

APPENDIX C

Community Outreach Materials and Workshop Results



Davenport Cement Plant Restoration and Reuse Plan | COMMUNITY WORKSHOP #2 SUMMARY

Tuesday, December 5, 2017: 6-8pm | Pacific Elementary, Davenport



Attendees:

COMMUNITY MEMBERS

Approximately 200 workshop participants

COUNTY OF SANTA CRUZ

Supervisor Coonerty

David Carlson

Andy Constable

Rachel Dann

Kent Edler

Allison Endert

Colt Esenwein

Carlos Landaverry

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Kathy Previsich

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Summary Memo

Approximately 200 community members attended Community Workshop #2 for the Davenport Cement Plant Restoration and Reuse Plan, held on Tuesday, December 5th, 2017, from 6-8:00 p.m. at Pacific Elementary in Davenport. The purpose of the Plan is to identify a viable future use for the Cemex Cement Plant. The workshop objective was to encourage a community discussion and gain input regarding alternative land uses. This participation was achieved through an interactive exercise that allowed community members to identify their preferred uses and give feedback

The workshop included information regarding the planning process to date, the land use alternatives, and the economic viability analysis of the alternatives. RRM presented the general program and site plan for Alternatives 1-4 and Joby Aviation provided additional information about Alternative 4. Following the presentation, the community had an opportunity to ask questions about the process and the information provided.

After the presentation, the community participated in a preference exercise that allowed them to vote for their preferred alternatives. Four stations were set up around the meeting room displaying each of the four alternative maps where workshop participants placed their 'first choice' green sticker and 'second choice' blue sticker on their preferred alternatives. The workshop participants first and second choice alternatives are recorded in the table below. Participants also were encouraged to provide comments on the comment sheet provided at each station. A tally of preferred program components for each alternative is attached to this summary.

	Alternative 1	Alternative 2	Alternative 3	Alternative 4
First Choice	2	4	0	110
Second Choice	21	5	9	42
Total:	23	9	9	152

Community members were also asked to provide feedback and select preferences on the components of each alternative such as the number of camp sites or employee housing units. A matrix that outlined the components of each alternative program was provided to all participants and they were asked to fill them out. An example of the matrix participants filled out is attached to this summary.

As shown above, the community overwhelmingly chose Alternative 4 as the preferred alternative with Alternative 1 as the second preference. However, the community wanted additional information regarding the details of the alternatives including the square footage, number of employees, and number of visitors on the site. Some of the other key issues that were raised by multiple participants include the following:

- Prevent or minimize development on the ocean side of Highway 1
- Develop additional neighborhood or community-serving uses, such as a grocery store or farmers market.
- Integrate camping into Alternative Four.
- Allow industrial development if it is Joby Aviation.
- Additional information regarding the details of the alternatives including the square footage, number of employees, and number of visitors on the site is needed, particularly for Alternative 4.
- Provide information regarding future traffic, water use, and potential light and noise impacts



General Workshop Comments from Participants

Below is a summary of the comments gathered from the matrices, comment sheets and from emails submitted to the County. The information includes general comments that were made about all the Alternatives and comments that apply specifically to each alternative. The notation +1 signifies more than one person made this comment.

General Comments – Applicable to all Alternatives

- Keep Agriculture; Agriculture should not be an afterthought
- Balance weekend load and traffic
 - Weekend traffic is currently near gridlock and will only get more intense, regardless of the alternative
- Maintain ocean views
- Large battery for clean energy supply to the town of Davenport
- Community deserves an informal and thorough process. No remediation or environmental process
- Job impact not shown
- No services for residences
- Key information required:
 - Proposed development square footage
 - All expected uses
 - Number of employees +6

- Cap number of employees
- Number of houses **+2**
- Jobs generated based on square footage of use
- Projected water and sewer needs **+1**
- Joby (economic profile – what level of jobs are being proposed?)
- Interim use and what triggers an EIR?
- What are the limitations of an interim use?
- Support for school, community, beach cleanup
- Commitments to be made
 - Get water rights **+3**
 - Water/sewer rate payer change under each proposal? An actual analysis should be completed **+1**
 - School funding
- Each proposal should offer projected numbers of people on site at peak use, average use, day, and nighttime; number of vehicles and vehicle trips per day/night, and information on special events that would change these numbers, as well as a list of conditions that might adversely affect neighbors. For example, smoke in the campground, amplified music for special events at the conference center/hotel, etc.
- Like to know more about potential for tax revenue that would benefit the local community – the school needs it
- What would the property tax contribution to the County look like under each proposal?
- Curious about impact on:
 - Traffic **+4**
 - Water **+4**
 - Waste: water, residential, potential industrial
- Potential for gas station
- Would like tourism support
- Fix the water problem
- Give County 250,000 water tax coming up for residents
- Very important to not set a precedent by building on the ocean side of Highway One (goes for all options) **+12**
 - The old building there can be used, but not expanded
 - Other than refurbishing hospital and grounds as a day use for bikers and hikers
- We can compete with Costanoa and increase available housing
- More protection of North Coast
- Prefer more open space than anything else; keep the integrity of the land and access to open spaces and trails for Davenport residences; land preservation
 - What will be put into place to preserve integrity?
- The first three alternatives involve housing, which would presumably be farmed out to developers. The images of housing supplied were bland beyond belief. Greater attention to the beauty and unique Cemex property features should be carefully considered. Possible reuse of some of the 25 existing structures nor to the ocean or surrounding hills are referenced. Images of island housing like everywhere else in California were provided – just more sprawl that will be ugly in a few years. More parking. A waste of time and money. The transformation of

