



Staff Report to the Zoning Administrator

Application Number: **121268**

Applicant: Silas Rippee
Owner: Rebecca T. Lundberg
Devon W. Lundberg
APN: 058-093-03

Agenda Date: March 1, 2013
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to recognize the demolition of an existing nonconforming residence that was destroyed by fire and to reconstruct the building as a showroom with an administrative office/caretaker's quarters on a property in the C-4 zone district, to be used in conjunction with the glass blowing studio on the adjacent parcel (058-093-02). Requires a Commercial Development Permit and a Coastal Development Permit.

Location: Property located on the north side of Old Coast Road (121 Old Coast Road) at about 170 feet east of the intersection with Fair Avenue.

Supervisory District: Third District (District Supervisor: Neal Coonerty)

Permits Required: Commercial Development Permit and Coastal Development Permit

Technical Reviews: Soils Report Review and Archaeological Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121268, based on the attached findings and conditions.

Exhibits

- | | |
|--|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Archaeological Reports |
| D. Categorical Exemption (CEQA
determination) | |

Parcel Information

Parcel Size: 7,508 square feet
Existing Land Use - Parcel: Garage/storage building. Original residential structure used as a showroom/office/caretakers unit was destroyed by fire.

Existing Land Use - Surrounding: Service Commercial and Light Industrial (manufacturing) to the south and east, residential parcels to the west and riparian woodland with open rangeland beyond to the north.

Project Access: Old Coast Road

Planning Area: North Coast

Land Use Designation: C-S (Service Commercial)

Zone District: C-4 (Service Commercial)

Coastal Zone: ☒ Inside ☐ Outside

Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site

Soils: N/A

Fire Hazard: Not a mapped constraint

Slopes: N/A

Env. Sen. Habitat: Mapped resource/existing developed site, no additional disturbance.

Grading: No grading proposed

Tree Removal: No trees proposed to be removed

Scenic: Mapped within a scenic area.

Drainage: Existing drainage adequate, no change proposed

Archeology: Mapped archaeological resource, archaeological report prepared

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside

Water Supply: Davenport County Sanitation and Water District

Sewage Disposal: Davenport County Sanitation and Water District.

Fire District: Santa Cruz County Fire Protection District

Drainage District: Outside

History

The site was originally developed with a single-family dwelling that was located toward the front of the parcel and a detached garage set in the northwest rear corner of the lot, that were built on the parcel in 1952. However, in late 2010 the main structure on the parcel was destroyed by fire so that currently, along with the garage and other site improvements, only the foundation and the front wall of the original dwelling still exist. Although constructed as a dwelling, the main building on the parcel had, until it burned down, been used as a showroom for the glass blowing workshop on the adjacent parcel APN 058-093-02, as well as being used as an office and caretakers residence. The glass blowing studio was established in 1973 following the approval of Use Permit 4708-U, and the conditions of this approval specifically prohibited the use of any portion of that property for retail sales or residential use. There is no mention of the adjacent dwelling on the subject parcel in the files for 4708-U, and although the two parcels are in the same ownership, no separate Use Permit has been found for the showroom use on the subject parcel. It is therefore not known exactly when the adjacent residence started to be used as a

showroom and office for the glass blowing studio, along with its residential use as a caretaker's unit. The only permit on file is for a Building Permit that was issued in 1977 for repairs to the structure including a reconstruction of the entrance porch.

In June 2012 the fire damaged building was demolished following the issuance of Building Permit, B-121655. However, to minimize potential disturbance to potential archaeological resources on the parcel, the foundation has been left in-situ. Other than the demolition of the fire damaged structure, no other changes or disturbance have occurred on the parcel.

Project Setting

The site is situated within the Rural Services Line at the eastern edge of the town of Davenport. The property is located on the north side of Old Coast Road in a mixed area that includes residential uses to the south and west and light industrial and service commercial uses to the south and east. Immediately to the east of the subject parcel is an established glass blowing workshop that is in the same ownership as the subject parcel. To the north, the parcel is bordered by woodland associated with San Vicente Creek, beyond which there is open, agriculturally zoned ranchland.

The parcel slopes gently from the northwest to the southeast through the main, central portion of the parcel, with steeper slopes that fall toward Old Coast Road at the front of the parcel. Beyond the property boundary to the north, the land slopes down more steeply towards San Vicente Creek, which lies to the northeast, and to the east the land falls away toward the adjacent parcel. The parcel is developed with a concrete driveway that runs up from the street on the western side of the site of the burned structure towards the garage and a paved parking lot in the center of the site. Within the front yard and adjacent to the driveway and pathway to the original entrance, there are river rock garden walls that serve to retain the slope. There is also a flagstone walkway that connects the front entrance to the street by way of in-ground steps and another pathway that meanders around the south and east sides of the structure connecting the driveway and front entrance to the parking lot at the rear and also to the adjacent parcel. The remainder of the parcel is landscaped with a lawn area in the rear and planting in the front yard and along the eastern and northern property boundaries.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,500 square feet, located in the C-4 (Service Commercial) zone district, a designation which allows commercial uses. The proposed showroom with an office/caretaker's quarters will be ancillary to a principal permitted use within the zone district and the zoning is consistent with the site's Service Commercial (C-S), General Plan designation.

The applicant is proposing to reconstruct a facsimile of the original 1,024 square foot dwelling on the parcel that was destroyed by fire, to be used as a showroom for the Lundberg Glass Studios on the adjacent parcel and to also provide an office space that can double as an occasional caretaker's residence if needed. The proposed replacement structure will be in exactly the same location as the original building, and other than the addition of a new accessible ramped path of travel at the rear of the building that will be constructed in approximately the same location as a pre-existing lean-to shed and entry porch, no changes are being made to the

layout of the site. The project will also recognize the previously unpermitted use of the structure as a showroom and office/caretaker's residence to be used in conjunction with the glass blowing studio on the adjacent parcel. Whereas a residential use does not conform to the sites C-4 (Service Commercial) zoning designation and C-S (Service Commercial) General Plan designation, the proposed showroom with an office/caretaker's quarters is an allowed use in the zone district as an ancillary use to the approved glass blowing workshop on the adjacent parcel subject to the approval of a Commercial Development Permit. In addition, because the parcel is within the Coastal Zone and also within the Davenport Special Community, a Coastal Development Permit is also required to be approved.

Parking and Accessibility

Parking for the proposed showroom will be provided in the existing parking lot and original garage that are located to the rear of the building. All parking is accessed via a paved driveway that runs up from Old Coast Road along the western boundary of the parcel. One parking space for employee/caretaker use is available in the garage and three parking spaces, including one space that is van accessible, are available for the showroom use. As set out in County Code section 13.10.552(b), off-street parking for non-residential uses, the proposed 1,024 square foot showroom and office space require the provision of one parking space for each 300 square feet of use. Therefore the provision of three parking spaces for the proposed showroom/office use, plus one additional space for an employee or caretaker is consistent with the parking requirements for the proposed use.

Because the original structure was constructed as a dwelling, the access to the building from the parking area was formerly via steps to a small entrance porch. In order to meet the accessibility requirements as set out in the California Building Code for a commercial use, the original rear porch and also a small lean-to shed that existed at the rear of the original structure will be replaced by a new ramped access. This handicap accessible ramp is the only proposed change to the original layout of the site. Other than re-striping of the parking lot to delineate the required van accessible parking space and the two additional regular spaces, no changes are proposed to the parking area.

Archaeology

The site is mapped as being in an archaeologically sensitive area, therefore, as required by Chapter 16.40 of the Santa Cruz County Code, prior to making this application for the reconstruction of the structure, Albion Environmental Inc., was contracted to conduct an Archaeological Assessment of the property and to prepare a report. Albion's investigation included a background records search at the California Historical Resources Information System Northwest Information Center at Sonoma State University (NWIC), a pedestrian survey of the parcel and also monitoring of geotechnical test auger borings.

The search of records indicated that the project area encompasses two cultural resources, including the historic town of Davenport and pre-historic archaeological site originally recorded in 1950. Three burials related to this pre-historic archaeological site are reported to have been excavated from the parcel during the construction that occurred in 1977. Two additional cultural resources have also been identified within a quarter mile radius of the project site. Further, the site investigation by Albion staff and monitoring of soil augering activities, showed the presence

of shell midden soils. Therefore it has been determined that it is highly likely that the proposed project is within a culturally significant Native American site.

Following review of the initial Archaeological Assessment report the County Environmental Coordinator met with the property owner's agent and Albion to discuss possible mitigation measures. Two representatives of local Native American Tribes were also invited but did not attend although a written request was received that a qualified Archaeologist and a Native American monitor be present on site during construction. Based upon the discussions at that meeting, an addendum to the initial Archaeological Assessment report was then submitted to address requirements for Archaeological Monitoring of the site during construction. The project is appropriately conditioned to ensure the required archaeological monitoring. Both the initial Archaeological Assessment report and the addendum letter are included as Exhibit F of this report.

Local Coastal Program Consistency

The proposed use of the replacement structure as a showroom with an office/caretakers quarters is located within the Davenport Special Community close to the eastern edge of the town on Old Coast Road, which dead-ends just east of the subject parcel. The design of the proposed commercial building is in conformance with the County's certified Local Coastal Program and the Davenport special community design criteria in that the structure will be virtually identical to the original dwelling on the parcel that was destroyed by fire. The original dwelling was a single story structure with a small recessed arched porch and wood shingle walls and the replacement structure will replicate this design. Therefore the proposed commercial building will be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain both single family dwellings and commercial structures and therefore the design of the commercial building is consistent with the existing range of styles.

The proposed use as a showroom/office/caretaker's quarters will be ancillary to the approved glass blowing workshop on the adjacent parcel which is a principal permitted use in the C-4 (Service Commercial) zone district, also the project is located more than 100 feet from San Vicente Creek. Therefore this project is not appealable to the California Coastal Commission.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed showroom with an office/caretaker's quarters complies with the requirements of the County Design Review Ordinance, in that the proposed project will be a single story residential style building with painted wood windows, a recessed arched front porch and wood shingle clad walls to replicate the original dwelling that had previously existed on the parcel and to thereby reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Although the property is within a mapped scenic area, owing to the location of a parcel in a low lying area where the street drops down towards San Vicente Creek, and because of surrounding properties on higher ground and also dense woodland to the rear, the

proposed development will not be visible from any location beyond the immediate vicinity of the parcel.

