. Present Use: Extant, not in use
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1980. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____
*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The preheater tower is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

Not eligible based on a lack of architectural significance due to its utilitarian form and late construction date as part of the site's 1980s expansion. Moreover, while structures can gain historic significance prior to reaching 50 years of age under NRHP Criterion Consideration G, they must be an exceptional architectural example of a particular style movement, have exceptional importance to historic events or are integral parts of eligible historic

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page ____ of ____

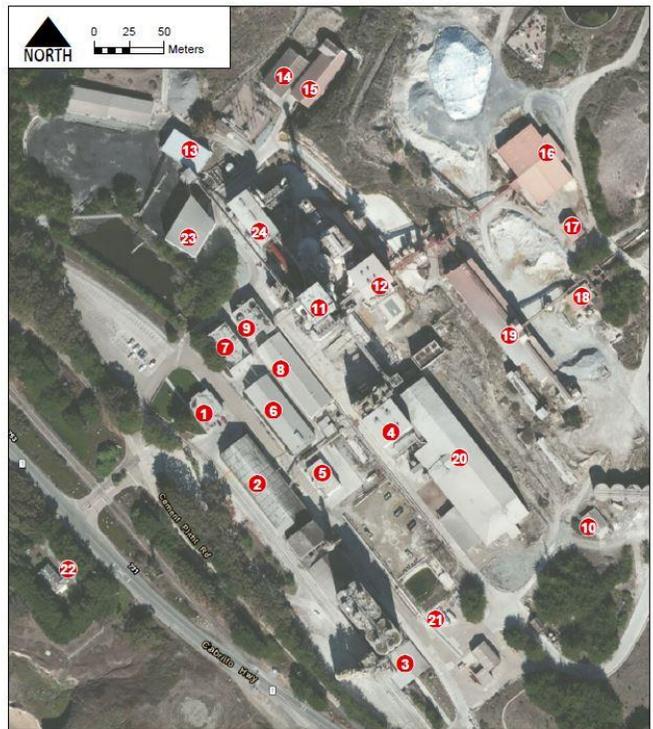
districts. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:**
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

*B14. **Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
***Date of Evaluation:** September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	IMP BY: dpr/m/0001	LEGEND: 12 Building Numbers	TIME: 4:10:14 PM
		CHKD BY: SF		DATE: 12/16/2016
		DTUM: North American (GSD) PROJECTION: UTM - 18Q - UTM Zone 18Q Datum: WGS 1984 SCALE: 1:4000000	PROJECT #: 1685 00014	

t:\cemex\one_area_bldgNum.mxd Imagery: USDA NAIP 6/13/2014

(This space reserved for official comments.)

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DEPARTMENT OF PARKS AND RECREATION HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
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(Sketch Map with north arrow required.)

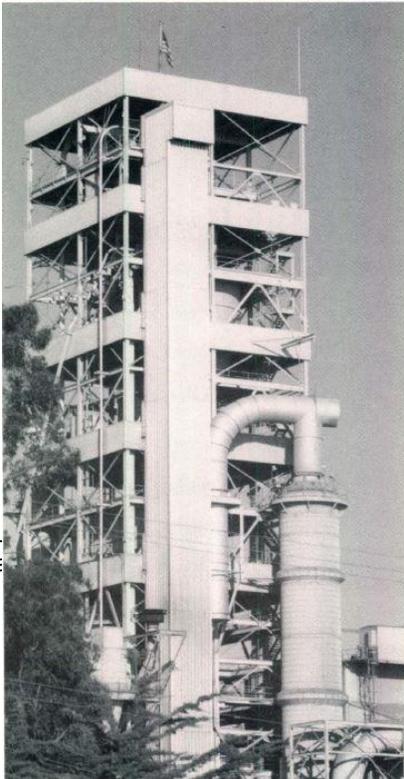
State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI#

*Resource Name or # (Assigned by recorder) _____
Page _____ of _____

*NRHP Status Code NR-6



(This space is reserved for a sketch map with a north arrow.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary #	
		HRI #	
		Trinomial	
		NRHP Status Code	
Other Review Code		Reviewer	Date
			Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.

c. Address 700 Highway One City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571267 mE/ 4096966 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #12. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This tall building has a concrete foundation and corrugated metal covering its exterior walls and roof. The 32,760 square foot building was once used as the roller mill is situated just northeast of the large preheater tower. The structure is rectangular in shape with a small portion on the ground level extending further to the southeast. ON the main level there are small metal doors for pedestrian use as well as large cutouts to accommodate larger vehicles. On the southwest façade there is a door approximately halfway up the side of the building that is accessible via a catwalk extending from the preheater tower. There are several chutes, wires, and other mechanisms entering and leaving this building through holes in the metal siding. The roof is a low-pitched, off-center gable roof with four exhaust vents on top. There is also a large conveyor entering/leaving the building on the northeast façade near the roof's edge. The building is surrounded on the west by industrial buildings and mechanisms, on the south and east by an open lot and remains of demolished buildings, and on the north by open land.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: × Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other	Reviewer	Date	Listings
Review Code			

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) Southwest Elevation, September 2016

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
c. 1980, estimated

*P7. **Owner and Address:**
CEMEX

*P8. **Recorded by:** (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. **Date Recorded:** September 2016-January 2017

*P10. **Survey Type:** (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HR#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page ____ of ____

B1. Historic Name: Roller Mill, Davenport Cement Plant
B2. Common Name: Roller Mill, Davenport Cement Plant
B3. Original Use: Roller Mill B4. Present Use: Extant, not in use
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1980. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The roller mill is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

Not eligible based on a lack of architectural significance due to its utilitarian form and late construction date as part of the site's 1980s expansion. Moreover, while structures can gain historic significance prior to reaching 50 years of age under NRHP Criterion Consideration G, they must be an exceptional architectural example of a particular style movement, have exceptional importance to historic events or are integral parts of eligible historic

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

districts. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

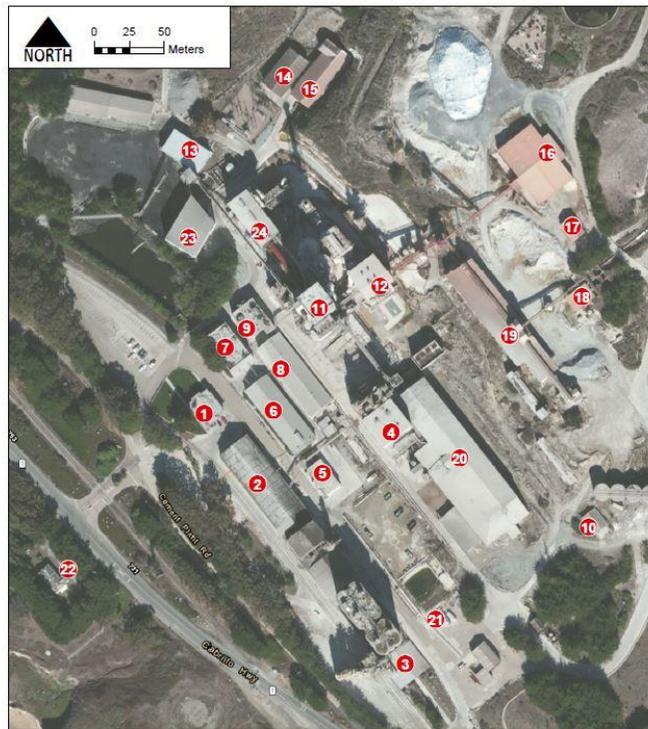
B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

- Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017
- Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: daniel jones	LEGEND: Building Numbers	TIME: 4:12:14 PM
		CHECK BY: mt		DATE: 12/14/2016
		DATUM: North American 8303	PROJECT #: 1665 00014	
		PROJECTION: UTM - 18Q UTM Zone 18Q Datum: GRS80 Spheroid: Everest Prime Meridian: Greenwich False Easting: 500000 False Northing: 10000000 Units: Meter		
		SCALE: 1:40000		

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P7. Owner and Address:

 CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Potash Building, Davenport Cement Plant
B2. Common Name: Potash Building, Davenport Cement Plant
B3. Original Use: Potash Building B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The potash building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

***B12. References:**

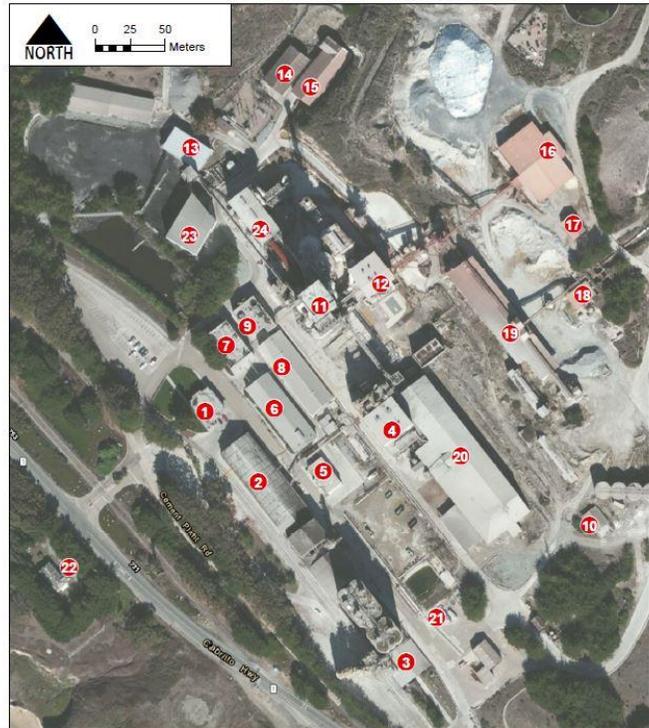
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler

*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 600 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: Daniel Conner	LEGEND: Building Numbers	TIME: 4:10:14 PM
		CHK'D BY: JWP		DATE: 12/16/2016
		DATUM: North American 1983	PROJECT #: 1665 100014	
		PROJECTION: UTM - Zone 18Q - Datum: North American 1983		
		SCALE: 1:10000.0		

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571211 mE/ 4097116 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

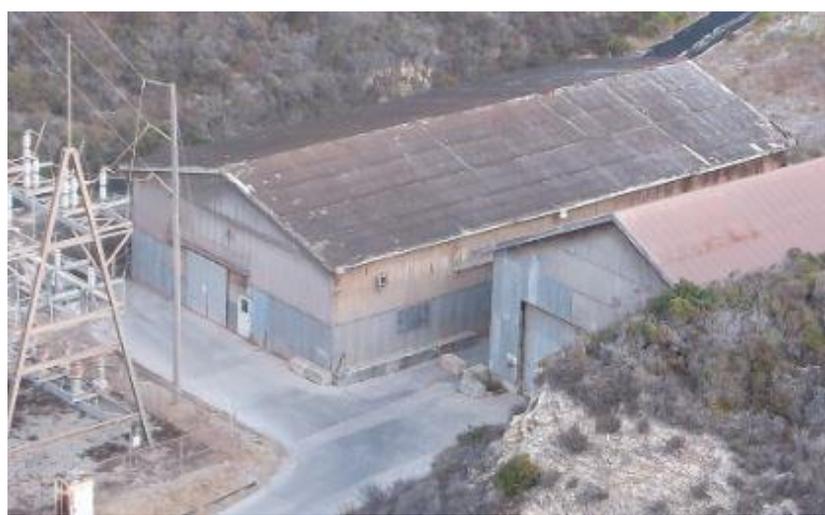
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #14. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This is a long, one-story building with a concrete foundation and corrugated metal covering the exterior walls and the roof. The front-gabled structure faces south toward the plant's electric station. The 5500 square foot building was once the carpenter shop and it sits directly adjacent to the lime building. On the south façade there is one pedestrian door and a large, dual sliding-door next to it. There are no windows on the exterior walls of this building but there are places where windows once were that have since been covered with corrugated metal.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) South and East Elevations, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
 c. 1925, estimated

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P7. Owner and Address:
 CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Carpenter Shop, Davenport Cement Plant
B2. Common Name: Carpenter Shop, Davenport Cement Plant
B3. Original Use: Carpenter Shop B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The carpenter shop is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common workshop found at factories and manufacturing facilities, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

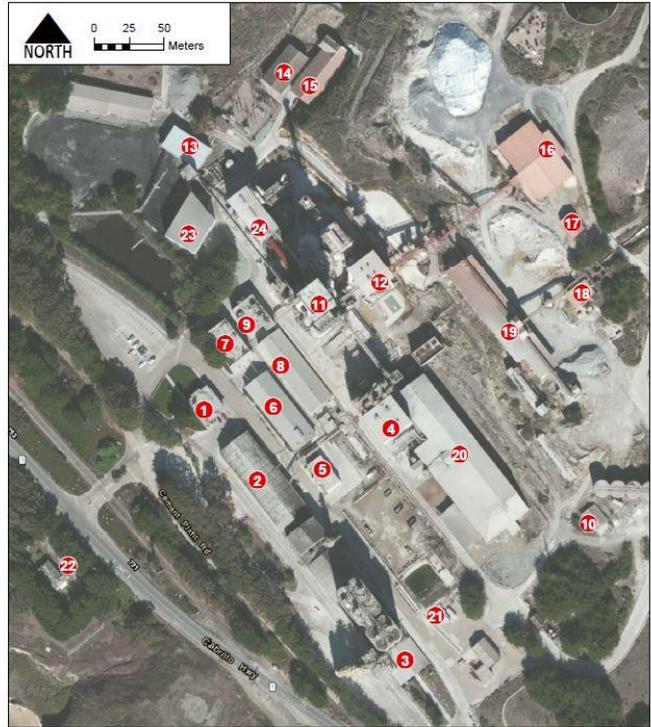
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler

*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 660 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40296	MAP BY: DATE:	LEGEND: Building Numbers	TIME: DATE:
		DRAWN BY: DATE:		PROJECT #: 1665 002014
Amec Foster Wheeler 11003 Bluegrass Parkway Louisville, KY 40296		DATUM: PROJECTION: SCALE:		

(This space reserved for official comments.)

Davenport Cement Plant
Final Technical Background Report

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.

c. Address 700 Highway One City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571233 mE/ 4097112 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #15. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This is a long, one-story building with a concrete foundation and corrugated metal covering most of the exterior walls and the roof. The cross-gabled structure faces south toward the plant's electric station. The northwest portion of the building is gabled and extends west from the roof's ridgeline. The gabled part of this extension is lacking any metal siding and has the horizontal wood exposed. Additionally, on the gabled wall there are two metal chutes that were presumably for dispensing lime. The interior of the 5625 square foot building is wide open with the exception of modern storage built at the building's east end. The former lime building has a standard A-frame roof and has a large sliding door on the south (front) façade. There were several windows along the exterior of the building that had all been filled in with corrugated metal at some point. The lime building is situated just east of the carpenter shop and is surrounded on the north and east by grassy hills.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: × Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) South and West Elevations, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c. 1925, estimated

*P7. Owner and Address:
CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Lime Building, Davenport Cement Plant
B2. Common Name: Lime Building, Davenport Cement Plant
B3. Original Use: Lime Building B4. Present Use: Extant, not in use
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____
*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The lime building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

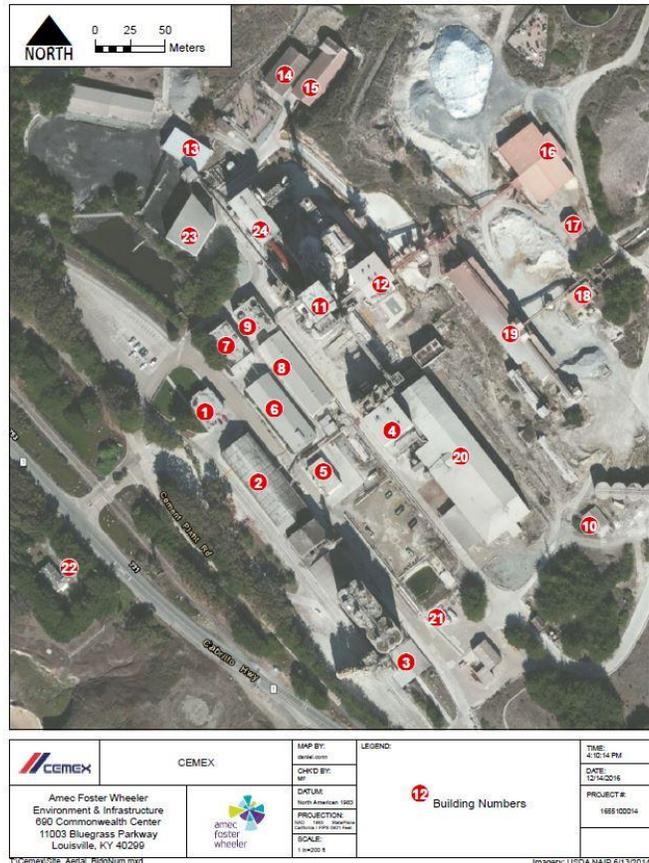
*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016- January 2017



(Sketch map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page ____ of ____



(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____
Page ____ of ____

*NRHP Status Code NR-6



(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571389 mE/ 4097052 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #16. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This structure is a large rectangular building with a concrete foundation and corrugated metal covering the exterior walls and roof. The 16,000 square foot structure was originally used as the iron/laterite storage building. To accommodate its use, the structure was built into a small hill allowing for a conveyor to stretch from the subterranean level of the building southwest toward the roller mill. The southwest elevation has a large, shed-roofed portion protruding almost halfway along the façade that sits directly above the large subterranean opening where the conveyor enters the building. The opening is flanked on both sides by large concrete retaining walls. The northeast elevation has a larger, shed-roofed section protruding but aside from those two factors, the exterior of this building is relatively unassuming. This structure is situated in the northeast portion of the cement plant and is isolated except for the roundhouse which sits just to the southeast.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: × Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) Southwest Elevation, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c. 1925, estimated