the cement plant in Barcelona done by Ricardo Bofill is inspiring. By contrast, this study is deadening.

- Decent jobs and housing for local people
- Visibility of future development and structures from Highway 1 and surrounding communities should be considered
- Traffic on the north end of Cement Plant Road is a concern for New Town residents
- Wildfire potential
- Emails and home addresses were collected. Is there a way for you to set up a survey and/or ballot to be sent out for us to give feedback instead of hosting more meetings? Seems more efficient and you would get feedback from the people being impacted in Davenport.
- All options seem like a bad compromise to make everyone happy, but instead seem like a good way to make everyone miserable
- Respect New Town's open space; New Town is a quiet place – please keep it that way +4
 - Keep traffic off Cement Plant Road +1
 - New Town does not get the traffic and tourists that flood Davenport; please respect the needs from those who live the closest and will be the most impacted
- What is the impact?
 - Line of sight
 - Number of people
 - Traffic flow
- The only entrance and exit should be the one across from the old hospital
- Would like 10 acres for new school facilities to accommodate enrollment growth due to new workforce living in North Coast
- Fiber for internet
 - Is the necessary infrastructure in place so it is a matter of flipping a switch or signing a contract?
- Improved public transit (until we all fly)
- Talk to Bureau of Land Management (BLM)
- How will people cross Highway 1? +1
 - Installing one or two stop lights across Highway 1 with pedestrian crosswalks would be better suited to Davenport than an overcrossing. Stop lights will also help slow traffic down.
- School trail open to bicycles?
- Support local businesses
- Do not close the Warrenella railroad crossing; it provides a safe ingress and egress for New Town residents as well as fire service
- Any use needs to be well designed, well maintained, so it does not end up trashed like the coastal beaches
- Least impact on traffic and environment while still being economically viable; would prefer to minimize tourist traffic into area
- Making things is much more worthwhile than hotels; already have Costanoa and Asilomar
- Sounds like a great opportunity to expedite the development of the site

- This site, or a few acres of it would be excellent for recycling purposes, specifically topsoil
 - Needs about 5 acres; the quarry area could potentially work
 - This project would benefit the community, create a few jobs, preserve landfill space, and potentially salvage a valuable resource
- Suggest holding discussions with UCSC, City of Santa Cruz and Santa Cruz County to collaborate and develop Davenport as a remote campus with student housing facilities. Sharing development costs would benefit all three parties. It would help Davenport economically solve significant infrastructure issues. UCSC continues to expand its student population and has been unable to house its student population. The site is a ten-minute bus ride from main campus; an ideal site for an observatory to support their astrophysics programs and as a former whaling station has the potential for developing their marine education programs. The area has ample room for both housing and education facilities development. The City of Santa Cruz suffers from a housing crisis, with a large homeless population. Many of the current population cannot find housing and the cost of renting is beyond what most can afford. Providing student housing in Davenport would help elevate this problem. Make a more robust education proposal.
- Light pollution
 - The darkish night sky of the North Coast is special. Where would the lights of the four development proposals be visible from? How far? How much light would be emitted and how would the lights affect the area's rating on the Bortle Scale?
- Requiring an LCP amendment to make this restoration financially viable is extortion. Overnight visitor accommodations should be in Santa Cruz and a rail shuttle expedited. Cemex, not the County or Joby Aviation is responsible for this restoration and financial impact.
- Move all parking on ocean side to cement plant site
- What is to be gained by the County of the Cemex proposal? Interested in additional revenue? Development seems to be encouraged, at any price. There is already greatly increased traffic, trash, and homeless encampments. Now with cabins, parking areas, etc. – the impact will only be increase. More demands on the already limited water supplies, increased fire danger, more demands on County services. Why? It is certainly not to preserve the wildlife habitat nor add to the quality of life to those who live in the North Coast area for "40 pieces of silver". Think about it. Please consider what makes Santa Cruz special – it is not more development.
- Prefer seeing locals working in the community rather than tourists
- Need local grocery store or small boutique market serving North Coast+8
 - Presence of a grocery store to allow locals to buy produce and staples is a number one priority. All other uses are secondary.
 - Like La Honda Market in La Honda +1
- Massive use of solar is appropriate for this site, especially on the roofs of the immense buildings, if they can support the weight
- Give Davenport businesses and local farms the concession for food and beverage services. Davenport can have a committee to organize a farmer's

market and other events at a public square on the property that is created expressly for this and other outside events. An amphitheater could be used for performances.