Environmental Review

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 15302: Replacement or Reconstruction, in that the replacement of the original structure that was destroyed by fire with an almost identical structure within the original footprint, and the replacement of an entrance porch with a handicap accessible ramp, will not cause any significant ground disturbance in a new area of the site and not cause environmental impact due to the small scale of the project. No other changes are proposed on the parcel that will result in ground disturbance.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121268**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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FOR

FOR

CALIFORNIA BUILDING CODE (CBC)

[illegible]

CALIFORNIA RESIDENTIAL CODE (CRC)

Scientific Design Categories changed to A, B, C, E, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

CALIFORNIA RESIDENTIAL CODE (CRC) (Cont'd)

[illegible]

CALIFORNIA ELECTRICAL CODE (CEC)

GFC receptacles required in commercial kitchen, outdoors & within 6' of areas. (CEC 210.6)

Combination Type Arc-Fault Circuit Interrupters (AFCI) shall be installed in all dwelling unit family rooms, living rooms, bedrooms, closets, hallways, and similar rooms. (CEC 210.12)

Switches (conducts) installed underground or in raceways shall be protected by a GFCI. (CEC 210.6)

Receptacles installed in wet location, insulated conductors shall be listed for wet locations. (CEC 200.7 & 300.9)

All required 15/70 ampere receptacles listed in Table 210.32 for dwelling units shall be listed tamper-resistant receptacles. (CEC 406.11)

Receptacles for dwelling unit equipment bonding requirements shall be identified by the number of bonding conductors. (CEC 408.24)

Revised several requirements for Solar Photovoltaic. (CEC 690)

CALIFORNIA GREEN BUILDING STANDARDS CODE

Santa Cruz County has adopted the mandatory measures and amended it to include additions of \$500 sq ft and more.

CALIFORNIA MECHANICAL CODE (CMC)

Added entire section for equipment on roofs/access to equipment on roofs. (CMC 301.9 and 304)
Single-wall metal pipe shall not be used as a vent in a dwelling/residential occupancy. (CMC 302.7.4.1)
Revised clearances for Type 1 hoods depending on construction (CMC 307.2)
Added a standards table for equipment/material. (CMC table 17-1)

CALIFORNIA PLUMBING CODE (CPC)

Potable water supply to swimming pools, spas, etc., shall be protected by an approved air gap or backflow preventer. (CPC 603.4.12)

Plastic pipe material used for water service installed underground that have an "I" marking formulated color tracer will suitable for direct burial (CPC 604A).

Cannot use an air test on plastic Drainage, Waste & Vent (DWV) piping. (CPC 723)

Adopted CPC chapter 66A for Non-Potable Water Reuse Systems.

BEVERLY KENVILLE

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PERMIT TO REBUILD AFTER FIRE

REBECCA LUNDBERG
21 OLD COAST ROAD
AVENPORT, CA 95017

FOR

[illegible][illegible]

PARTIAL SITE PLAN (SEE A.O.L. FOR FULL SITE PLAN)

[illegible][illegible]

PERFORMANCE CERTIFICATE - BUILDINGS		Form 3 of 3	
This form is to be completed by the person responsible for the building and submitted to the relevant authority.		This form is to be completed by the person responsible for the building and submitted to the relevant authority.	
NAME OF BUILDING	ADDRESS	POSTAL CODE	DATE
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883,			

MANDATORY MEASURES SUMMARY: Representative	Page 2 of 3	6/1/91	6/1/91	6/1/91
<p>1. <u>Working 60 hours per week</u></p>	<p>1. <u>Working 60 hours per week</u></p>	<p>1. <u>Working 60 hours per week</u></p>	<p>1. <u>Working 60 hours per week</u></p>	<p>1. <u>Working 60 hours per week</u></p>
<p>2. <u>Working 60 hours per week</u></p>	<p>2. <u>Working 60 hours per week</u></p>	<p>2. <u>Working 60 hours per week</u></p>	<p>2. <u>Working 60 hours per week</u></p>	<p>2. <u>Working 60 hours per week</u></p>
<p>3. <u>Working 60 hours per week</u></p>	<p>3. <u>Working 60 hours per week</u></p>	<p>3. <u>Working 60 hours per week</u></p>	<p>3. <u>Working 60 hours per week</u></p>	<p>3. <u>Working 60 hours per week</u></p>
<p>4. <u>Working 60 hours per week</u></p>	<p>4. <u>Working 60 hours per week</u></p>	<p>4. <u>Working 60 hours per week</u></p>	<p>4. <u>Working 60 hours per week</u></p>	<p>4. <u>Working 60 hours per week</u></p>

PERFORMANCE CERTIFICATE - Bariumium				Form 2 of 3		CE-1R
Specimen No.	Specimen Description	Specimen Type	Specimen Size	Specimen Weight	Specimen Volume	Specimen Density
<p>SPECIAL FEATURES INSPECTION DISCUSSION</p> <p>The following special features inspection was conducted on the specimen(s) listed above. These items were inspected and found to be in accordance with the requirements of the specification. The following special features inspection was conducted on the specimen(s) listed above. These items were inspected and found to be in accordance with the requirements of the specification.</p>						
<p>TESTS REQUIRED VERIFICATION</p> <p>The following tests were performed on the specimen(s) listed above. The test results are as follows:</p>						

[illegible][illegible][illegible]







PERMIT TO REBUILD AFTER FIRE
FOR
REBECCA LUNDBERG
121 OLD COAST ROAD
DAVENPORT, CA 95017

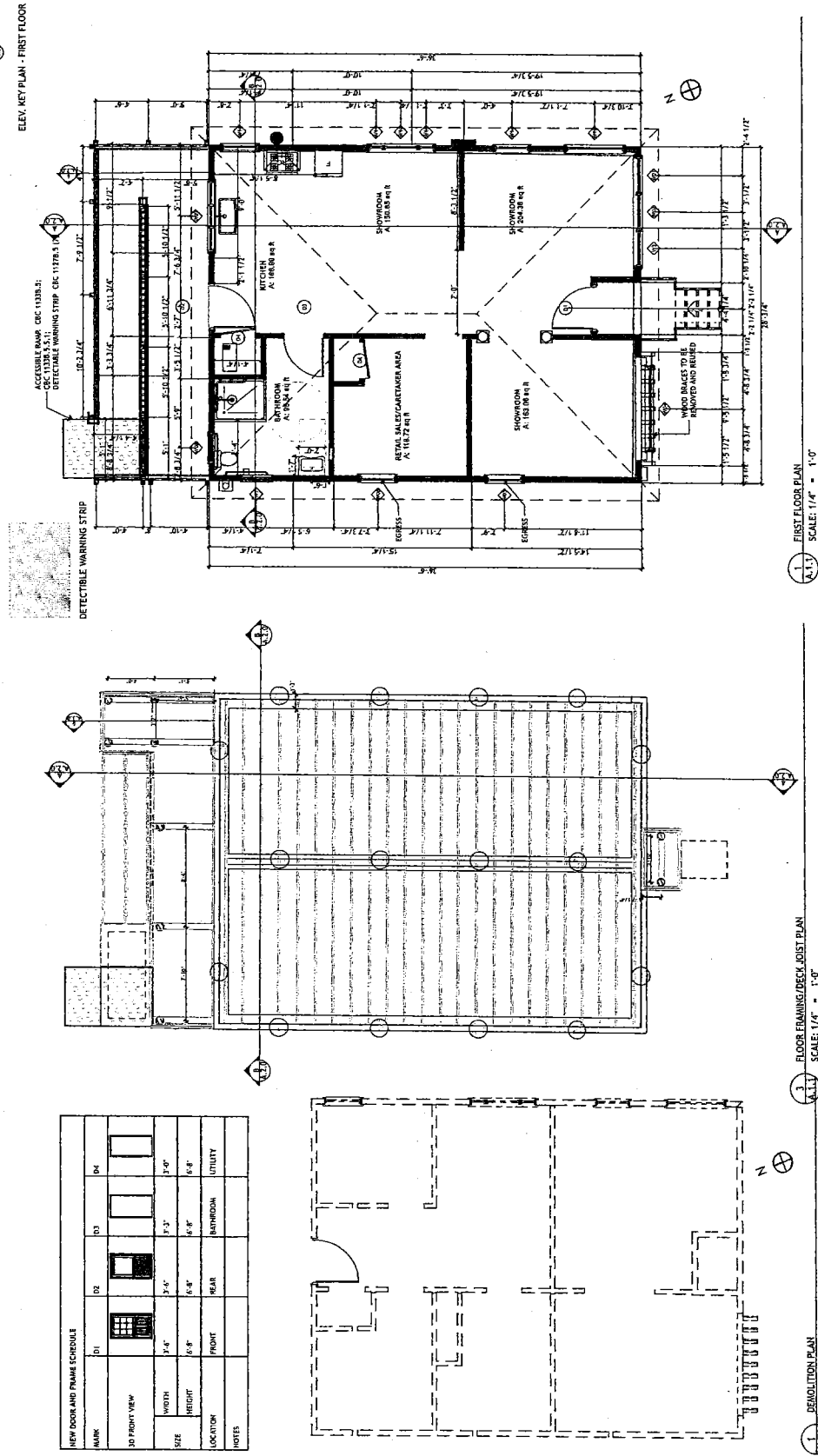
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2	△		4/23/2014	COMMENTS
3	△		1/12/2015	CURRENT CHANGES
4	△		2/16/2015	BUDGET RESULT
5	△		4/23/2015	REASON FOR BUDGET RESULT
6	△		3/24/2015	BUDGET RESULT
7	△		3/17/2014	REASON FOR BUDGET RESULT


FLOOR PLAN	DEMOLITION PLAN
	

A.1.1
DATE: 1/22/2013

[illegible]

NEW DOOR AND FRAME SCHEDULE					
MARK	D1	D2	D3	D4	
					
	DO FRONT VIEW				
	WIDTH	2'-6"	3'-6"	3'-0"	
	HEIGHT	6'-8"	6'-8"	6'-8"	
	LOCATION	FRONT	WEAR	BACKROOM	UTILITY
	NOTES				





BIM DRAFTING & DESIGN
BEVERLY KENVILLE
 3132 HANNA LANE
 SOQUEL, CA 95073
 916-444-9973
 beverlykenville@yahoo.com