*P7. Owner and Address:
CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Iron/Laterite Storage, Davenport Cement Plant
B2. Common Name: Iron/Laterite Storage, Davenport Cement Plant
B3. Original Use: Iron/Laterite Storage B4. Present Use: Extant, not in use
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____
*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The iron/laterite storage is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page ____ of ____

***B12. References:**

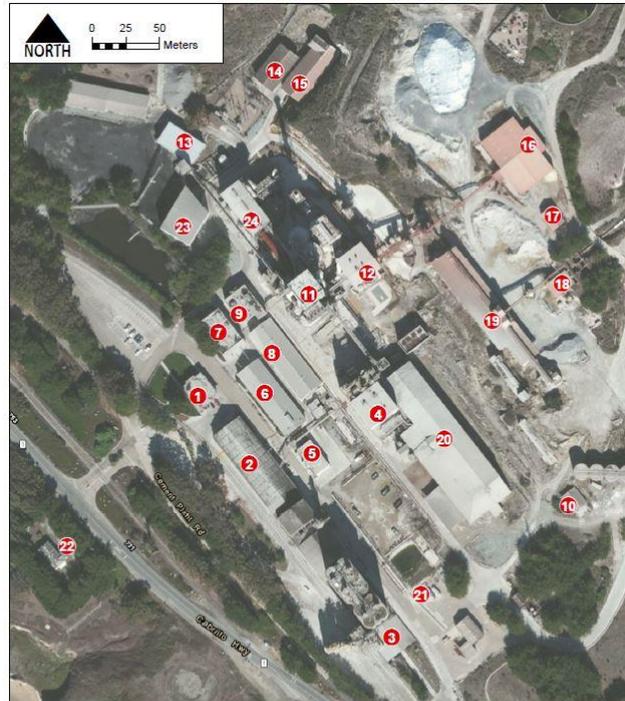
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler

*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 600 Commonwealth Center 11005 Bluegrass Parkway Louisville, KY 40299	MAP BY: dr/nc/2016	LEGEND: 12 Building Numbers	TIME: 4:12:14 PM
		CHECK BY: MF	DATE: 12/14/2016	PROJECT #: 1665100014
Amec Foster Wheeler Environment & Infrastructure 600 Commonwealth Center 11005 Bluegrass Parkway Louisville, KY 40299		DATE: 12/14/2016	PROJECTION: NAD 83 - UTM Datum: NAD 83 Units: UTM Zone: 18Q	SCALE: 1:10000

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571417 mE/ 4097008 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #17. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This building has been previously inventoried - Resource SCC08A - and there have been no structural alterations made to the building since then. This building is listed on the Santa Cruz County Historic Resources Inventory. There has been some material deterioration due to vacancy.

*P3b. **Resource Attributes:** (List attributes and codes) HP8 - Industrial Building

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Southwest and Southeast Elevations, September 2016

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
 c. 1905, Historic Resource Inventory - Resource SCC08A

*P7. **Owner and Address:**

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Inventory - Resource SCC08A

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-3
 Page ____ of ____

B1. Historic Name: Roundhouse, Davenport Cement Plant
 B2. Common Name: Roundhouse, Davenport Cement Plant
 B3. Original Use: Roundhouse B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1905. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The roundhouse is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al. For further information on this particular building look to the Historic Resource Inventory record - reference SCC08A - recorded in 2001.

Previously listed on the CRHR. Recommended Eligible due to its historic significance as an essential structure for shipping finished materials to construction sites across the US, most significantly to sites following the 1906 San Francisco earthquake, without which the site could not have function. Additional research and documentation is recommended to further assess

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-3
Page ____ of ____

the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

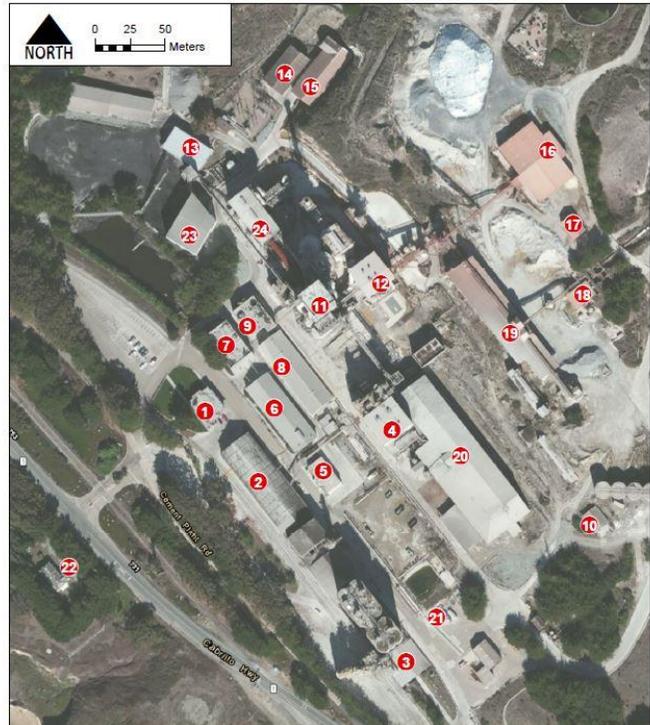
***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

***B14. Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
***Date of Evaluation:** September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 650 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: SHW/AMW	LEGEND: Building Numbers	TIME: 4:10:14 PM
		CHECK BY: SHW		DATE: 12/16/2016
		DATE: North American 1983	PROJECT #: 1685 100014	
PROJECTION: NAD 83 - UTM Datum: North American 1983 Scale: 1:100000		SCALE: 1:100000		

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.

c. Address 700 Highway One City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571422 mE/ 4096957 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

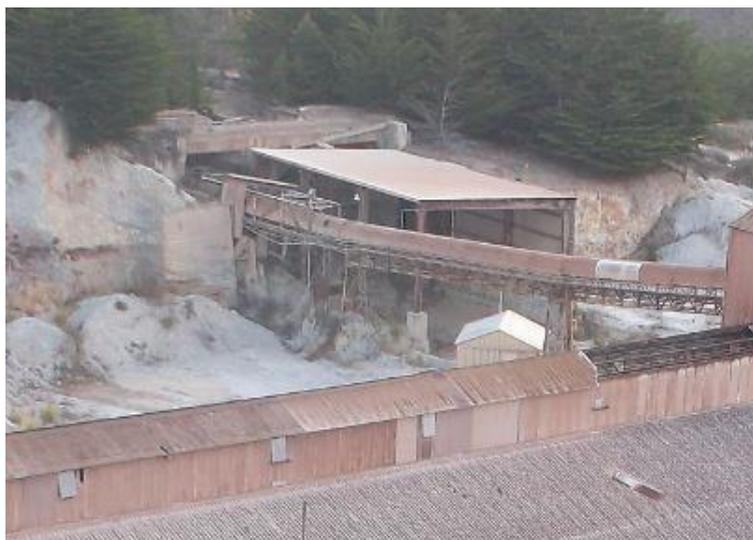
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #18. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This structure is an open air structure that is supported by eight steel beams, grounded in large cement supports and has corrugated metal covering the southeast elevation and the roof. The 225 square foot structure was once used as the cement plant's rock storage control station. The building is situated alongside a large conveyor that was once used to move rocks to the large rock storage building located just southwest of the control station. The structure was built next to a large rock face and is located toward the northeast boundary of the facility.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Southwest and Northwest Elevations, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

c. 1925, estimated _____

*P7. Owner and Address:

CEMEX _____

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)

Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Rock Storage Control Station, Davenport Cement Plant
B2. Common Name: Rock Storage Control Station, Davenport Cement Plant
B3. Original Use: Rock Storage Control Station B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The rock storage control station is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

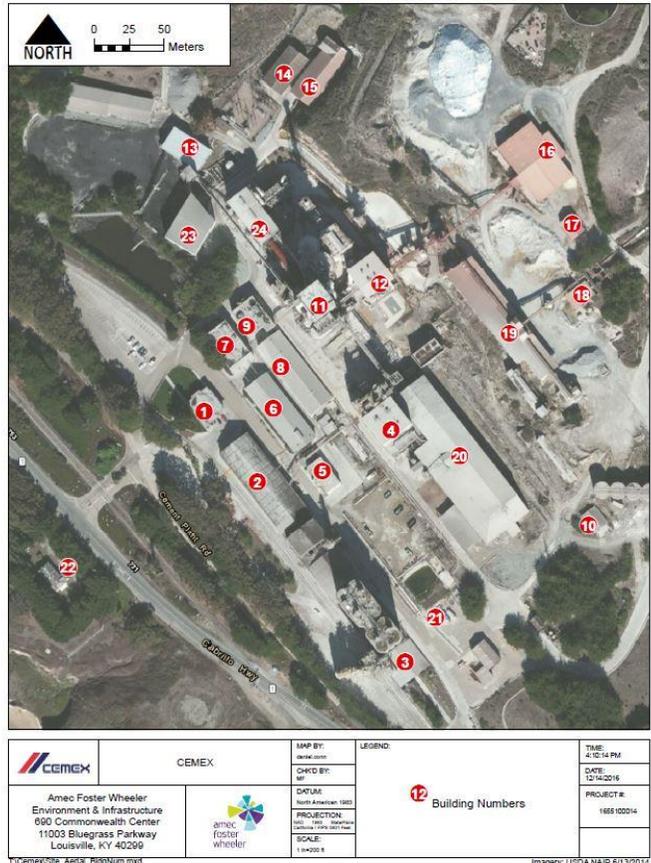
*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016- January 2017