- Not clear whether the buildings or conveyor are in usable shape? The conveyor seems like a perfect ride attraction, something that would make the site a destination for many. A thrilling experience of some kind is needed, one that gives an appreciation of the natural beauty of the area.

Lodging/Visitor Serving

- There already is Costanoa up the road. There is no community need for more resort areas. Better to just let the cement plant return to nature.
 - Do not need another resort on the North Coast
- Worried about local employers losing existing employees to new uses on the site; Davenport Roadhouse is the largest employer in Davenport
- No camping **+4**
 - Please no eco-resort or public camping
- Tents are ok
- De-emphasize tourism
- Keep artist studios
- Do not support more than 200 units; should be mostly residences, not for tourism purposes
- Lodging and visitor serving uses are dependent on whether BLM or San Vicente Redwoods property add camping to those areas. How would that affect economic analysis?
- No camping on the ocean side of the property
- No big hotels please **+2**
- We do not want too many overnight visitors in Davenport
- Camping preferable to cabins or lodge; least impactful
 - The proposed visitor center, restrooms, and public parking are sufficient visitor serving resources for our community
- More camping is good, state parks are often full
- Inexpensive camping/lodging/hostel facilities, including basic RV hookups would be much appreciated by a large segment of the public. Fees should be limited to the amount needed to run and maintain the operation.

Employee/Family Housing

- Never going to get low-income housing approved this close to the ocean
- Employee housing will help the school
- Prioritize housing for local employees
- Low-income housing encourages crime. Would like to see no low-income housing. **+1**
- No types of housing
- Great idea
- Provide employee housing

- No higher than 2-stories
- Integrate community gardens into housing concepts
- Rental housing not desirable Like the idea of affordable housing. Does not need to be 300 units or just for seniors. What would be the age to qualify for 'senior'?
- Include low cost housing for teachers at the school +2

Event Meeting Space

- Can the visitor center be combined with the event space?
- Better community space needed; school is not adequate
- There is a strong desire within the Santa Cruz community for more event spaces for conferences and exhibitions
- More than 5,000 sq. ft. seems expensive; could end up being vacant a lot

Recreation Retail/Restaurant/Artist Studios

- What about existing businesses, lodging, and restaurants?
- Not interested about retail, except maybe a bike shop
- Do not want artist studios +1
- Want artist studios
- Would love to see a farmer's market somewhere in one or in each proposal. Maybe monthly or bimonthly?
- Less is better

Visitor Center/Restrooms/Parking

- Modest sized visitor facilities are needed
- Please keep Visitor Center small

Trails/Recreation

- More trails
- Most important +4
 - Serve National Monument at San Vicente Redwoods
 - As well as Coast Dairies
- Secure trailhead access parking area so cars will not be broken into
- Would like to see a bike park/pump track/skills area possibly in a community park near the trailhead parking lot
- Include a park and/or playground
- Request maximum trail access possible on west and east sides
- Provide trailhead parking
- Recreation for the public
- Need safe parking and beaches; road crossing
- Garbage an issue
- Visitor Center, historical museum, parking ok
- No overnight access; locked gate
- Love the idea of a public space
- Parking depends on what BLM builds for parking
- Open space trails are crucial

- Dependent on park master plan and agreed upon by community
- Like the idea of a walking path or trail from New Town to Old Town around the East side of the Cemex property
- The New Town pedestrian/bicycle path to Old Town appears to enter Old Town behind the fire station' how will the path traverse the steep ravine between the plant and the fire station?
- Walking, hiking, and biking trails with some accommodation for wheelchair access would be nice. The public would very much appreciate a swimming pool.