FOR
REBECCA LUNDBERG
 121 OLD COAST ROAD
 DAVENPORT, CA 95017

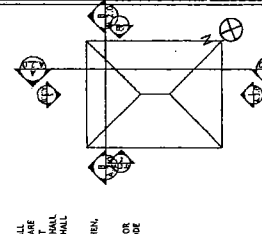
PERMIT TO REBUILD AFTER FIRE

REVISION	DATE	DESCRIPTION
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3	1/22/2013	ISSUED FOR PERMIT
4	1/22/2013	ISSUED FOR PERMIT
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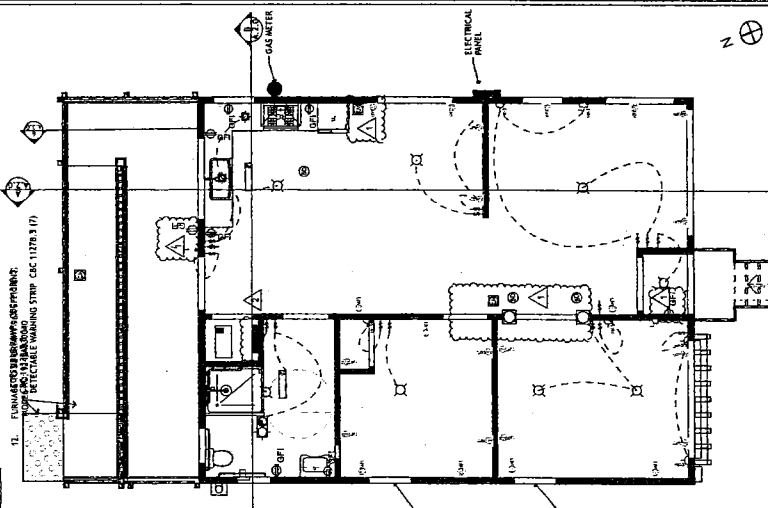
FLOOR PLAN NOTES:

- ALL LIGHTING IN THE NEW BATHROOM SHALL BE HIGH EFFICACY CONTROLLED BY A 3-WAY SWITCH WITH DIMMER. THE DIMMER SHALL BE INSTALLED OUTSIDE THE BATHROOM. THE DIMMER SHALL BE INSTALLED OUTSIDE THE BATHROOM. THE DIMMER SHALL BE INSTALLED OUTSIDE THE BATHROOM.
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KEY ROOF PLAN



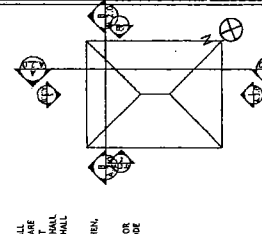
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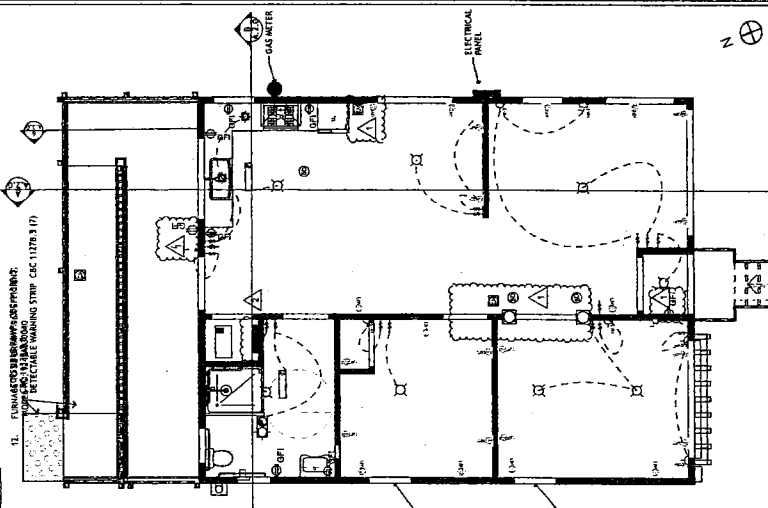
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KEY ROOF PLAN



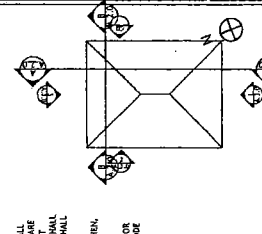
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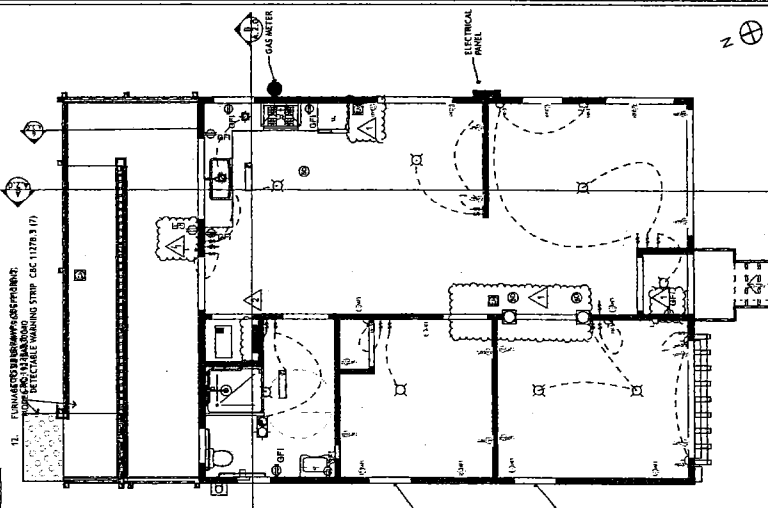
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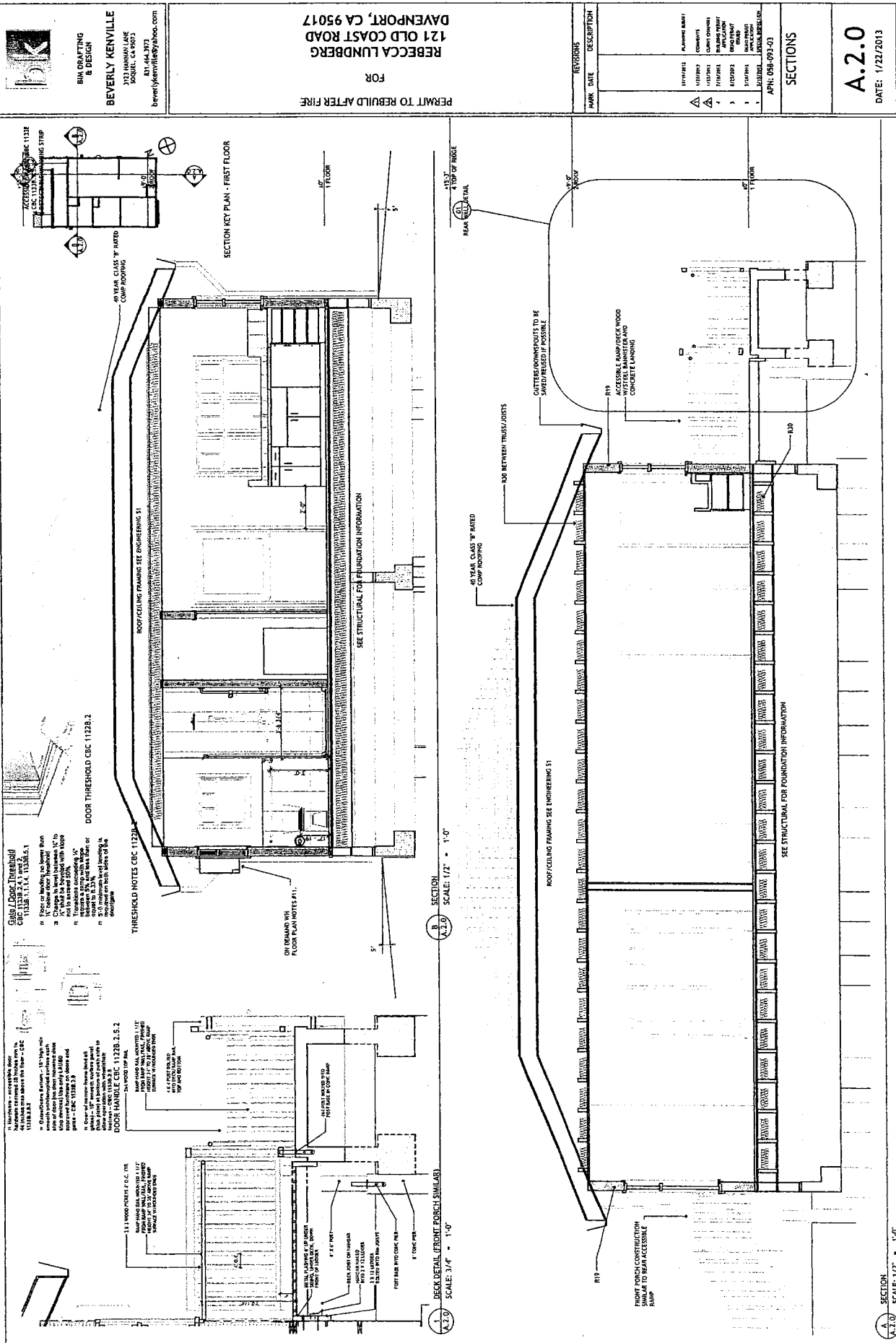
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KEY ROOF PLAN