(Sketch map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # HRI # Trinomial NRHP Status Code	Other Review Code	Reviewer	Date	Listings
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Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571369 mE/ 4096929 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #19. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This huge structure has a concrete foundation and corrugated metal covering most of the exterior walls and roof. This building was used as the rock storage building and is broken up into many parts. The main portion of the building spans roughly 330 feet and has a gabled roof with a monitor spanning most of the length of the roof's ridge. The monitor is broken up at its approximate hallway point where two small gabled structures span the roof and connect to the conveyor stretching to the northeast. The roof's monitor extends southeast past the end of the main building and connects to another portion of the structure, leaving enough room between the two portions of the building for a vehicle to drive. There are various openings along the main building, many of which have been covered with corrugated metal or are missing glass. There are two other associated structures that sit toward the south end of the structure and are form-poured concrete buildings. These structures contain chutes and areas for loading raw materials into vehicles and it is believed that they were associated with the first kiln at the facility and thus one of the first buildings on site. These buildings have deteriorated severely with age and lack of upkeep.

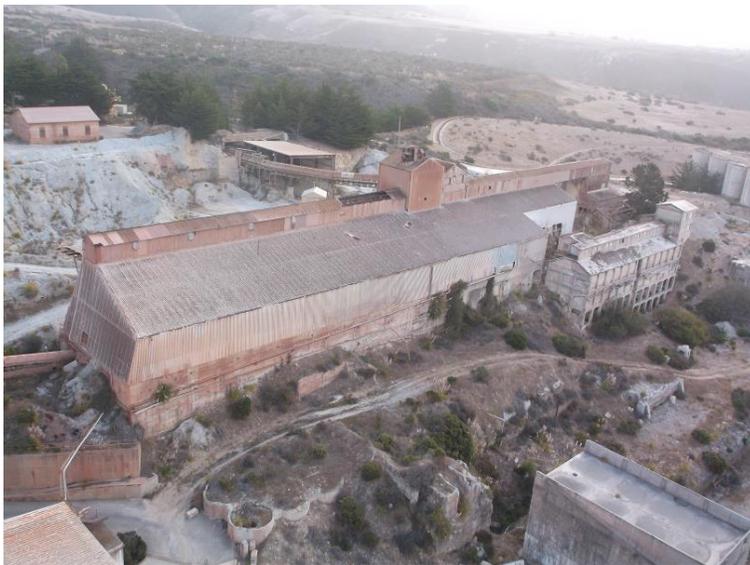
*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: × Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary #	
		HRI #	
		Trinomial	
		NRHP Status Code	
Other Review Code		Reviewer	Date
			Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) Southwest and Northwest Elevations, September 2016

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
c. 1925, estimated

*P7. **Owner and Address:**
CEMEX

*P8. **Recorded by:** (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. **Date Recorded:** September 2016-January 2017

*P10. **Survey Type:** (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Rock Storage Building, Davenport Cement Plant

B2. Common Name: Rock Storage Building, Davenport Cement Plant

B3. Original Use: Rock Storage Building B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A & D
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The rock storage building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. It also lacks historic significance due to compromised material integrity. While it does have some minor architectural details that reflect Brutalist architecture, such as square concrete patterns and arches, these features are not unique to buildings of this era or at other

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

cement production facilities. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district. It should be noted that foundations and remnants of a kiln are located adjacent to this building and should be assessed archaeologically to determine their historic significance.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

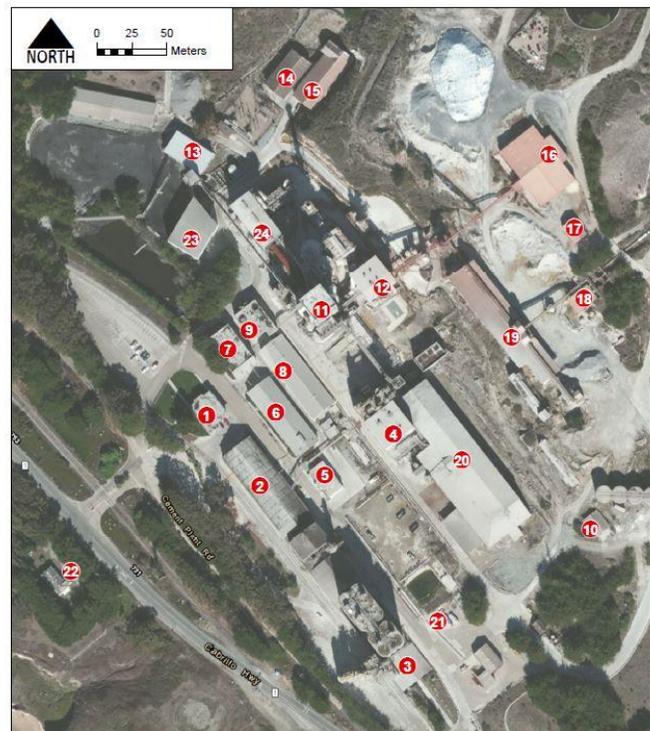
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler

*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 600 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: JMK/ML/2016	LEGEND: Building Numbers	TIME: 4:10:14 PM
		CHECK BY: MF		DATE: 12/14/2016
DATUM: North American 1983		PROJECTION: UTM - 18Q - NAD83 - Spheroidal Lambert Conformal Conic	PROJECT #: 1666 02014	
SCALE: 1:10000 0		Imagery: USDA NADIP 6/13/2014		

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571335 mE/ 4096844 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #20. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This large building has a concrete base, steel-reinforced concrete exterior walls and corrugated metal roofing. The 35,000 square foot was once used as a clinker shed and is the largest building still standing at the cement plant. The northwest elevation is a gabled wall with no extraordinary features except for some damage that was sustained when an adjacent building was demolished. The southwest elevation has a large portion protruding with a shed-roof that covers roughly 2/3 of the south portion of the façade. Additionally, the roof at the far south end of the southwest elevation extends further creating a large, open-air space reinforced with a small concrete wall and steel posts. The main portion of the building also has a small gabled-dormer on the southwest elevation that is situated over part of the shed-roofed extension. The shed-roof outcrop wraps around the southeastern façade as well and creates the main entranceway. The clinker shed is centrally located within the cement facility and is bounded on the southwest and southeast by an unnamed plant access road, on the northeast by a small access road, and on the northwest by open ground and remnants of buildings that are no longer standing.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
P1. Other Identifier: _____



P5b. Description of Photo: (view, date, accession #) Northwest Elevation, September 2016

*P6. **Date Constructed/Age and Source:** Historic Prehistoric
 Both
c. 1925, estimated

*P7. **Owner and Address:**
CEMEX

*P8. **Recorded by:** (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. **Date Recorded:** September 2016-January 2017

*P10. **Survey Type:** (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Clinker Shed, Davenport Cement Plant
B2. Common Name: Clinker Shed, Davenport Cement Plant
B3. Original Use: Clinker Shed B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The clinker shed is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

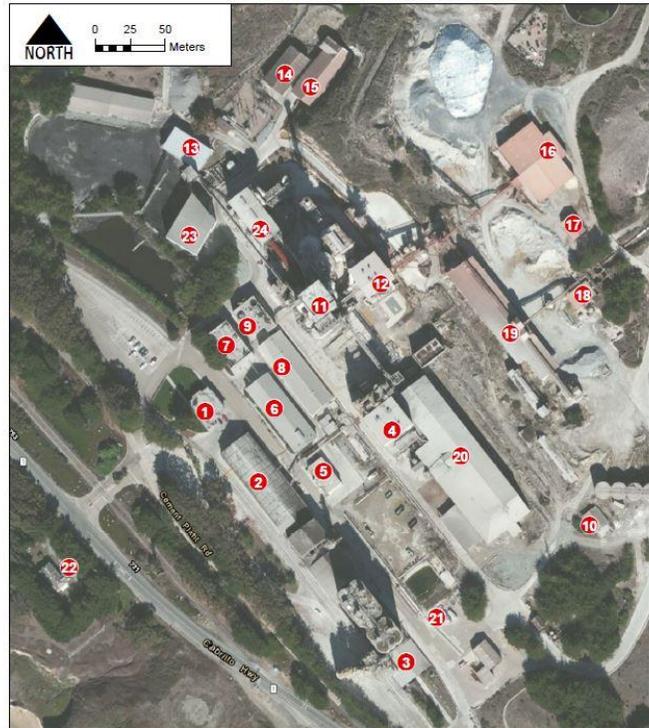
*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 600 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: daniel.com	LEGEND: Building Numbers	TIME: 4:12:14 PM
		CHKD BY: MF		DATE: 12/16/2016
		DATUM: North American 1983	PROJECT #: 1665 02014	
k:\cemex\016_Aerial_Engr\main.mxd		PROJECTION: UTM - 16Q UTM Zone 16Q Datum: North American 1983 Units: Meter	SCALE: 1:50000	
		Imagery: USGS NAIP 8/13/2014		