Emergency Service Storage

- CAL FIRE
- Sheriff, Fire, and EMS
- Need service with storage
- Move to Davenport

Silos/Tower Feature

- Do not really care about the silos
- Like the adaptive reuse **+2**
 - Preserve the beautiful architecture
- Keep tower **+4**
 - For office uses
 - Iconic part of Davenport, if feasible
 - Higher priority to keep than silos
 - Public access to the view at the top
 - Viewing platform with a new elevator and stairs to reach the top. The top could have comfortable seating and free binocular use. Interpretive panels to describe the geological features seen from the tower as well as a large aerial map of the region with a You are Here indicator. A small fee should be collected with children free.
- Vertical wind tunnels in silos **+1**
- Take the tower down **+3**
- No opinion
- An eye-sore; can navigate off other landmarks
- Reuse silos if benefits Joby Aviation's plan.
- Repair tower

Alternative # 1 Comments

General Comments

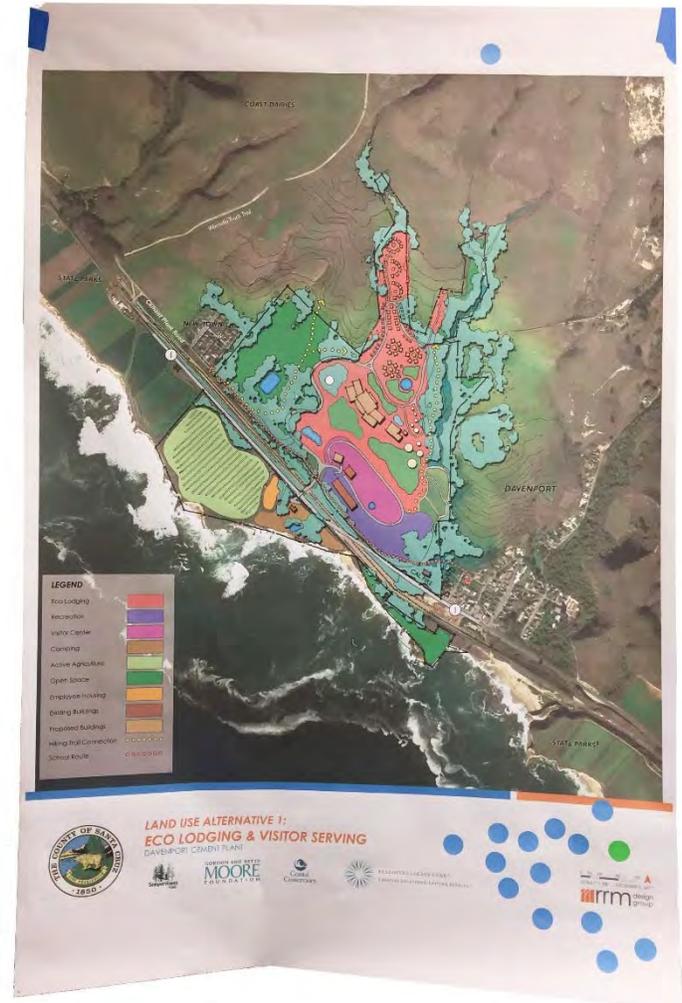
- Lowest impact

Lodging/Visitor Serving

- Camping must be on east side of Highway 1 and not by town
- No new houses on ocean side of Highway 1
- Too many rooms
- No eco-lodge
- Grand lodge, meeting space, events, weddings encouraged
- High-end could be impacted by the recession, etc. seems unrealistic

Employee/Family Housing

- Prefer the location of employee and family housing in this alternative



Alternative # 2 Comments

General Comments

- This is the closest to New Town that uses should be allowed

Lodging/Visitor Serving

- Too many rooms
- No lodge or conference center
- Grand lodge, meeting space, events, weddings encouraged

Event Meeting Space

- Like the conference center
- Too large
- Do not care, but do not see the need for a conference center

Alternative # 3 Comments

General Comments

- Most impactful
- All new development on east side of Highway 1 only

Lodging/Visitor Serving

- Do not like the location of the campgrounds near New Town
- Too many rooms

Industrial Flex Space

- Would be happy to see artists or small business workspaces
 - Some collaborative working spaces would be nice
- Support increasing or maintaining a strong tech industry in this area