REFLECTED CEILING ROOF PLAN





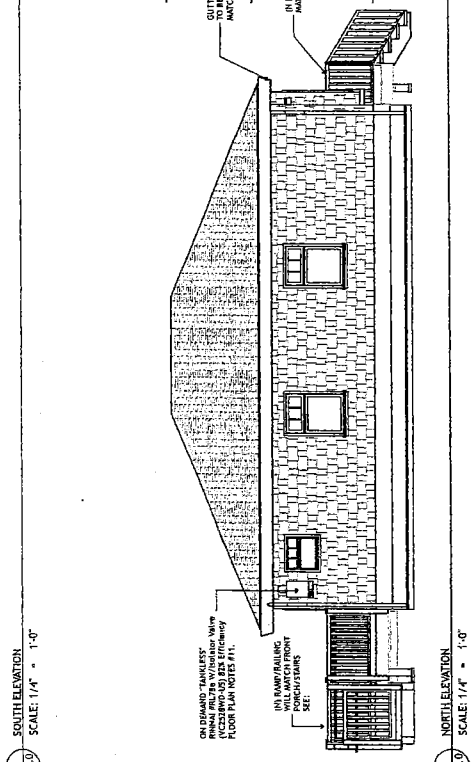
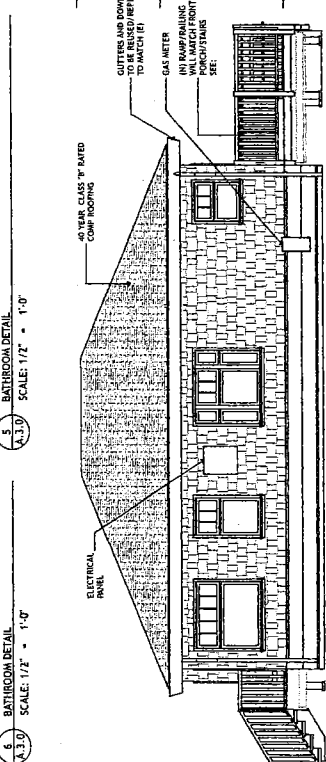
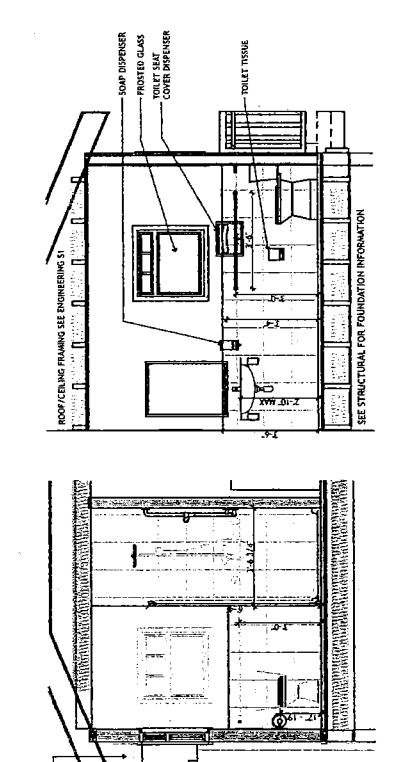
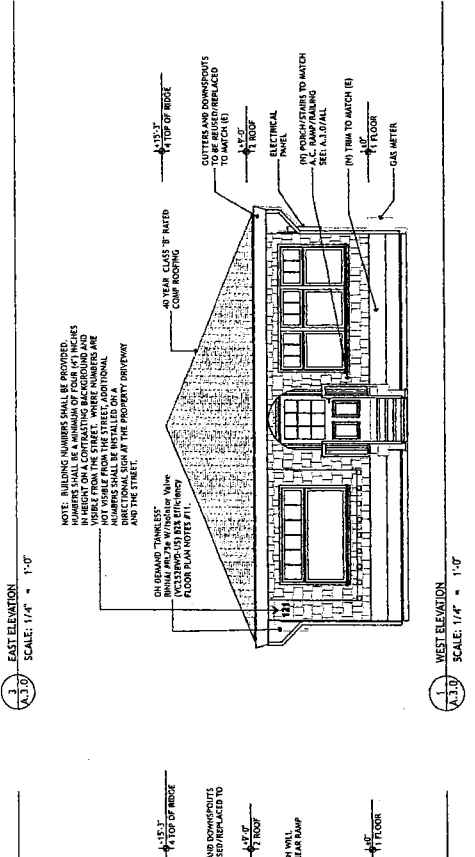
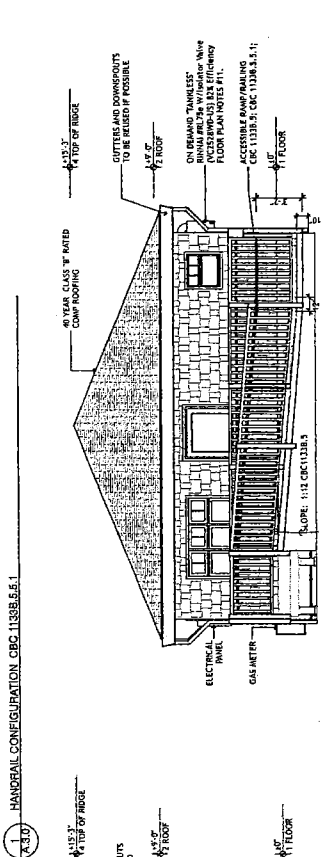
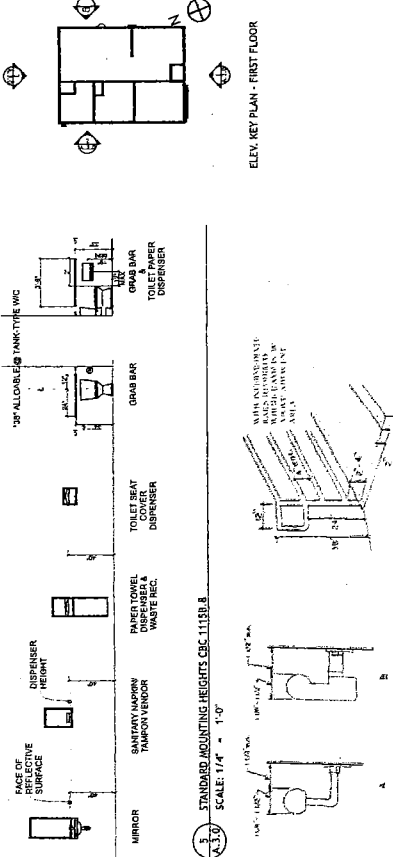


BIN DRAFTING
& DESIGN
BEVERLY KENVILLE
3113 HANNA LANE
SACRAMENTO, CA 95817
401.444.9971
beverlykenville@bin3d.com

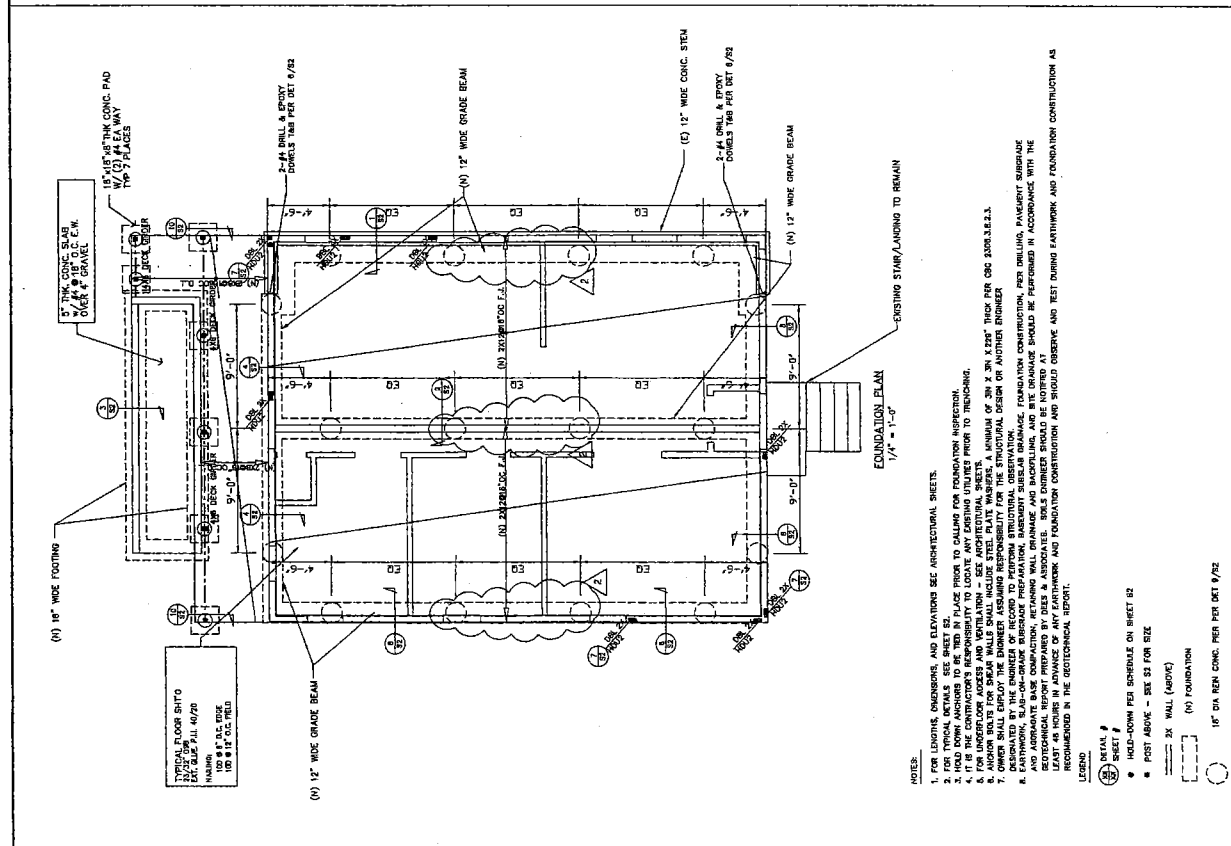
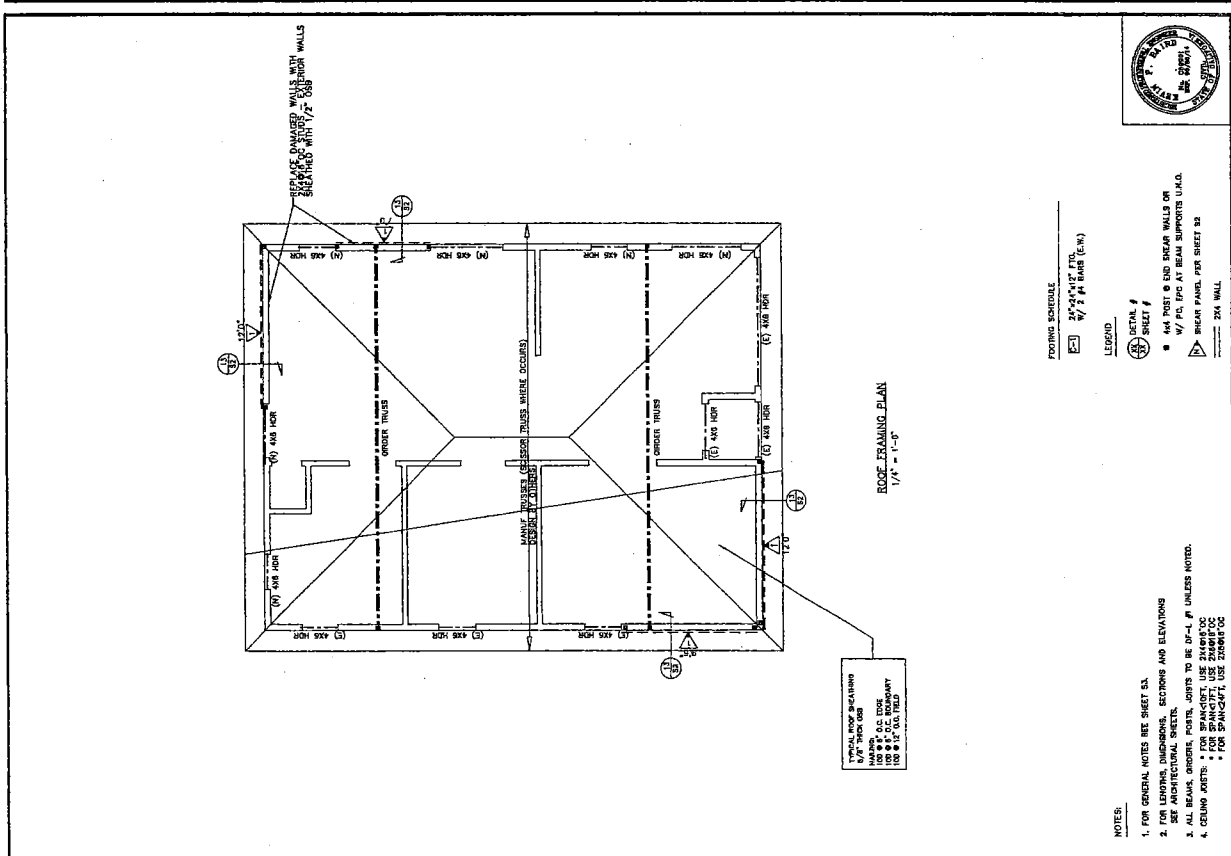
PERMIT TO REBUILD AFTER FIRE
FOR
REBECCA LUNDBERG
121 OLD COAST ROAD
DAYENPORT, CA 95017