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code	Listings
Other Review Code	Reviewer	Date	

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571359 mE/ 4096701 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #21. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This small front-gabled building has a concrete foundation and the exterior walls and roof are covered in corrugated metal. The 2400 square foot structure was the former mechanic garage and is situated on the south end of the facility. Attached to the gabled structure and probably added after the original construction of the garage, is a shed-roof structure that appears to be open on the northeast façade. The garage is surrounded by various plant access roads and is located just east of the compressor room.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Northwest Elevation, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

c. 1925, estimated _____

*P7. Owner and Address:

CEMEX _____

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)

Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Mechanic Garage, Davenport Cement Plant
B2. Common Name: Mechanic Garage, Davenport Cement Plant
B3. Original Use: Mechanic Garage B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The mechanic garage is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common workshop, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI# Primary #
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 660 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: daniel.carr	LEGEND: Building Numbers	TIME: 4:12:14 PM
		CHECK BY: MF		DATE: 12/16/2016
Amec Foster Wheeler Environment & Infrastructure 660 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299		DATUM: North American 1983	PROJECTION: UTM - 18U - UTM Authority: EPSG:31466 Spheroid: Everest (1830)	PROJECT #: 1665100014
		SCALE: 1:10000		Imagery: USDA NAIP 6/13/2014

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;

B.M.

c. Address Across Hwy 1 from Cement Entrance City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571052 mE/ 4096753 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-072-01

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #22. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This building was previously surveyed in April 1986 by the Firm of Bonnie L. Bamberg. The survey can be found in the California Historical Resources Information System (CHRIS). There have been no structural alterations made to the building since then. This building is listed on the Santa Cruz County Historic Resources Inventory. There has been some material deterioration due to vacancy.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Northwest Elevation, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

c. 1912, Historic Resource Inventory; 1910 Orlando Book

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

***P7. Owner and Address:**

Unknown

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

***P10. Survey Type:** (Describe)

Initial Study/Mitigated Negative Declaration for the Santa Cruz County

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Historic Resource Inventory

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-3
Page _____ of _____

B1. Historic Name: Crocker Hospital
B2. Common Name: Crocker Hospital
B3. Original Use: Crocker Hospital B4. Present Use: Extant, not in use

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1912. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Crocker Hospital is associated with the facility known as the Davenport cement plant and located on an approximately 37-acre lot across Highway 1 from the plant's entrance. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al. For further information on this building, look at the historic resource inventory listing.

This structure is considered eligible due to historic and architectural significance and has been previously listed on the CRHR. The building maintains structural and historic integrity. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-3
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structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

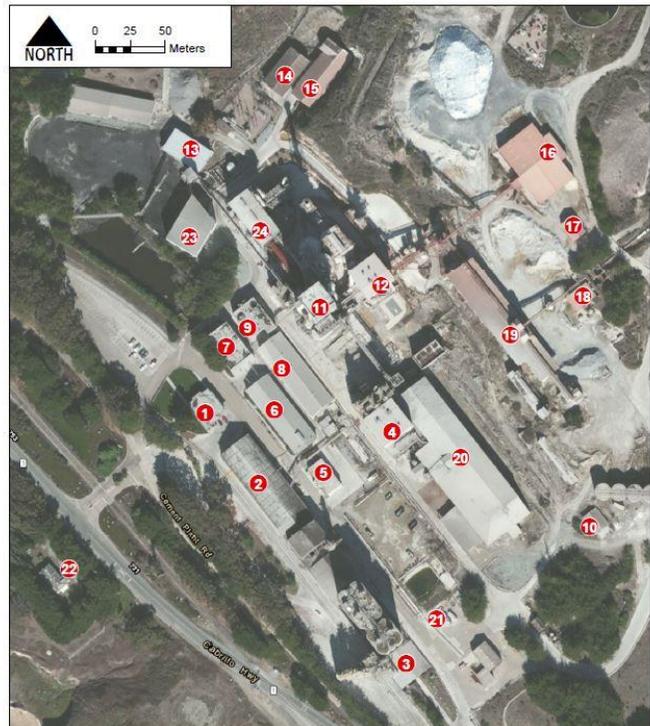
***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: HRI#	LEGEND: Building Numbers	TIME: 4:52:14 PM
		CHRD BY: HRI#		DATE: 12/14/2016
Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299		PROJ#: 1655 100014		

(This space reserved for official comments.)

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DEPARTMENT OF PARKS AND RECREATION HRI#
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*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-3
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(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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(Sketch Map with north arrow required.)

(This space reserved for official comments.)

Davenport Cement Plant
Final Technical Background Report

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	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.

c. Address 700 Highway One City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571144 mE/ 4097003 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #23. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This irregularly shaped building has a concrete foundation and the exterior walls and roof are covered in corrugated metal. The tall structure was originally used for slag storage, meaning all non-metallic products resulting from the separation of a metal from its ore. The building is unexceptional with few features on the facades except for a couple chutes entering/leaving the building and pedestrian entrances. The building has a flat roof and is situated in the western portion of the main facility with the burner building located to the east.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) East Elevation, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1925, estimated

*P7. Owner and Address:
CEMEX

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted

*a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.

c. Address 700 Highway One City Davenport Zip 95017

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571144 mE/ 4097003 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #23. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This irregularly shaped building has a concrete foundation and the exterior walls and roof are covered in corrugated metal. The tall structure was originally used for slag storage, meaning all non-metallic products resulting from the separation of a metal from its ore. The building is unexceptional with few features on the facades except for a couple chutes entering/leaving the building and pedestrian entrances. The building has a flat roof and is situated in the western portion of the main facility with the burner building located to the east.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: × Building Structure Object Site District Element of District Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) East Elevation, September 2016

*P6. Date Constructed/Age and Source: × Historic Prehistoric

Both

c. 1925, estimated

*P7. Owner and Address:

CEMEX

Davenport Cement Plant
 Final Technical Background Report

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	HRI #			
	Trinomial			
	NRHP Status Code			
Other Review Code	Reviewer	Date		Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

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DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Slag Storage, Davenport Cement Plant
B2. Common Name: Slag Storage, Davenport Cement Plant
B3. Original Use: Slag Storage B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1925. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The slag storage building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

As a common storage structure, it is recommended Not Eligible individually based on a lack of architectural or historic significance due to its utilitarian form and function. Additional research and documentation is recommended to further assess the historic significance of the resource as a contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California X The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

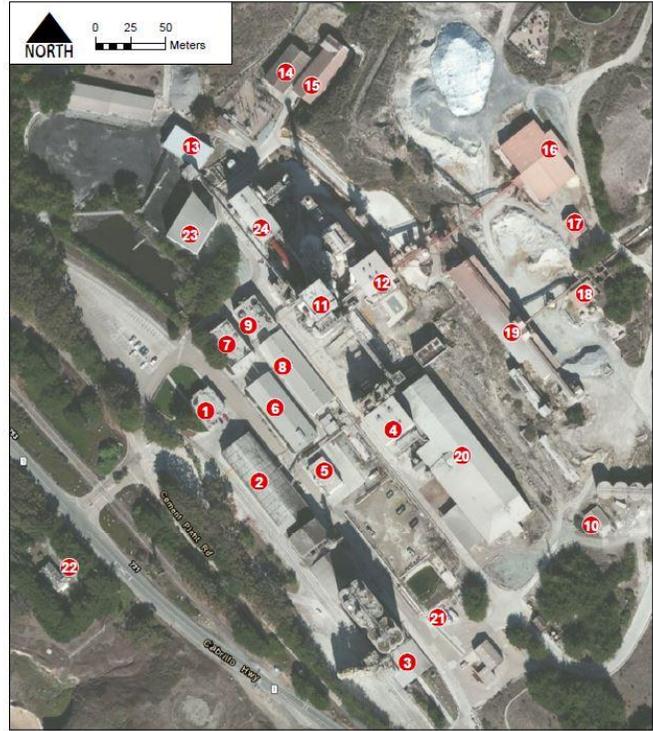
*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
 Page ____ of ____

***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California.* 2017
 Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future.* 2005.