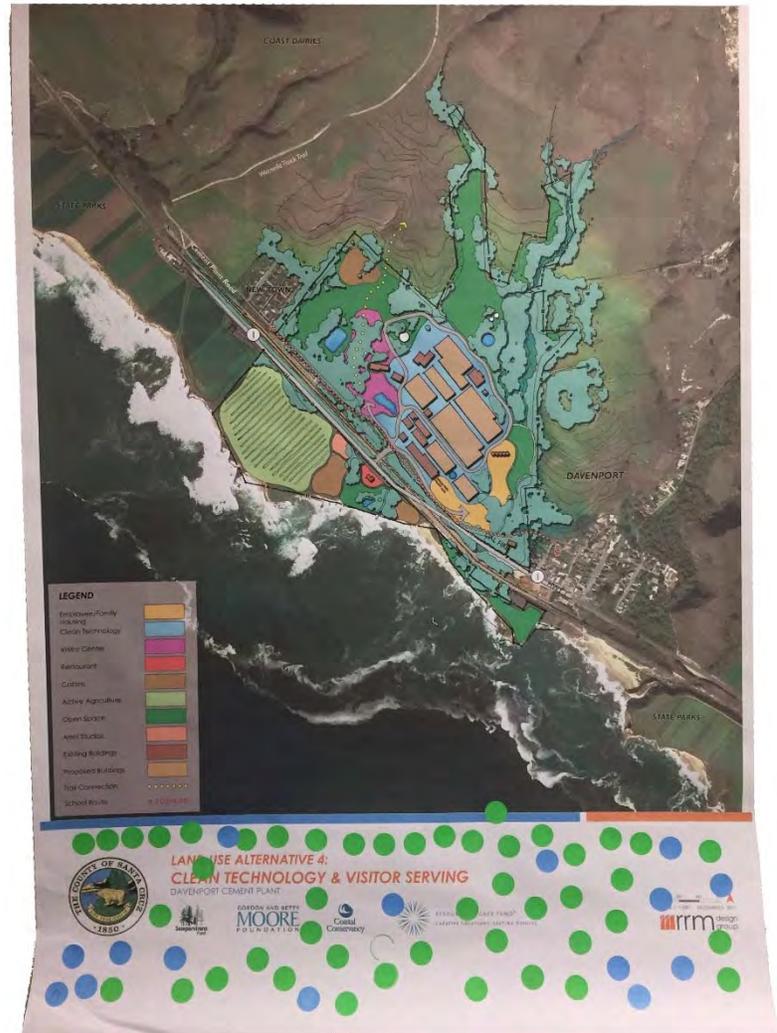
Senior Housing

- Why not more housing for-sale or family's? Not senior
- This is too intense a use for the community
- Senior housing would permanently change our community and not for the better
- Well-intentioned
- Not a good idea; do not like +4
 - Far from groceries, medical uses, movie theater, public transit, etc.
- This senior housing proposal should be adopted; not only do disadvantaged seniors benefit, but the neighborhood would be least impacted by this option. Seniors cause less traffic and noise impacts compared to other more intensive uses and the seniors would become part of the community, with common interests

Alternative # 4 Comments

General Comments

- Mixed-Use Agriculture and Clean Tech would possibly contribute. Joby is an entirely unproven company and should not be anchor tenant of property.
- Like the Joby idea; concerned if the Board decides to move the company
- How is Joby Aviation “Clean Technology”? Plenty of toxics and impactful materials are used in the manufacturing of mega-drones. Joby Aviation may not be the best fit; do not want a noisy neighbor. This process would appear to be premature. The



- alternatives all seem reasonable; but need to be working with real buyers. The amount of money spent on consultants seems high given the somewhat generic suggestions. That said, the economic analysis work is important. Joby Aviation would be better located near airport environments. The “team” would love to work in a modern industrial facility with ocean access and views, but testing these Vertical Takeoff and Landing (VTOL’s) in a sensitive coastal environment is a poor use. Please keep looking for buyers, Joby will not fly.
- Support Joby and public access to trails and Coast Dairies at Vicente, San Vicente Redwoods +1
- An industrial ecosystem approach would incorporate on-site material; e.g. piles of cement could be used to produce aerated concrete blocks for ‘cabins’, etc. at 1/10 the cost
- Joby is a wonderful opportunity for the community +3
- Bring it on; this is the future
- In support of Joby Aviation moving forward; however, concerns over:
 - Noise; +5
 - Light (at night); +3

- Air pollution;
 - Location of on-site takeoffs **+1**
 - Test flight paths; and
 - Traffic. **+8**
- Proposed Clean Technology buildout far too large. What exactly is Clean Technology? How does permit within zoning work?
- Must adhere to LCP Davenport Special Designation
- Would JoeBen consider setting aside land for new school?
- More information needed **+4**
 - Needs to be economically viable
- Go with Joby Aviation; makes the most sense for development; will be the best fit for the community
- In favor of Joby if electricity for entire town of Davenport area is provided via Joby solar collection and facilities
- Water treatment should also be addressed by Joby
- Mercury and other harmful biochemical elements on property
- Cleanup site but do not change set up in plan
- Go Joby! Go local! Give them a chance. Do not lose it by bogging it down. **+2**
 - A local owner is a huge plus
- Time schedule is strictly based on economics of investment. The investment "on hand" is a once in a lifetime opportunity for the future of children and community. The funding available today will not be available in the same context at a future date. Strongly support initiative to work with Joby Aviation.
- Light Research and Development high technology will offset tourism weekend influx **+2**
 - Encourage less people to the area
- Better resource leveling with weekday work force versus increased tourism
- A solid business development; not hotel and tourism. Will provide good tax basis and better paying jobs **+1**
 - Important tax basis increases
- Provide better opportunity with high-tech jobs, not service work. Engineering, software, electrical tech, data communications, and aerospace are better jobs than service
- Follow up with more detailed, development plan/project description from Joby Aviation **+10**
 - Re-use which buildings?
 - Where will residences go?
 - Trail head access
 - Need pedestrian overpass for traffic safety and maintain traffic flow and/or an underpass **+1**
 - Size, square footage of buildings (square footage) and height **+1**
 - Need to know about existing square footage
 - Can Joby do Research and Development without flying here?
 - What shifts? 24/7?
 - How to transport?
 - Need community impact statistics **+1**
 - A description of what it will be like to live with Joby