REVISIONS	MARK	DATE	DESCRIPTION
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3	11/14/2013	11/14/2013	REVISIONS
4	11/14/2013	11/14/2013	REVISIONS
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A.3.0
DATE: 1/22/2013



DATE	07/13/12	PROJECT	LUNDBERG RESIDENCE
SCALE	1/4" = 1'-0"	LOCATION	121 OLD COAST ROAD DAVENPORT, CA
TOWN	775	SHEET	S1
REVISIONS	FOUNDATION/FRAMING PLAN 1/4" = 1'-0" 831-881-0544 BARD TRUCKING 220012 PLAN CHECK 220012 PLAN CHECK 220012		



LUNDBERG RESIDENCE

1/4-0

**BLAIR
STRUCTURAL
DESIGN, INC.**
1000 N. 10TH ST.
SUITE 100
MINNEAPOLIS, MN 55412
612-338-1054

[illegible][illegible][illegible]

SECTIONAL DIVISION CERTIFICATES
CALIFORNIA BUILDING CODES

DESIGN LOADS:	JOIST 18 12.5	ROOF FLOOR
RESISTANCE (K/IN):	BINS CLASS 2 B ₁ = 1517 B ₂ = 123 R = 0.5	
WIND LOADS:	RALE 50-47-1 ACROSSWIND DRIFTING 3 DEG. WIND IN EXPOSURE 0	

10

Coastal Development Permit Findings

- 1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.**

This finding can be made, in that the property is zoned C-4 (Service Commercial), a designation which allows commercial uses. The proposed showroom with an administrative office/caretaker's quarters is an allowed use ancillary to a principal permitted use (glass blowing workshop) within the zone district, and the zoning is consistent with the site's Service Commercial (C-S) General Plan designation.

- 2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.**

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

- 3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.**

The proposed development is consistent with the surrounding neighborhood in terms of architectural style in that the structure will be identical to the original building on the parcel that was destroyed by fire. The original dwelling was a single story structure with a small recessed arched porch and wood shingle walls and the replacement structure will replicate this design including the external colors and materials. The property is located on the north side of Old Coast Road in a mixed area that includes residential uses to the south and west and light industrial and service commercial uses to the south and east, therefore the proposed commercial building that resembles a small residence will be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The development site is not on a prominent ridge, beach, or bluff top.

Therefore this finding can be made.

- 4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.**

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the proposed showroom with an office/caretaker's quarters that will be operated in conjunction with the established glass blowing studio on the adjacent parcel, will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

The proposed replacement structure, which will be used as a showroom with an office/caretaker's quarters, is located within the Davenport Special Community close to the eastern edge of the town on Old Coast Road, which dead-ends just east of the subject parcel. The design of the proposed commercial building is in conformance with the County's certified Local Coastal Program and the Davenport special community design criteria in that the structure will be identical to the original dwelling on the parcel that was destroyed by fire and will be constructed on the original footprint. The proposed building will include features such as a small recessed arched porch, painted wood windows and wood shingle walls to replicate the original structure. Therefore the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain both single family dwellings and commercial structures and therefore the design of the commercial building to resemble a small dwelling is consistent with the existing range of styles.

Additionally, the proposed use as a showroom/office/caretaker's quarters is an allowed use in the C-4 (Service Commercial) zone district as it will be ancillary to the approved glass blowing workshop on the adjacent parcel which is a principal permitted use. Therefore this project is not appealable to the California Coastal Commission.

Therefore this finding can be made.

Development Permit Findings

- 1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.**

The project is located in an area designated for commercial uses and is not encumbered by physical constraints to development in that the proposed showroom and administrative office/caretaker's quarters is to be constructed on an existing developed site and the proposed structure will be built on the footprint of an original structure that was destroyed by fire.

Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The proposed showroom with an office/caretaker's quarters will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

Therefore this finding can be made.

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.**

This finding can be made, in that the proposed location of the showroom with an administrative office/caretaker's quarters and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-4 (Service Commercial) zone district in that the use will be ancillary to an approved glass blowing studio (Lundberg Glass Studios) located on the adjacent parcel and under the same ownership, that is an allowed conditional use within the zone district. The proposed commercial building will replace an existing structure on the parcel and will meet all current site standards for the zone district.

Parking for the proposed showroom will be provided in the existing parking lot and original garage that are located to the rear of the building. One parking space for employee/caretaker use is available in the garage and three parking spaces, including one space that is van accessible, are available for the showroom use. As set out in County Code section 13.10.552(b), off-street parking for non-residential uses, the proposed 1,024.25 square foot showroom and office space require the provision of one parking space for each 300 square feet of use. Therefore the provision of three parking spaces for the proposed showroom/office use, plus one additional space for an employee or caretaker is consistent with the parking requirements for the proposed use.

The site is mapped as being in an archaeologically sensitive area, and based upon an Archaeological Assessment of the property by Albion Environmental Inc. the parcel has been conclusively determined to be located within an area of historic and cultural significance. In order to protect and preserve potential archaeological resources the proposed project has been designed so as to result in the least amount of disturbance possible, and other than replacement

of the building and a required handicap accessible ramp, that will be constructed at the rear of the building in the approximate location of an original entrance porch and a lean-to shed, there will be no additional ground disturbance at the site. However, because of a requirement for deeper foundations for the new building than those of the original structure and because the required handicap accessible ramp will result in a small increase in parcel coverage, the project has been conditioned in accordance with the Archaeological reports and Chapter 16.40 of the County Code, to require the monitoring of all ground disturbing activities by a qualified Archaeologist and also a Native American representative. Should the presence of artifacts or human remains be discovered during excavation or development, the project has been conditioned to require that the excavation or development will be suspended and the property owner will be required to follow procedures set out in County Code chapter 16.40. Prior to the resumption of any excavation or development, as set out in County Code, an Archaeological Site Development Approval will be required.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

The proposed showroom with an office/caretakers quarters use is consistent with the use and density requirements specified for the Service Commercial (C-S) land use designation in the County General Plan in that the use will be ancillary to the approved glass blowing studio on the adjacent parcel that is in the same ownership. As set out in Policy 2.17.3, uses that are accessory to an approved service commercial or light industrial use are allowed within the Service Commercial zone district.

Although the parcel is within an area designated for service commercial uses, the site directly abuts a residential district. Therefore as required by Policy 8.5.2, (Commercial Compatibility With Other Uses) the project has been designed as a facsimile of the original dwelling on the parcel, and other than one small business sign at the driveway, the project will be detailed and landscaped to appear to be a residence. As proposed the showroom with an office/caretaker's quarters will not adversely impact the light, solar opportunities, air, and/or open space available to residential structures or properties in the vicinity, in that the structure will replicate the original one story dwelling on the parcel that was destroyed by fire. Further, the replacement structure will exceed the required setbacks for the C-4 (Service Commercial) zone district and meets all current site and development standards for the adjacent residential area.

In addition, as specified in Policy 8.5.3 (Areas With Unique Design Guidelines) and in Objective 8.8 (Villages, Town Plans and Special Communities), the proposed office/caretakers quarters has been designed in accordance with the design criteria for the Davenport Coastal Special Community, in that it will small scale and will replicate the original dwelling on the parcel. The replacement structure will therefore be compatible with the adjacent land uses and neighborhood character and complement the scenic natural setting of the site and area. Further, the proposed development will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes).

A specific plan has not been adopted for this portion of the County.

This Finding can therefore be made.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed showroom with an office/caretakers quarters is to be constructed on a previously developed lot where the original structure that had been used for the same purpose, was destroyed by fire. Although the previous commercial use of the property was not officially sanctioned by a development approval from the County of Santa Cruz, the use had existed for several years without known problems and the level of traffic generated by the use was extremely low. There is no indication that the use had an adverse impact existing roads or intersections in the surrounding area and therefore, reconstruction of the fire destroyed building and the resumption of the use as approved by this permit is not expected to increase or otherwise change the levels of traffic generated from those generated by the pre-existing use.