B13. Remarks:
 None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
 *Date of Evaluation: September 2016- January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 600 Commonwealth Parkway 11003 Bluegrass Parkway Louisville, KY 40299	MAP BY: gmk/aw	LEGEND: Building Numbers	TIME: 4:10:14 PM
		CHECK BY: MP		DATE: 12/14/2016
DATUM: North American 1983		PROJECTION: UTM - Zone 18N Datum: North American 1983 Units: Meter Contour Interval: 1000 Feet	PROJECT #: 1685102014	
SCALE: 1"=4000'		Imagery: USDA NAIP 6/13/2014		

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #		
	HRI #		
	Trinomial		
	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P2. Location: Not for Publication × Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571188 mE/ 4097007 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #24. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. This large building has a concrete foundation and the exterior walls and roof are covered in corrugated metal. The 20,625 square foot building has a gabled roof and is open on the southeast side. The southwest elevation has a small, single pedestrian door and a roll-up garage door as well as a series of louvered vents that span the width of the building and are halfway up the façade. The northeast façade is covered by several large pieces of machinery and necessary apparatuses and has a smaller, extended portion of the building closer to ground level with a flat roof and an additional shed-roof awning. The building is situated just to the northwest of the preheater tower and to the northeast of the slag shed. The roof has three cement missions and the northwest third of the roof extends higher than the rest.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: × Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) East Elevation, September 2016

*P6. Date Constructed/Age and Source: × Historic Prehistoric
 Both
 c. 1980, estimated

Davenport Cement Plant
 Final Technical Background Report

State of California X The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #			
	HRI #			
	Trinomial			
	NRHP Status Code			
Other Review Code	Reviewer	Date		Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P7. Owner and Address:
 CEMEX

*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
Initial Study/Mitigated Negative Declaration for the Santa Cruz County

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code NR-6
Page _____ of _____

B1. Historic Name: Burner Building, Davenport Cement Plant
B2. Common Name: Burner Building, Davenport Cement Plant
B3. Original Use: Burner Building B4. Present Use: Extant, not in use

*B5. Architectural Style: Industrial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built c. 1980. Minimal alterations have occurred outside of general maintenance and deterioration due to lack of upkeep.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The burner building is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

Not eligible based on a lack of architectural significance due to its utilitarian form and late construction date as part of the site's 1980s expansion. Moreover, while structures can gain historic significance prior to reaching 50 years of age under NRHP Criterion Consideration G, they must be an exceptional architectural example of a particular style movement, have exceptional importance to historic events or are integral parts of eligible historic

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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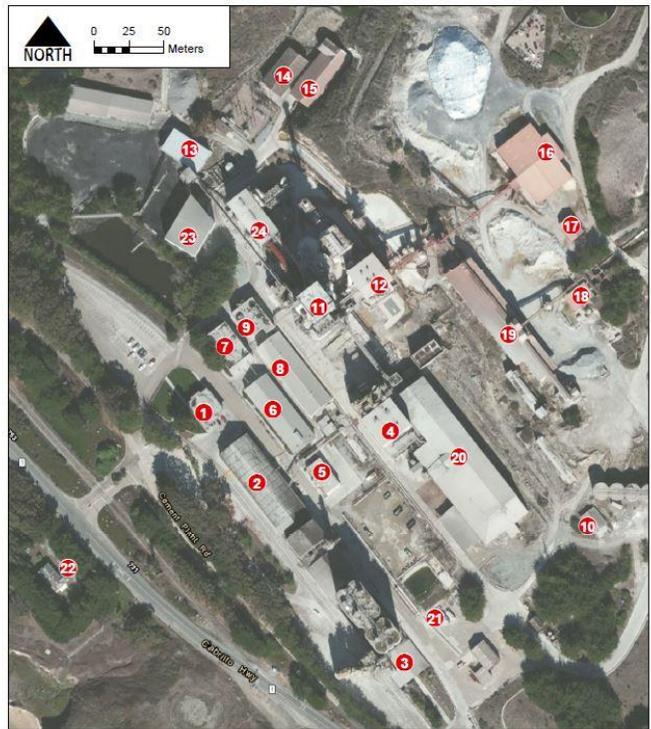
districts. Additional research and documentation is recommended to further assess the historic significance of the resource as contributing structure of a potential historic district.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**
Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017
Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

***B14. Evaluator:** Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
***Date of Evaluation:** September 2016-January 2017



	CEMEX Amec Foster Wheeler Environment & Infrastructure 690 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299	IMP BY: dcm/03/17	LEGEND: Building Numbers	TIME: 4:10:14 PM
		CHKD BY: MF		DATE: 12/16/2016
DATUM: North American 1983		PROJECTION: UTM - 18Q UTM Zone 18Q SCALE: 1:40000	PROJECT #: 1689 02014	

(This space reserved for official comments.)

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(Sketch Map with north arrow required.)

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	NRHP Status Code		
Other Review Code	Reviewer	Date	Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____
 P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted
 *a. County Santa Cruz County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Davenport Date 2012 T 10S ; R 3W; of of Sec ;

B.M.
 c. Address 700 Highway One City Davenport Zip 95017
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 571188 mE/ 4097007 mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
058-071-06

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building #25. The survey conducted was a preliminary overview study and in no way constitutes a comprehensive section 106 review. In order to fully meet the appropriate requirements, an in-depth survey must be completed. The pier was constructed in 1934 to pump dry cement from the plant to a ship that would be anchored off shore. This was extremely innovative at the time because not many structures could survive the harsh North Coast winters. When the pier was built, it was the first all-welded steel pier on the Pacific Coast. Instead of wood construction, the pier was made of metal with steel pilings being driven into the coastal bedrock. Originally the pier extended 2,325 feet into the sea but in 1955 a portion was washed away by severe weather. The pier was never rebuilt.

*P3b. Resource Attributes: (List attributes and codes) HP8 – Industrial Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of remaining pilings facing southwest, September 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1934

*P7. Owner and Address:
CEMEX

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*P8. Recorded by: (Name, affiliation, and address) Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler, 104 W. Anapamu Street, Suite 204A, Santa Barbara, CA 93101

*P9. Date Recorded: September 2016-January 2017

*P10. Survey Type: (Describe)
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*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

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B1. Historic Name: Pier, Davenport Cement Plant
B2. Common Name: Pier, Davenport Cement Plant
B3. Original Use: Pier B4. Present Use: _____
*B5. Architectural Style: Industrial
*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1934. Natural elements have destroyed most of the original structure and very little material integrity still remains.

*B7. Moved? No Yes Unknown Date: NA Original Location: _____

*B8. Related Features:
Surrounding Plant Buildings

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Manufacturing and Industry Area Davenport

Period of Significance 1905 - Present Property Type Industrial Applicable Criteria A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The pier is part of a much larger, roughly 172-acre facility known as the Davenport cement plant. The plant began operations in 1905 and continued to produce cement until 2010. The Davenport cement plant not only led to the establishment of the unincorporated town of Davenport, but the cement produced there helped rebuild San Francisco after the 1906 earthquake, Pearl Harbor after the attacks in 1941 and it contributed to the building of the Golden Gate Bridge, the California Aqueducts and the O'Shaughnessy Dam to name a few. Although the plant was owned by several companies throughout its tenure, the importance of the plant to the development of the region cannot be overstated. For further information on the history of the Davenport cement plant, look at the *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California* compiled by Amec Foster Wheeler and *Davenport Cement Centennial: Honoring Our Past, Building The Future* by Alverda Orlando et. al.

Not eligible due to lack of material integrity. While originally the pier was once an essential part of the Davenport cement plant's transportation/shipping operations and helped connected it to the greater regional context, the once impressive and innovative structure has unfortunately lost most of its material integrity. The entire decking, as well as the majority of the support pilings have either been mechanically removed or washed away during the

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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various storms that frequent the coastal region.

B11. Additional Resource Attributes: (List attributes and codes) None

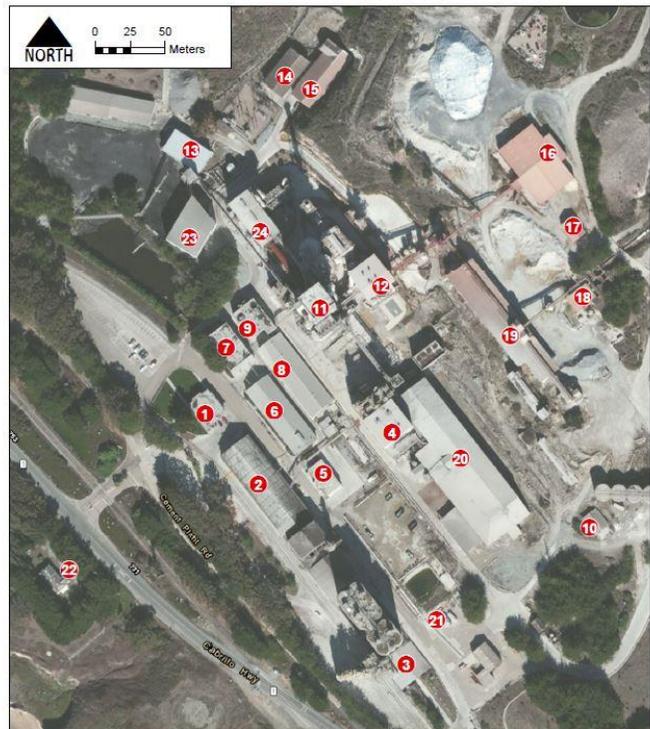
***B12. References:**

Amec Foster Wheeler. *Reconnaissance Level Historic Resources Survey Letter Report - Lone Star (CEMEX) Restoration/Reuse Project in Santa Cruz California*. 2017

Orlando, Alverda et. al. *Davenport Cement Centennial: Honoring Our Past, Building The Future*. 2005.