- Need an online FAQ and ability to submit input
 - Need long-term plan and information on temporary uses
- How many VTOLs will be flying around our skies – is this critical to the viability of the business?
- No lift off site at Cemex **+1**
 - Do not want to see or hear planes flying here on the North Coast. Is it feasible to screen this activity from the coast, the highway, town, and the National Monument trails? **+3**
- Flight restrictions? **+1**
 - Actual physical area? Over the property and/or days per month, etc.?
 - Limited to the air space above their land
- No drones please **+1**
 - Especially personal use drones
- What would be the upper limit or maximum on number of people working at Joby Aviation and the number of flights per day? **+4**
- Watching the VTOLs in the air will be fine **+1**
 - If the pier is restored, takeoffs could be from there
- Use 20-megawatt power supply and improve and add upon by need
- That would be badass
- Support Joby making it happen **+1**
- JoeBen seems sincere. Give him a shot.
- JoeBen understands our community
- Joby Aviation has integrity and the best interest of Davenport at heart. Davenport needs to move into the future, prepared to grow and would be lucky to have the Clean Technology.
- JoeBen – ‘the new Wright Brothers’; future of the planet; solving transportation
- Less traffic and travel with Joby than tourism generating uses
- 2019 – would proposed mentoring for several layers of jobs needed to support light industrial to contribute to the County
- Ensure land not needed by Joby reverts to Village Concept
- Less human impact and other species impact compared to other alternatives
- Dollar amount of commitment to:
 - School; **+1**
 - Water; and
 - Other community resources.
- What is the proposal to buffer New Town from an influx of traffic from traffic and Joby employees?
- Uses proposed too close to New Town **+2**
 - Concerned that the concentration of visitor services (visitor center, trail, open space, and cabins) are all adjacent to New Town. Why route the trail by the wastewater treatment pond? Situate the eastern cabins with a view of the CKD pile? Ill thought out.
- Like Joby but what does the Board have to say about how they care about what we want?
- Joby sounds better than Cemex or another corporation
- The school should be awesome with additional children projected to come
- Alternative Four appears the most exciting

- Would like more detail but very encouraged by potential benefits+1
 - Hopeful that Bonny Doon will be included in the process
- Alternative Four should be the preferred option. Do not let Joby Aviation move over the hill
- A 2019 start date should be aimed for
- Seems like Alternatives One-Three will take years before anything could happen; Joby could change things now
- What if company goes under or is sold?
 - What will the conditions be? +1
 - What will happen with the zoning; will it remain industrial?
- Private investment over a service-based use is preferred compared to the proposals in Alternatives One-Three
- Explain testing done at quarry and what type of testing near the plant site
- Joby proposal is tied to one person; use permit needs to reflect that so that 20 years from now, we do not end up with something very different
- Like the idea of a successful business supporting the community
- Joby will bring jobs to the area and will spur high-tech growth in the Santa Cruz area. It is a nice technology complement to the Tesla electric cars that are being designed and manufactured in Silicon Valley, and Zero Motors electric motorcycles in Scotts' Valley. All three will have a common need for high capacity battery storage. Joby Aviation will help create a technology hub for electric vehicles.
- Would like to see the County facilitate permitting process so site is improved and cleaned up
- Best use; fully support
- Concern about delivery and shipment traffic
- JoeBen has made a lot of promises to do "whatever we want"; however, in the past he hasn't followed or been respectful of regulations, so why should we believe he will in the future?
- Will there be other businesses on this site, in addition to the industrial use as JoeBen has on his property in Bonny Doon? Will there be smells and/or noises from these other side businesses?
- Support the idea of creating offices/workshops for small, local businesses (contractors, woodworkers, artists, etc.)