The Santa Cruz County Sanitation Department has reviewed the proposal and has determined that the site is currently connected to the Davenport Sewer District and that the proposed replacement structure can reconnect to the existing lateral. Water supply is also available at the site and no new connection is needed, although the property owner will be required to install a new meter.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

The property is located on the north side of Old Coast Road in a mixed area that includes residential uses to the south and west and light industrial and service commercial uses to the south and east. The design of the proposed commercial building will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in that the structure will be virtually identical to the original dwelling on the parcel that was destroyed by fire. Therefore proposed commercial building will be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood.

Therefore this finding can be made

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed showroom with an office/caretakers quarters will be a single story residential style building with painted wood windows, a recessed arched front porch and wood shingle clad walls to replicate the original dwelling, used as a showroom, that had previously existed on the parcel and will therefore continue to be of an appropriate scale and type of design. The proposed replacement structure will not reduce or visually impact available open space in the surrounding area and will have virtually no visual impact on surrounding land uses and the natural landscape. Further, the replacement structure will be all new materials and will therefore enhance the aesthetic qualities of the surrounding properties.

Conditions of Approval

Exhibit A: 6 sheets drawn by Beverly Kenville, dated 1/22/2013, 3 sheets drawn by Baird Structural Design Inc., dated December 20, 2012 and 1 sheet drawn by LDF Engineering Inc. dated March 8, 2012.

- I. This permit authorizes the construction of a showroom with an office/caretakers quarters. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors and in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.
 2. Provide details of the proposed sign for the showroom use. The sign shall not exceed 15 square feet in area.
 3. Drainage, and erosion control plans.

4. Details showing compliance with fire department requirements.
 - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Protection District.
 - D. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - E. Provide required off-street parking for a total of four cars. Three spaces, to include 1 van accessible space and 2 regular spaces are to be provided on the paved parking area for public parking and one space is to be maintained in the existing garage for staff/caretaker use. Regular parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - F. Complete and record a Declaration of Restriction to maintain a single car garage for staff/caretaker parking. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. A qualified Archaeologist and Native American representative shall be on-site at all times during ground disturbing activities to monitor the excavations.
 - E. Any isolated artifacts observed during monitoring shall be collected, photographed and cataloged to the satisfaction of the project Archaeologist.
 - F. If intact or undisturbed cultural deposits are encountered during monitoring, all work within 50 feet will halt temporarily so that a mitigation sample can be extracted. Sample size shall be depend on the size and extent of the find as determined by the project Archaeologist, and shall be large enough to characterize the feature or deposit.
 - G. If determined to be appropriate by the project Archaeologist, a sample of organic material (i.e. bone, shell charcoal) will be collected and submitted for radiocarbon

analysis.

- H. At the completion of project construction and following any subsequent archaeological analysis a brief report of findings is to be prepared by the project Archaeologist. A copy of this report is to be returned to the project Planner for inclusion into the file for this application.
- I. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.

IV. Operational Conditions

- A. The proposed structure shall be utilized as a showroom for the display and sale of glassware items made at the Lundberg Glass Studios on the adjacent parcel only (APN 058-093-02). One room of the structure may be used as an administrative office for the glass blowing studio and, if needed, may also be utilized as a sleeping room for an on-site caretaker.
- B. The hours of operation for the showroom use shall not exceed 10:00am to 6:00pm daily.
- C. No outdoor storage is permitted.
- D. The garage on the property is to be maintained free of stored materials such that one parking space with a minimum dimension of 8.5 feet by 18 feet is retained.
- E. All landscaping on the property is to be restored following the completion of construction and is thereafter to be maintained in good condition.
- F. The structure shall not be used solely as a residence without prior approval of a Conditional Use Permit and a Coastal Development Permit to re-establish a nonconforming residential use in the commercial (C-4) zone district, as set out in County Code sections 13.10.261(b) and 13.20.072(b)(1). Note: The Coastal Development Permit will be appealable to the California Coastal Commission.
- G. Future changes of use (other than residential uses as described above) shall be processed as an Amendment to this Permit in accordance with the regulations set out in County Code section 13.10.332.
- H. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County

inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit,

Application #: 121268
APN: 058-093-03
Owner: Rebecca T. Lundberg and Devon Wesley Lundberg

will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

Lezanne Jeffs
Project Planner

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 121268

Assessor Parcel Number: 058-093-03

Project Location: 121 Old Coast Road, Davenport

Project Description: Proposal to reconstruct an existing structure that was destroyed by fire as a showroom with an administrative office/caretakers quarters, to be used in conjunction with the glass blowing studio on the adjacent parcel (APN 058-093-02)

Person or Agency Proposing Project: Silas Rippee

Contact Phone Number: (831) 419 2415

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 2 - Replacement or Reconstruction (Section 15302)

F. Reasons why the project is exempt:

Replacement of an existing structure destroyed by fire with an almost identical structure within the original footprint, and the replacement of an entrance porch with a handicap accessible ramp, that will have no potential to cause environmental impact due to the small scale of the project. No other changes are proposed on the parcel that will result in ground disturbance.

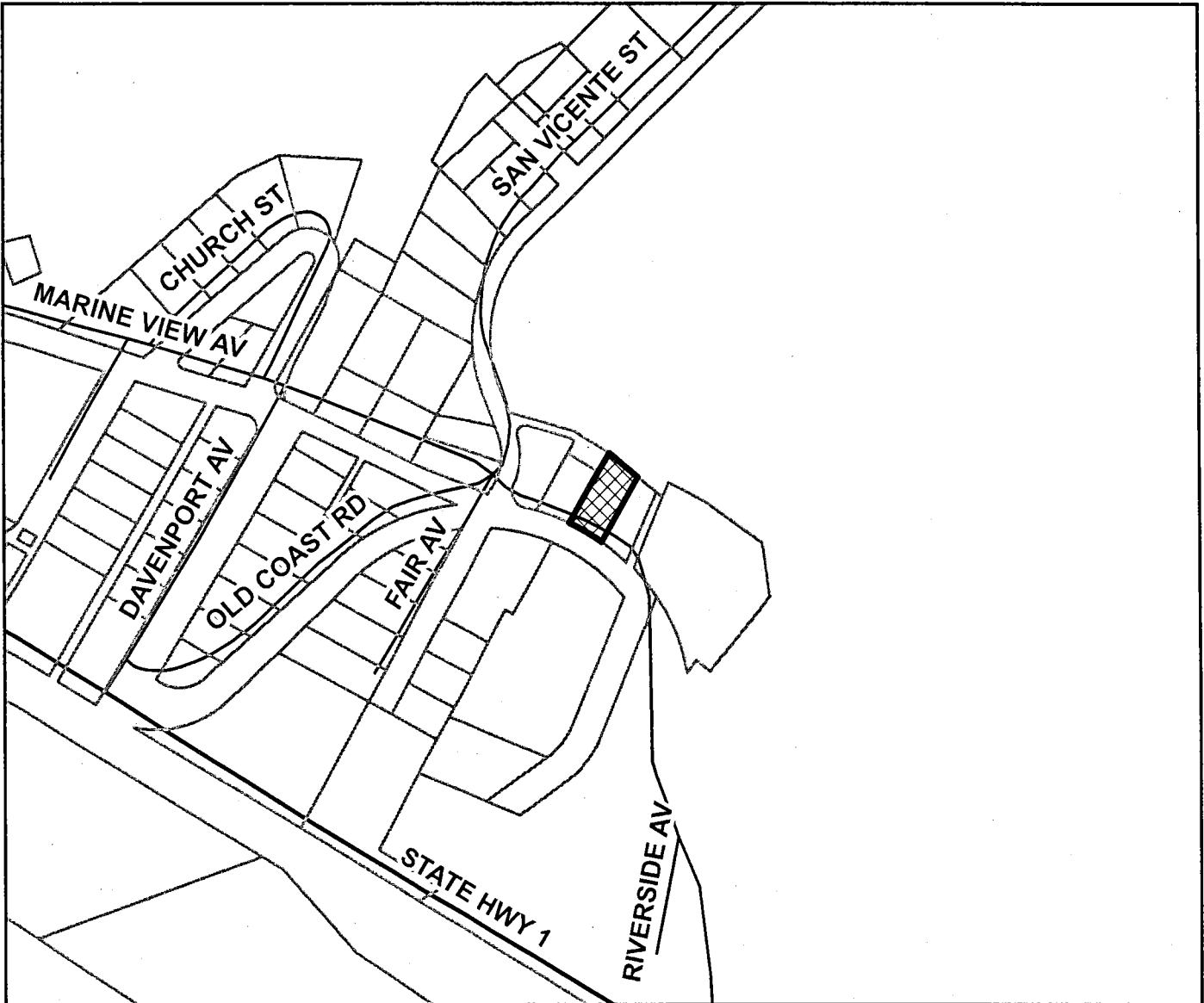
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lezanne Jeffs, Project Planner