B13. Remarks:
None

*B14. Evaluator: Jesse Yorck, Matt Prybylski and Wes Cunningham, Amec Foster Wheeler
*Date of Evaluation: September 2016- January 2017



		MAP BY: amf/cew	LEGEND:	TIME: 2:12:14 PM
		DATE: 12/14/2016	PROJECT #: 1885 00014	
Amec Foster Wheeler Environment & Infrastructure 860 Commonwealth Center 11003 Bluegrass Parkway Louisville, KY 40299		DATE: 12/14/2016 PROJECTION: NAD 83 SCALE: 1:80000	12 Building Numbers	

(This space reserved for official comments.)

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Pier ca 1940

(Sketch Map with north arrow required.)

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Pier 1934



Pier 1973

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

APPENDIX D

Agreement between Davenport County Sanitation District and CEMEX (Lone Star)

Please be advised that there are many agreements that exist between CEMEX and the County of Santa Cruz. Some of these agreements are provided herein.

ORIGINAL 2-103

AMENDED AGREEMENT

FILE COPY

THIS AMENDED AGREEMENT made and entered into as of the
8th day of June, 1982, by and between LONE STAR
INDUSTRIES, INC., a Delaware corporation ("LONE STAR"), and the
DAVENPORT COUNTY SANITATION DISTRICT, the ("DISTRICT");

WITNESSETH:

WHEREAS, the DISTRICT presently operates and maintains a
sewage treatment facility for the Old Town portion of Davenport; and

WHEREAS, the wastewater of the New Town portion of Davenport is
presently treated in a septic tank; and

WHEREAS, the DISTRICT desires to construct a new sewage treatment
facility for the residents of the Old Town and New Town portions of
Davenport; and

WHEREAS, the County of Santa Cruz has issued to LONE STAR its
Planned Development Permit 76-606-PD and its Planned Development
Permit 78-819-PD (collectively the Permits) in connection with the
increase by LONE STAR of the productive capacity at its Davenport
cement plant and the conversion of such plant to the use of coal
as its primary energy source; and

WHEREAS, as required by the Permits, prior to the operation of
the new kiln at the expanded plant and the use of coal for production
purposes, LONE STAR entered into an agreement, dated February 12, 1980,
(the Agreement) with the DISTRICT, relating to the construction of a
new sewage transmission and treatment facility (the Facility) to
serve the Old Town and New Town portions of Davenport; and

WHEREAS, LONE STAR and the DISTRICT desire to amend the Agreement;
NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

LONE STAR and the DISTRICT agree that the Agreement is hereby
amended to read as follows:

1. LONE STAR shall perform all the conditions and requirements
of the Permits.

2. a. Attached hereto and initialled by the parties are the
Preliminary Plans for the Facility dated February 18, 1982 (the
Plans). Based on a review of the plans by LONE STAR and on

assurances by the DISTRICT that the Facility is eligible for Federal and State grants, LONE STAR has agreed to enter into this Amended Agreement (this Agreement) to serve the area within the Davenport County Sanitation District, as that District existed on February 12, 1982, including existing buildings and buildings which could be constructed in such areas within such District on existing lots at zoning densities in effect on February 12, 1980. The estimated total project cost of the Facility is \$845,000 (the Estimated Cost). Details of the Estimated Cost and of anticipated Federal and State grants to be obtained by the DISTRICT in connection with the construction of the Facility are set out in Schedule A attached hereto. The Plans may be changed by the DISTRICT in accordance with recommendations or requirements of State or Federal agencies.

2. b. LONE STAR agrees to contribute to the cost of constructing the Facility the sum of \$80,000, of which \$50,000 has already been paid to the DISTRICT.

In addition, LONE STAR agrees that \$50,000 previously committed to planting trees, as provided in the use permit for the Santa Cruz Cement Plant, will, if cancelled as a condition of the use permit, be paid to the DISTRICT, if no longer required to be spent in accordance with terms of the use permit.

2. c. Should the Estimated Cost be exceeded, LONE STAR agrees to pay an additional amount to the DISTRICT, not to exceed one-eighth of 10% of the Estimated Cost (i.e. \$10,562.50).

2. d. Should the Facility cost less than the Estimated Cost, LONE STAR will be credited in the amount of any reduction in the share of local costs of the Facility following the Federal and State final audit.

2. e. LONE STAR shall cooperate with the DISTRICT in connection with the DISTRICT's applications for Federal and State grants and shall furnish to the DISTRICT, upon the request of the DISTRICT, all reports and materials possessed by LONE STAR which the DISTRICT determines may be useful for such purposes.

2. f. The DISTRICT and LONE STAR shall cooperate in order to reduce the costs of the Facility and the costs to be paid by the DISTRICT and LONE STAR in connection with the construction, operation and maintenance of the Facility and to gain the maximum Federal and State grants for the Facility.

2. g. As shown on the Plans, treated wastewater (effluent) from the Facility shall be processed in LONE STAR's plant. After operations begin, should LONE STAR present evidence establishing to the DISTRICT and State Water Quality Control Board that it is not feasible to continue to dispose of the effluent in LONE STAR's plant, an alternative method of disposing of the effluent from the Facility will be jointly investigated and LONE STAR shall cooperate with DISTRICT to provide an alternative method to dispose of such effluent, acceptable to DISTRICT.

3. a. Commencing six months from the date of the commencement of operations of the Facility and thereafter at six-month intervals, LONE STAR agrees to pay to the DISTRICT, 50% of the DISTRICT's operating and maintenance costs for the prior six-month period.

3. b. For purposes of this Agreement, "operating and maintenance costs" shall mean only those costs associated with the normal operation and maintenance of the Facility, including any operational costs borne by LONE STAR on the DISTRICT's behalf and approved by the DISTRICT (for which LONE STAR shall receive credit against its 50% obligation) computed in accordance with generally accepted accounting principles consistently applied, and shall not include (i) any capital costs of the Facility, (ii) any overhead allocation in excess of the percentage charge made to any other County Sanitation District, nor (iii) any amounts for which the DISTRICT receives reimbursement from other governmental bodies or agencies.

4. a. All payments by LONE STAR to the DISTRICT contemplated by this Agreement shall be made within 30 days of written request of the DISTRICT for payment indicating that payment is called for by this Agreement and accompanied by a statement setting out in reasonable details the basis for the requested payment.

4. b. If LONE STAR objects to the payment of any amount listed on any statement furnished to it by the DISTRICT, such amount shall be paid by LONE STAR, but such payment shall not preclude LONE STAR's right to dispute such claim in any manner that it deems appropriate. Any amount due back to LONE STAR shall be refunded within 30 days.

5. a. LONE STAR agrees to make available to the DISTRICT, whenever and wherever reasonable, assistance, easements, or other rights over LONE STAR's property, as any of such may be needed for the construction and operation of the Facility, at no cost to the DISTRICT.

5. b. LONE STAR will be allowed to discharge only its sanitary wastewater to the treatment pond without fee either by pumping into a separate force main in the same trench as the DISTRICT's force main, or by a separate force main in an alternate route to the Inlet Manhole shown on the Plans.

5. c. LONE STAR may elect, at its option, to terminate all or part of its wastewater discharge to the DISTRICT system, and to resume its own treatment and disposal of the wastewater. LONE STAR shall provide the DISTRICT with 60 days prior notice of such action.

5. d. LONE STAR shall have the right to receive the DISTRICT's treated wastewater at no cost and on a first-use basis, notwithstanding Condition 2.g. above.

5. e. After new transmission and treatment facilities and the infiltration/inflow program are operational, LONE STAR will not be legally or financially responsible for any expansion or major reconstruction of facilities to correct any problems due to inadequate design or construction of the Facilities, nuisance conditions, excessive infiltration/inflow in the DISTRICT's collection system, lack of system capacity to handle existing or new DISTRICT connections, or negligence on the part of the DISTRICT.

6. The DISTRICT shall hold LONE STAR harmless from any and all costs (including attorney's fees) claims or liabilities arising out of the construction or operation of the Facility except for (i) costs and liabilities of LONE STAR expressly provided for in this Agreement and (ii) such costs, claims or liabilities as may become due as a result of negligence, willful misconduct, or reckless disregard for the health and safety of the residents of the DISTRICT by LONE STAR or its agents.

7. This Agreement shall be effective as of the date of this Agreement and shall continue in effect for 20 years from the date the Facility commences operation or for the useful life of the Facility, whichever is longer. LONE STAR and the DISTRICT agree that should the Facility become permanently inoperative due to a casualty or any cause for which LONE STAR is not responsible, this Agreement shall terminate.

8. This Agreement shall be binding on the successors and assigns of LONE STAR and upon any governmental or other body or agency which operates the Facility.

9. The DISTRICT agrees that it is responsible for obtaining all necessary permits for the construction and operation of the Facility. LONE STAR agrees to cooperate with the DISTRICT in connection with the DISTRICT's applications for such permits.

10. LONE STAR shall not be required to take any action under this Agreement, or in connection with the Facility to the extent and for such period of time as it is prevented from doing so by any events beyond its control, including without limitation, earthquakes, fires, floods, other acts of God, strikes, failure of suppliers, governmental actions, slides, storms, civil or military authority, riots, explosions, failure of water supply, or inability on the part of any party hereto to carry out its obligation under this Agreement on account of any other cause not reasonably within the control of such party.