Lodging/Visitor Serving

- Add camping to Alternative 4 +5
- No cabins +6
- Maybe additional cabins (50) for daily rentals?
- Less cabins
- Do not like the location of the campgrounds near New Town
- Where and what is the configuration of the 75 cabins and what will they look like?

- Mixed message – cabins, but no camping; would there be camping in this alternative?
- Decrease number of tent cabins from 75 to 30
- Is there enough water available for all the lodging suggested?
- Or 20 cabins and 50 campsites
- Affordable tourist lodging is good since there is not much in the area
- High-end could be impacted by the recession, etc. seems unrealistic
- More camping is good, state parks are often full

Clean Technology

- Double thumbs up for Clean Technology. The details of which are not so clear except for trail access.
- Like alternative energy
- On-site food for employees should be encouraged
- Constraints needed on flights to prevent noise pollution
- Need more information on economic return to the community; tax base. How does Joby compare to the other options?
- Rests on the assurance that the tower is maintained and renovated
- Effectively use pre-existing resources
- Clean electrical generation
- Joby is a rare and great opportunity; need to do this
- Clean Technology jobs will be a major benefit to the community
- Increase in income to County and area
- Light industrial type uses needed in Santa Cruz County
- Joby will much more likely work with the community than developer(s)
- Makes the rail trail invaluable
- Concerned about the testing in the quarry
- What does Joby's growth look like? Will they be able to use lands later that they say they will not use now? What happens when they outgrow the facility? Need to see long-term plan.
- An economic analysis needs to be completed **+1**
- Comparing the Joby proposal to the cement plant, as in "it will be way quieter than the cement plant" should not be the standard of comparison. This is the time to do something good for the coast and obviously economically feasible
- Create a large solar farm on the present-day takings
- Promote biomass electrical generation
- Use as a dumping site instead of using landfill
- Create fog-catcher arrays to help alleviate water shortages (as used in Chile)

Industrial Flex Space

- Add industrial flex space(s) to Joby proposal; it is a good community service

Employee/Family Housing

- 50 units minimum – need more housing – how about low-income for support staff?
- More locals in our neighborhoods
- 50 units too much; 30 maximum
 - Less units the better +1
- Hope these will be more geared towards employee housing
- Remember that there will be new families in town as the company grows, so new children and a chance at long-term community vitality because of young families and children and economic uplift.
- Concerned about the employee housing; do not want employees living at the campsites
- Can the existing school even handle more students? +1
 - What is the capacity to accommodate additional students and would the school return to its historic commitment of providing instruction to residents ahead of out-of-district transfers? How would an influx of Joby employees' children impact the Independent Study program?
- Add in senior and affordable housing to this alternative
- Additional housing enough to house 100-150 new residents
- Where and what is the configuration of the 50 units and what will they look like?
- Concern over housing quality
- Are these units for Joby staff?
- 25 units maximum; no Accessory Dwelling Units

Event Meeting Space

- Add event meeting space or community room to Alternative 4 +4

Recreation Retail/Restaurant/Artist Studios

- Would love to see community recreation facilities, baseball fields or multiuse sports fields, tennis courts, etc. especially with the new school buildings there is almost no space for ball playing in Davenport. There will be plenty of hiking but how about a baseball park?
- Like the restaurant and artist studio combination
- If a restaurant proceeds – encourage green and good organic food
- Wine bar
- Support local artists
 - Storefronts for local artists
- The retail really needs to serve the community. We already have one shop that caters only to visitors and have three restaurants. What we need is to be able to get food without driving an hour round-trip. Need to be able to do it with an extra 600 people coming in and out all the time. Allocating or separating artist live/work space rather than not defining the difference between the two is

important. Artists would contribute to the community but do not have the money to compete with retail.

- Where would this be located? No safe place on the coast
- Support local organic farms
- Add some retail space to support trail users; for example, bike shop, outdoor store, and/or camp store
- Ensure this is open and available to the public
- Retail space could better serve visitors and Davenport. Restaurant welcome; however, make convertible to retail.
- Is the proposed restaurant for employees and/or visitors? Do not want it to take away customers from existing restaurants.
- Create a commercial kitchen for local food production
 - Baking, preserving, etc.

Visitor Center/ Restrooms/ Parking

- Does Joby Inc. have plans to provide parking and visitor access available for tourists?
- Rail train ending on Joby site?
- Use old hospital for visitor center and museum of North Coast (and Cement Plant history)
- Provide adequate space for horse trailer parking

Trails

- Will open space be heavily restricted because the land will be held by a private company? Open and public trail use is important.
- Create separate trails for horses and hiking; mountain bikes on another. Or provide a wide trail to accommodate all.

SANTA CRUZ RESTORATION AND REUSE PLAN - CEMEX CEMENT PLANT

Name:

Address:

Please indicate your preferences by checking the box for each of the program elements provided. Any additional notes to elaborate on your choices can be provided on the back of this sheet.