Date: _____

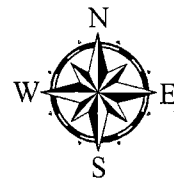


Location Map



LEGEND

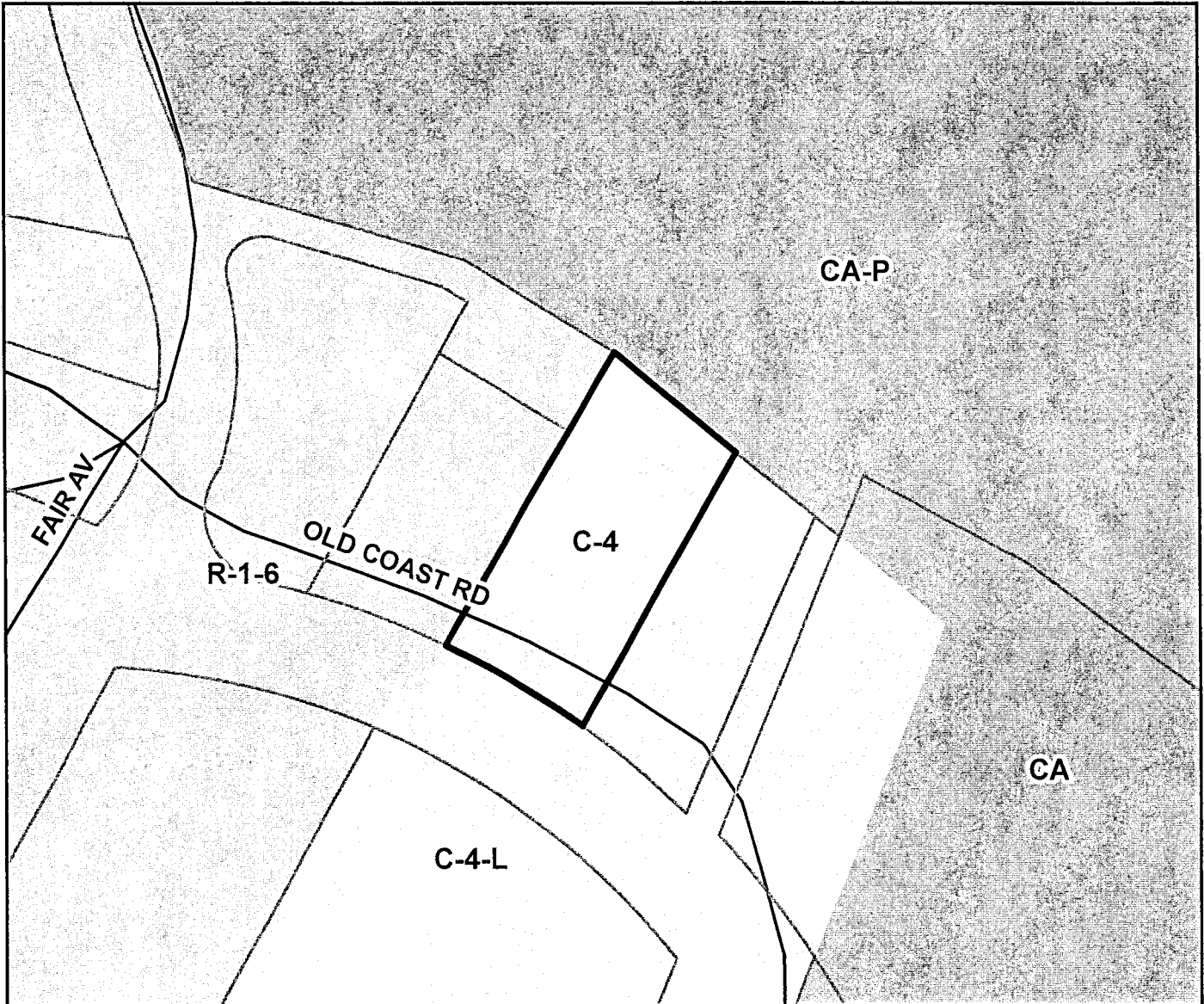
-  APN: 058-093-03
-  Assessors Parcels
-  Streets
-  State Highways



Map Created by
County of Santa Cruz
Planning Department
January 2013



Zoning Map



LEGEND

APN: 058-093-03

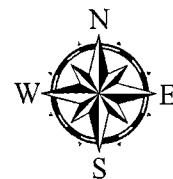
Assessors Parcels

Streets

COMMERCIAL-SERVICE

RESIDENTIAL-SINGLE FAMILY

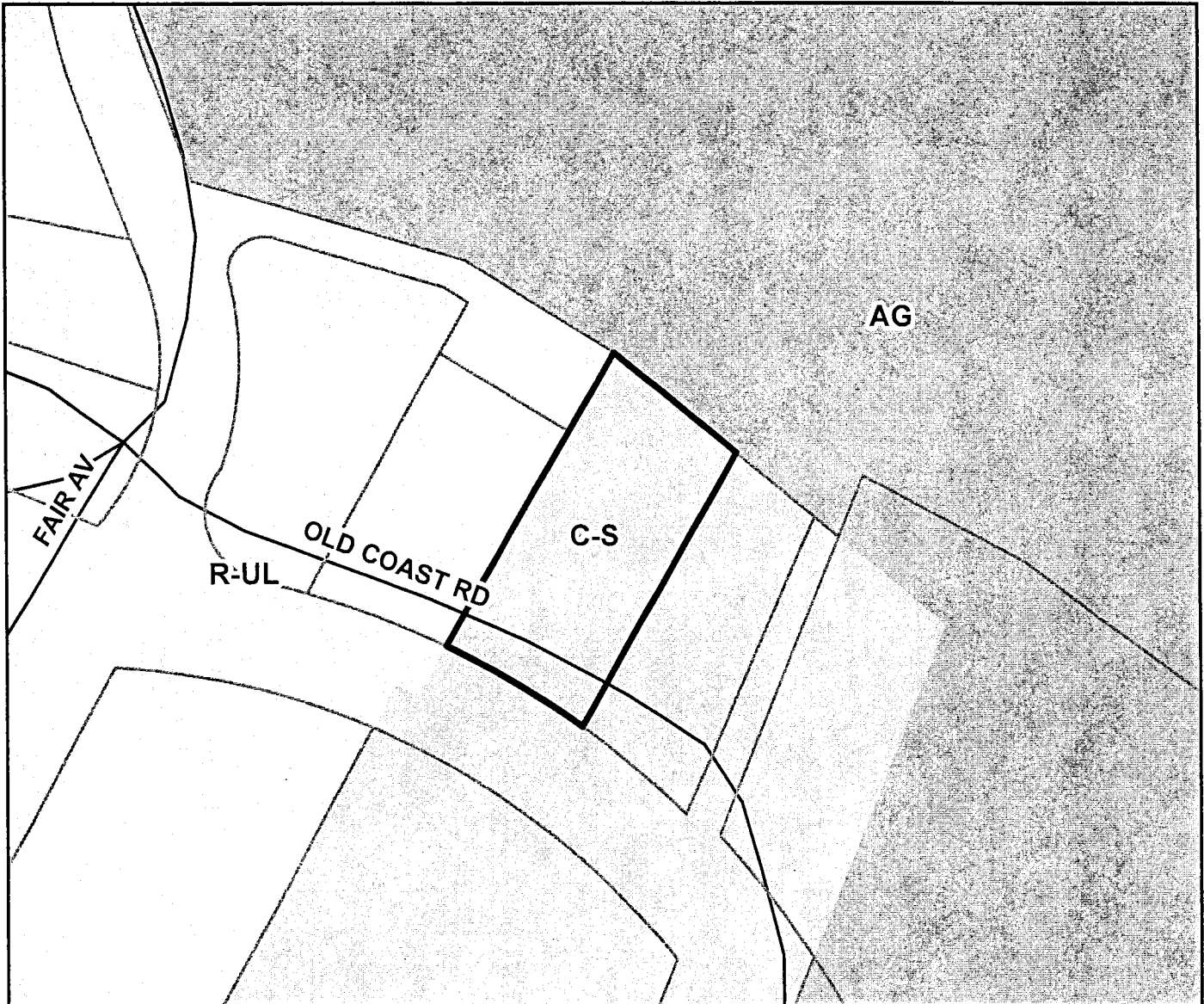
AGRICULTURE COMMERCIAL









Map Created by
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January 2013

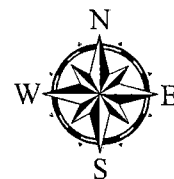


General Plan Designation Map



LEGEND

-  APN: 058-093-03
-  Assessors Parcels
-  Streets
-  Commercial-Service
-  Residential - Urban Low Density
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
January 2013

LUNDBERG PROPERTY

**ARCHAEOLOGICAL EVALUATION
OF
PROPOSED CONSTRUCTION AT 121 OLD COAST ROAD**

DAVENPORT, CALIFORNIA

MAY 2012



ALBION ENVIRONMENTAL, INC.



LUNDBERG PROPERTY

**ARCHAEOLOGICAL EVALUATION
OF
PROPOSED CONSTRUCTION AT 121 OLD COAST ROAD**

DAVENPORT, CALIFORNIA

MAY 2012

PREPARED FOR:

SILAS RIPPEE
R. SILAS RIPPEE CONSTRUCTION
P.O. BOX 2608
SANTA CRUZ, CALIFORNIA 95063

PREPARED BY:

STELLA D'ORO
ALBION ENVIRONMENTAL, INC.
1414 SOQUEL AVENUE, SUITE 205
SANTA CRUZ, CALIFORNIA 95062

J2012-001.05

EXECUTIVE SUMMARY

In April 2012, Mr. Silas Rippee contracted with Albion Environmental, Inc. (Albion), to conduct an archaeological evaluation of 121 Old Coast Road, Davenport, California where the home owner plans to rebuild a fire-damaged single-story residence (APN: 058-093-03). Albion's investigation included a background records search at the California Historical Resources Information System Northwest Information Center at Sonoma State University (NWIC), a pedestrian survey of the parcel, and monitoring of geotechnical test augers bored. The evaluation was designed to adequately address treatment of cultural resources outlined in the General Plan and Local Coastal Program for the County of Santa Cruz (1994; Object 5.19), Santa Cruz County Code (Title 16.40 and 16.42), and current California Environmental Quality Act guidelines.

A search of records at the NWIC indicated that the project area is located on two cultural resources including the historic town of Davenport (P-44-000379) and CA-SCR-18, a prehistoric archaeological site originally recorded in 1950. Three burials are reported to have been excavated from the site ~~when a bakery was constructed~~. Two additional other cultural resources have been identified within a ¼ mi radius of the project area.

The presence of the site was confirmed during the survey and the auger monitoring. The deposit appears intact and represents a culturally significant Native American site. Proposed residential construction is likely to impact this intact, significant resource.