11. LONE STAR shall not incur any liability to the DISTRICT, other than as expressly provided for herein, if in the exercise of its business judgment it ceases operation of its Davenport cement plant.

12. This Agreement may not be modified or amended orally and shall be construed and interpreted according to the laws of the State of California.

13. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given if delivered by hand or mailed, certified or registered mail with first-class postage prepaid,

Davenport Cement Plant
Final Technical Background Report

(a) if to LONE STAR: Mr. DENNIS KASH, PRESIDENT
Lone Star Industries, Inc.
Pacific Region
2800 Campus Drive
San Mateo, CA 94403

(b) if to the DISTRICT: DISTRICT ENGINEER
Davenport County Sanitation
District
701 Ocean Street
Room No. 410-G
Santa Cruz, CA 95060

IN WITNESS WHEREOF, the authorized officers of the parties hereto have caused this Agreement to be executed as of the day first above written.

DAVENPORT COUNTY SANITATION DISTRICT

By *Rolley Long*
Chairman, Board of Directors

LONE STAR INDUSTRIES, INC.
By *Dennis Kash*

Approved as to form:
Dwight L. Herr
DWIGHT L. HERR,
Chief Deputy County Counsel

DISTRIBUTION: CAO
Auditor
County Counsel
Public Works
Lone Star Industries, Inc.

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE. ATTEST MY HAND AND SEAL THIS 8TH DAY OF June 19 82
GEORGE T. NEWELL, COUNTY ADMINISTRATIVE OFFICER AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA
BY *Angela S. Calisto* DEPUTY

FILE COPY

101

AGREEMENT

THIS AGREEMENT made and entered into this 12 day of FEBRUARY, 1980, by and between LONE STAR INDUSTRIES, INC., a California Corporation, hereinafter referred to as "LONE STAR" and DAVENPORT COUNTY SANITATION DISTRICT, hereinafter referred to as "DISTRICT";

WITNESSETH:

WHEREAS, DISTRICT operates and maintains a sewage treatment facility which treats the Old Town portion of Davenport; and

WHEREAS, the wastewater of the New Town portion of Davenport is treated in a septic tank; and

WHEREAS, there is a need to upgrade the existing sewage treatment facilities for the residents of Davenport by the construction of a new sewage treatment facility;

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. LONE STAR agrees to perform all the conditions and requirements of its Planned Development Permit #76-606-PD, issued on February 28, 1978, including, but not limited to, the following:

a. LONE STAR shall pay to DISTRICT amounts equaling the local shares required to be paid by DISTRICT in connection with Clean Water Act grants for Steps I, II and III of a new sewage treatment facility to serve the Davenport and New Town areas, including existing dwellings and dwellings which could be constructed in such areas on existing lots, and the area required to be included by the State Division of Water

Quality, at present zoning densities. Payment to DISTRICT shall be made as DISTRICT incurs liability for payment of said local shares.

b. LONE STAR shall make available to DISTRICT all reports and materials possessed by LONE STAR which may be useful to DISTRICT in connection with DISTRICT'S application for Clean Water grants.

c. In no event shall LONE STAR be required to pay more than \$50,000 in connection with the obligations imposed by Paragraph 1.a. hereof. DISTRICT shall cooperate with LONE STAR to reduce the costs to be borne by LONE STAR to the smallest possible amount, and to gain reimbursement for LONE STAR'S credit if possible, for consulting and other fees already advanced by it.

d. LONE STAR shall pay 50% of the DISTRICT'S operating costs of the new wastewater facilities from the date that the improved system begins to incur additional costs throughout the useful life of the new facilities.

e. LONE STAR shall make available to DISTRICT any other facilities or easements needed for the completion of the new sewage treatment facility project at no cost to the DISTRICT.

f. LONE STAR shall have the opportunity to review and comment on the proposed project and its design. DISTRICT shall respond in writing to all questions and concerns raised by LONE STAR. However, final decisions shall be made by the DISTRICT in the event of disagreements that cannot be resolved by discussion and conciliation.

g. LONE STAR shall provide to DISTRICT all necessary assistance to bring the project to completion.

2. DISTRICT agrees to hold LONE STAR harmless from any and all claims or liabilities arising out of the operation of the new sewage treatment facilities except such claims or liabilities as may be due to any willful misconduct or due to any reckless disregard for the health and safety of the residents of the DISTRICT by LONE STAR or its agents.

3. This Agreement shall be in effect from and after the date first written above, and shall continue in effect for the reasonable life of the new sewage treatment facilities.

4. This Agreement shall be binding on the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the authorized officers of the parties hereto have caused this Agreement to be executed on the day first above written.

DAVENPORT COUNTY SANITATION DISTRICT

By *Michael Redwood*
Vice-Chairman, Board of Directors

LONE STAR INDUSTRIES, INC.

By *Carl [unclear]*

Approved as to form:

Distribution: CAO
County Counsel
Auditor
~~Public Works~~
Contractor
Planning

C.A. Carlson
County Counsel

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE ATTEST MY HAND AND SEAL THIS *11th* DAY

June 19 *80*
NEWELL COMPANY ADMINISTRATIVE OFFICER
COUNTY CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA CRUZ, CALIFORNIA

BY *Barbara K. Arroyo* DEPUTY

**AMENDMENTS TO
DAVENPORT WATER SYSTEM AGREEMENT,
DAVENPORT SEWER SYSTEM AGREEMENT,
and
OTHER AGREEMENTS BETWEEN THE PARTIES**

This Agreement is made between RMC PACIFIC MATERIALS, a Delaware corporation (“RMC”), and the Davenport County Sanitation District, a California special district (“District”).

WHEREAS, the District presently operates and maintains a water treatment and sewer system for the Town of Davenport (both Old and New Town, herein collectively “Davenport”); and

WHEREAS, RMC has historically provided payment to the District to offset capital, operational, and maintenance costs of the systems; and

WHEREAS, RMC has for a number of years provided water to Davenport on a voluntary basis and without payment of any kind and agrees to continue to do so; and

WHEREAS, RMC and the District wish to resolve certain disputes that have arisen between them; and

WHEREAS, RMC and the District agree that the original Water Agreement of February 5, 1979, and amended agreements and amendments dated July 30, 1982, February 20, 1990, and May 21, 2008, should be further amended; and

WHEREAS, RMC and the District agree that the original Sewer Agreement of February 12, 1980, and the amended agreement dated June 8, 1982, should be further amended.

Now, therefore, the parties agree as follows:

I AMENDMENT TO WATER AGREEMENT

Section 5 of the May 21, 2008, agreement is hereby voided in its entirety and replaced with the following Section 5:

5.A Commencing January 1, 2009, at six-month intervals, RMC shall pay to the DISTRICT an amount equal to twenty-five percent

II AMENDMENT TO SEWER AGREEMENT

The sewer agreement between the parties dated February 12, 1980, is hereby voided in its entirety, and Section 3.a. of the sewer agreement dated June 8, 1982, is hereby voided in its entirety, and replaced with the following Section 3.a:

3.a Commencing January 1, 2009, at six-month intervals, RMC (as successor in interest to LONE STAR) shall pay to the DISTRICT an amount equal to twenty-five percent of the operating and maintenance costs for the DISTRICT's sewer system in Davenport for the prior six-month period. If the cement plant either begins production of cement, or ships cement, then RMC's contribution shall from the time of such production or shipping increase to fifty percent of the DISTRICT's operating and maintenance costs, provided, however, that RMC's shipping of previously produced cement that was on-site in August 2009 shall not cause RMC's contribution rate to increase.

Section 5.a. of the sewer agreement between the parties dated June 8, 1982, is hereby voided in its entirety, and replaced with the following Section 5.a:

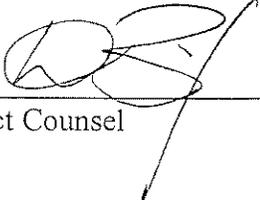
5.a RMC agrees to make available to the DISTRICT any easements needed for the sewage treatment facility. Easements granted to the District for access to sewer facilities shall survive the termination of this agreement.

Section 7 of the sewer agreement between the parties dated June 8, 1982, is hereby voided in its entirety, and replaced with the following Section 7:

7. This Agreement shall be in effect from and after the date first written above, and shall continue in effect for as long as the sewage treatment facility is in operation, or until RMC, or its successors or assigns, ceases to operate the cement manufacturing facility at Davenport. In either case, this Agreement shall terminate and RMC's capital improvement contributions, its operations and maintenance contributions, and any other financial obligations shall terminate as of the date of cessation of operations. RMC and the DISTRICT further agree that should the sewage treatment facility become permanently inoperative due to a casualty or any cause for which RMC is not responsible, this Agreement shall terminate.

Davenport Cement Plant
Final Technical Background Report

Approved as to form.


11-409

District Counsel

RMC PACIFIC MATERIALS, INC.

By: Jessie J White

Its: General Counsel, Asst. Secretary

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