Program Elements	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Comments
<i>Lodging/Visitor Serving</i>	Eco Lodging & Cabins 100 rooms 75 cabins 25 tent cabins	Recreation Oriented Lodging/Conference Center 200 rooms 75 cabins 25 tent cabins	Lodging & Cabins 100 rooms 100 cabins	Cabins 75 cabins	
<i>Camping</i>	<input type="checkbox"/> 150 camp sites	<input type="checkbox"/> 50 camp sites	<input type="checkbox"/> 50 camp sites	N/A	
<i>Clean Technology</i>	N/A	N/A	N/A	<input type="checkbox"/> Joby Aviation	
<i>Industrial Flex Space</i>	N/A	N/A	<input type="checkbox"/> 226,400 s.f.	N/A	
<i>Senior Housing</i>	N/A	N/A	<input type="checkbox"/> 300 units	N/A	
<i>Employee/Family Housing</i>	<input type="checkbox"/> 30 units	<input type="checkbox"/> 50 units	<input type="checkbox"/> 30 units	<input type="checkbox"/> 50 units	
<i>Event Meeting Space</i>	<input type="checkbox"/> Yes 15,200 s.f. (Bldg Reuse)	<input type="checkbox"/> Yes 32,000 s.f. (w/lodging)	<input type="checkbox"/> Yes 2,000 s.f. (w/lodging)	N/A	
<i>Recreation Retail/ Restaurant/Artist Studios</i>	<input type="checkbox"/> 2,500 s.f. (Camp Store) 13,200 (Retail/Artist Studios)	<input type="checkbox"/> 2,500 s.f. (Restaurant) 26,400 (Rec/Retail)	<input type="checkbox"/> 2,500 s.f. (Wine Tasting/Restaurant)	<input type="checkbox"/> 2,500 s.f. Restaurant 3,000 sf (Artist Studios)	
<i>Visitor Center Restrooms Parking</i>	<input type="checkbox"/> Visitor Center <input type="checkbox"/> Restrooms <input type="checkbox"/> Public Parking				
<i>Trails</i>	<input type="checkbox"/> East & West Access			<input type="checkbox"/> West Access	
<i>Emergency Service Storage</i>	<input type="checkbox"/> Yes		No		
<i>Reuse of Silos</i>	<input type="checkbox"/> No	<input type="checkbox"/> Yes			

Program Elements	Alternative 1	Alternative 2	Alternative 3	Alternative 4
<i>Lodging/Visitor Serving</i>	Eco Lodging & Cabins 3 votes	Recreation Oriented Lodging/Conference Center 1 votes	Lodging & Cabins 0 votes	Cabins 37 votes
<i>Camping</i>	150 campsites 5 votes	50 campsites 5 votes	50 campsites 6 votes	N/A
<i>Clean Technology</i>	N/A	N/A	N/A	95 votes
<i>Industrial Flex Space</i>	N/A	N/A	0 votes	N/A
<i>Senior Housing</i>	N/A	N/A	4 votes	N/A
<i>Employee/Family Housing</i>	0 votes	3 votes	2 votes	45 votes
<i>Event Meeting Space</i>	5 votes	4 votes	2 votes	N/A
<i>Recreation Retail/ Restaurant/Artist Studios</i>	7 votes	6 votes	5 votes	49 votes
<i>Visitor Center</i>	53 YES votes			
<i>Restrooms</i>	55 YES votes			
<i>Parking</i>	52 YES votes			
<i>Trails</i>	East and West Access 25 YES votes			West Access 37 votes
<i>Emergency Service Storage</i>	37 YES votes		2 NO votes	
<i>Reuse of Silos</i>	5 NO votes	29 YES votes		

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

Community Workshop # 1 - Dot Exercise Results November 10th, 2016		GREEN DOTS	RED DOTS
CATEGORIES		Support 	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		GREEN DOTS	RED DOTS
CATEGORIES		Support 	Low Priority 
Future Uses Continued			
Adaptive reuse/working museum o <i>CEMEX equipment</i>		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 <i>Local/State</i> o <i>Non-EPA</i>		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 o <i>Bring trailheads to site</i>		16	4
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 o <i>Fund Rail Trail to extend to Cement Plant</i>		8	0
Problem with uncontrolled left turns into Cement Plant - from the southbound direction		7	0
Improve regional transit		6	0
Overall Circulation Management Plan o <i>Including pedestrians, bikes, and cars</i>		6	0
Class I bike trail		8	2
Other Potential Opportunities			
Fiber optics		2	0
Net-zero energy		2	0
Gas line on-site		2	2