

Santa Cruz County Board of Supervisors

Agenda - April 16, 2019

Item 11:

Consider alternatives evaluated by the Santa Cruz Coastal Reuse Plan - Davenport Cement Plant, select a preferred alternative, direct staff to seek funding to complete the required environmental review of proposed Local Coastal Program amendments to implement the selected preferred alternative, and direct staff to revise permitting process section based on Coastal Commission comments, as outlined in the memorandum of the County Administrative Officer (continued from February 26, 2019) a Board item #9 from February 26, 2019 b Santa Cruz Coastal Reuses Plan, pages 1-137

Recommended Actions:

- 1) Consider the alternatives evaluated by the Santa Cruz Coastal Reuse Plan - Davenport Cement Plant, and public comments;
- 2) Select Land Use Alternative 5 as the preferred alternative to be reflected by proposed Local Coastal Program (LCP) Amendments, which would be the subject of environmental review carried out in compliance with the California Environmental Quality Act (CEQA); and
- 3) Direct staff to seek funding to complete the required environmental review of the LCP Amendments, and to return to the Board with any required contract and/or budget actions once funding is identified for environmental review.

Executive Summary:

Selection of a preferred alternative land use plan will guide the environmental review and subsequent approval of Local Coastal Program (LCP) Amendments, which will facilitate future redevelopment and reuse of the cement plant in Davenport (CEMEX).

Background:

With the closure of the cement plant in Davenport (CEMEX), the County lost not only its largest taxpayer, but was also faced with needs to oversee hazardous waste cleanup of the property by CEMEX, as well as plan for reuse of the site.

Land Use Alternatives:

Below is a summary of the five land use alternatives analyzed:

Alternative 1: Eco Lodging and Visitor Serving

Alternative 1 is envisioned as an upscale lodge with a variety of overnight accommodations having a health and wellness emphasis. The alternative includes:

Eco-Lodge (100 rooms, 75 cabins, 25 tent cabins, Restaurant serving the lodge)

- 15,200 square feet event/retreat space, Up to 100 camp sites including camp amenities such as restrooms, camp store, Recreation/Retreat Venue, Spa, health, and wellness yurts, Wedding and private retreat facilities, 30 units of employee/family affordable housing, Visitor center, public restrooms, and public parking, Emergency service storage facility and Public trails

Alternative 2: Recreation-Oriented Visitor-Serving

Alternative 2 includes a recreation-oriented lodge with a focus on recreation activities. The alternative includes:

Recreation-Oriented Lodge (200 rooms, 75 cabins, 25 tent cabins, 50 campsites and camp amenities such as restrooms and a camp store and Spa)

- 32,000 square foot conference center that can accommodate: Weddings, Corporate/academic meetings, Recreational events, Recreational uses, Hiking, biking, ropes courses, water sports, and/or ziplines, Retail and recreation facilities, Restaurant in Crocker Hospital, 50 units of employee/family affordable housing, Visitor center, public restrooms, and public parking, Emergency service storage facility, Public trails

Alternative 3: Age-Restricted Housing and Visitor Serving

Alternative 3 combines age-restricted (over 55) housing, a lodge, and clean industrial flex space. The alternative includes:

Independent age-restricted (over 55 years old) housing (up to 300 units)

- Lodging (100 rooms, 100 cabins, 50 campsites and camp amenities such as restroom and a camp store, Restaurant serving the lodge and Spa)

— 30 units of employee/family affordable housing, Wine tasting/restaurant in Crocker Hospital, 226,400 square feet of flexible clean technology/artist maker space, Visitor center, public restrooms, and public parking, Emergency service storage facility and Public trails

Alternative 4: Clean Technology and Visitor Serving

A fourth alternative was developed in response to Joby Aviation's desire to acquire and develop the site for its headquarters and manufacturing in 2017. This alternative was reviewed at the Community Meeting #2. At this time, Joby Aviation plans to develop a manufacturing facility in the City of Marina. As a result, Alternative 4 is not included in the Reuse Plan.

Alternative 5: Eco Lodging, Visitor Serving and Light Industrial

Alternative 5 was developed to respond to public comments and concerns. This alternative combines lodging uses, family/employee housing, and light industrial/flex space. The alternative includes:

- Lodging - (75 rooms, 55 cabins, 25 tent cabins, 39 campsites and camp amenities such as restroom and a camp store, Restaurant serving the lodge, and Spa)

- Event meeting space/restaurant/event and retreat space/spa/small market up to 13,500 square feet, 225,000 square feet of flex space (clean technology/light industrial, educational, artist-maker space, retail, live-work), Up to 60 units of employee/family affordable housing and 20 market rate units, Restaurant/wine tasting/restaurant. If located south of Highway 1, the restaurant/wine tasting to be located in the Crocker Hospital, Visitor center, public restrooms, and public parking, Emergency service storage facility and Public Trails

Action by Board: Alternative 5 was approved by a 4-0 vote.

Yes: Supervisors Caput, Coonerty, Friend and McPherson

Absent: Supervisor Leopold

Additional Information:

<https://www.santacruzsentinel.com/2019/04/16/cemex-plant-reuse-plan-approved-but-long-road-ahead/>

Chamber's Position:

The Chamber supports a repurposing program for the former Davenport Cement Plant. A modern, multi-use facility which combines lodging, housing and light industrial space will provide the local community with additional recreational activity options, as well as additional revenue potential for local businesses. The proposed redevelopment plan for the Davenport Cement Plant will serve as an attraction for local outdoor-recreational enthusiasts and tourists alike, providing further recreational and financial benefits to the local community and businesses. While initial research and proposals have begun, the proposed project is expected to take years of studying and planning, ultimately utilizing a partnership between the private and public sectors. With this in mind, the Chamber supports the implementation of lasting infrastructure investment, as well as the promotion of the economic vitality of Davenport and the surrounding area.