As per Chapter 16.40 of the Santa Cruz County Code, if a project will result in the disturbance of a significant site, the County Environmental Coordinator shall require the property owner to prepare an Archaeological Report providing the inventory of archaeological resources, an evaluation of their significance, and appropriate mitigation measures. This report outlines the subsequent steps in determining appropriate mitigation measures for this project.

recheck - see
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LIST OF APPENDICES

Appendix A Photographs

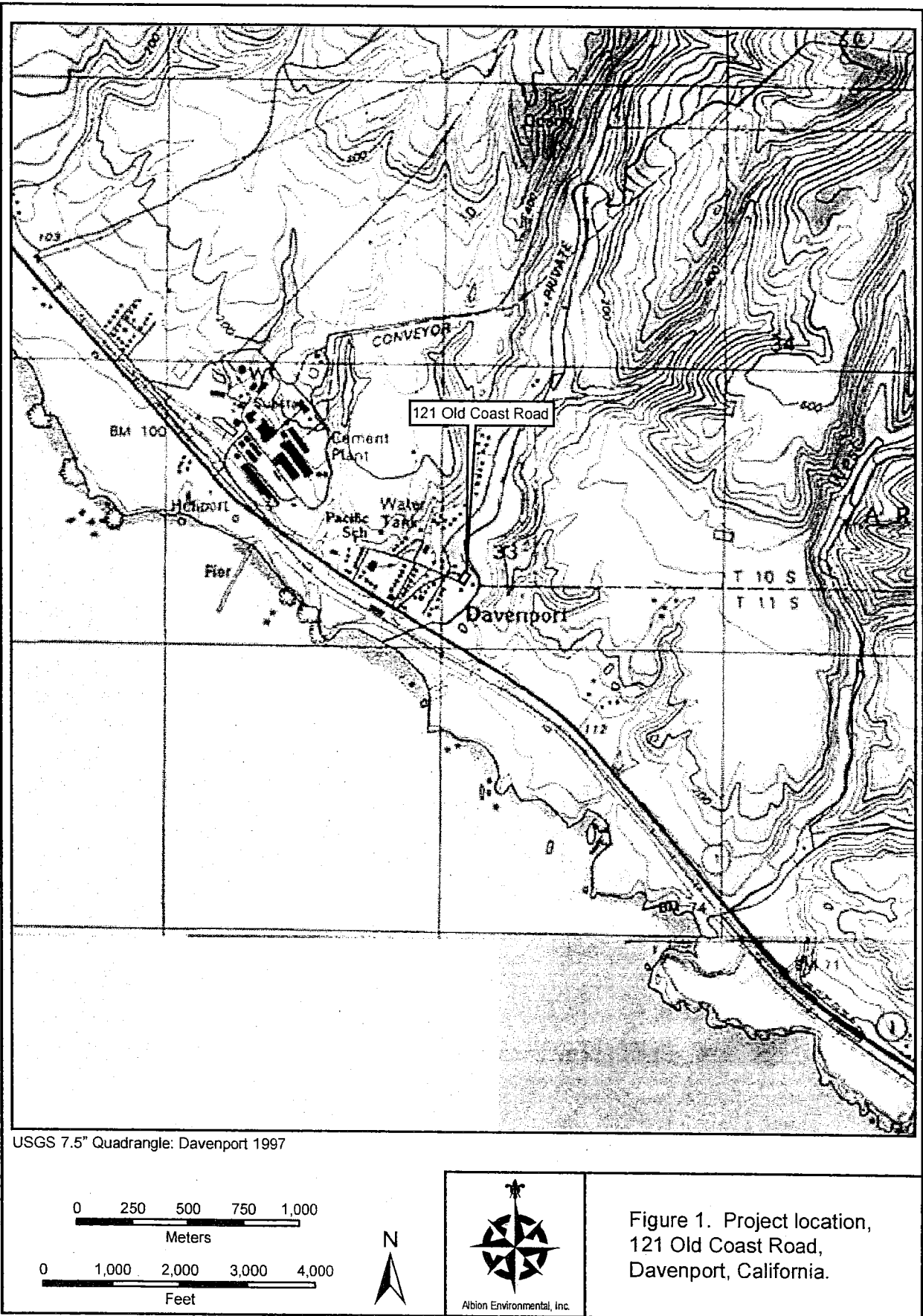
INTRODUCTION

This report documents the results of an archaeological evaluation of a 7,508 square foot parcel located on the northern side of Old Coast Road approximately 230 feet (70 m) southwest of the intersection of Old Coast Road and Fair Avenue, Davenport, Santa Cruz County (Figure 1). The property owner plans to rebuild a fire-damaged single-story residence.

Because the property is in an area designated as "archaeologically sensitive" by the County of Santa Cruz, Albion was contracted to conduct the assessment. The study comprised three tasks including: 1) a review of records from the NWIC of the Historical Resources Information System at Sonoma State University; 2) a surface survey of the parcel; and 3) monitoring augering activities.

The evaluation was designed to adequately address treatment of cultural resources outlined in the General Plan and Local Coastal Program for the County of Santa Cruz (1994; Object 5.19), Santa Cruz County Code (Title 16.40 and 16.42), and current California Environmental Quality Act guidelines.

The records search was conducted by Albion staff archaeologist Stella D'Oro in May 2012 (NWIC File No.: 11-1149). The subsequent pedestrian survey and auger monitoring was conducted on May 9, 2012 by Albion staff archaeologist Stella D'Oro under the supervision of Jennifer Farquhar. Ms. D'Oro has a M.A. degree in Applied Anthropology and has worked in California archaeology for nine years, the last two years in a supervisory capacity. Ms. Farquhar holds a M.A. in Anthropology, and has worked in California archaeology for over 20 years, the past seven years in a supervisory capacity.



PROJECT LOCATION AND DESCRIPTION

The subject parcel is located on northern side of Old Coast Road approximately 230 feet (70 m) southwest of the intersection of Old Coast Road and Fair Avenue, Davenport, Santa Cruz County (Figure 1). The parcel is approximately 100 feet above sea level and is relatively flat but slopes downward on the southern side of the residence. The Pacific Ocean is located 1,100 feet (335 m) southwest of the project area; San Vicente Creek is located 170 feet (52 m) east of the project area. The area has previously been disturbed by the construction of the residence, a cement stairway, and landscaping around the residence (Appendix A: Photographs 1 and 2).

SOURCES CONSULTED

In order to determine if cultural resources are recorded within or near the project area, the following sources were conducted as part of the NWIC records search:

The Historic Property Data File for Santa Cruz County managed by the State Office of Historic Preservation (includes the California Register, California Historical Landmarks, and California Points of Historical Interest) reveals eight historic properties located within a 0.25-mile radius.

Four structures appear to be eligible for listing in the National Register as a single property:

- Blacksmith Shop on Davenport Avenue (1915)
- St. Vincent de Paul Church on Davenport Road (1915)
- Crocker Hospital on State Route 1 (1912)
- Foresters Hall on State Route 1 (1910)

Two structures are likely to become eligible under possible local ordinances including:

- Davenport Baking Company (1922)
- Hotel D'Italia, Livery Stable (1900)

Two additional structures were identified as a part of a reconnaissance level survey and have yet to be evaluated for inclusion in the National Register of Historic Properties:

- Box Factory on Old Coast Road (1925)
- Davenport Ice House on State Route 1 (1920)

The California Inventory of Historic Resources for Santa Cruz County managed by the State of California Department of Parks and Recreation lists Forester's Hall (located on State Route 1) for an architectural theme.

A search of records at the Northwest Information Center (NWIC) at Sonoma State University indicated seventeen reports have been conducted within a 1/8 mile radius. Four reports were surveys conducted as part of residential construction permits, eight were regional overviews, and one was for a wastewater treatment project, one was for a water line replacement, one was a Caltrans survey for rural highways, and two reports documented findings from CA-SCR-18, which lies in the project area.

The project area encompasses two archaeological sites: P-44-379 is the historic town of Davenport (Ruby and Mikesell 1999) and CA-SCR-18 is a prehistoric archaeological site originally recorded in 1950 (UC Archaeological Survey 1950). Containing shell midden soils, three burials were excavated from the site when a bakery was constructed. Two other cultural resources have been identified within a ¼ mi radius of the project area. P-44-000229 is a prehistoric archaeological site located 575 feet (175 m) southwest of the project area and contains a lithic scatter (Cartier 1980). P-44-000406 is the historic Highway.1 located 656 feet (200 m) southwest of the project area. (Leach-Palm et al 1999).

BACKGROUND

Environment

The parcel is approximately 100 feet above sea level and is relatively flat but slopes downward on the southern side of the residence. The Pacific Ocean is located 1,100 feet (335 m) southwest of the project area; San Vicente Creek is located 170 feet (52 m) east of the project area. The soils in the area are characterized as Bonnydoon loam (USDA 1978). The Bonnydoon loam series consists of excessively-drained soils on mountains and hills. The parent material is residuum weathered from mudstone and/or residuum weathered from sandstone and shale. A typical profile for this series is loam which extends to 11-60 inches where paralithic bedrock is encountered.

Central Coast Prehistory

Although the history of archaeological investigation in California spans more than a century, certain areas of the state were largely passed over by researchers until fairly recently. Indeed, it has only been in the last few decades that California's central coast (including Santa Cruz, Monterey, and San Luis Obispo Counties) has witnessed intensive archaeological investigation. This came about primarily as a result in the 1970s of cultural resources management (CRM), which was instituted to enact a series of historic preservation laws and mandates, beginning with the National Historic Preservation Act (NHPA) of 1966. Prior to that, only a handful of archaeological investigations were completed in the region (e.g. Beardsley 1946; Reinman 1961; Clemmer 1962; Pohorecky 1964; Leonard et al. 1968). As T. Jones et al. (1996:34) have pointed out, the majority of these were generally descriptive in nature and, unfortunately, are of little relevance to contemporary research agendas. Much of the research in the 1970s was undertaken to comply with legally mandated environmental laws and statutes, and, as a result, the work was often sporadic and geared toward resource conservation and management rather than problem-oriented research. With the advent of the 1980s, however, researchers began to take an abiding interest in the archaeology of the region and, perhaps most importantly, to undertake research projects that contributed significantly to the understanding of local prehistory. This interest continued into the next decade with several long-term research projects (e.g. Cartier 1993a, 1993b; Hylkema 1991; Hildebrandt and Mikkelsen 1993; T. Jones 1993) that addressed various aspects of the region's prehistory, from, for example, its earliest antiquity to the effects of environmental impacts on the area's prehistoric inhabitants.

Partly as a result of this early neglect, central coast prehistory was, for many years, interpreted largely through reference to adjoining areas, such as the Santa Barbara Channel and the San Francisco Bay area. The cultural chronology developed by David Banks Rogers (1929), for instance, was routinely applied to prehistoric cultures in the San Luis Obispo region (Carter 1941). Fredrickson's (1973) five-part chronology, likewise, was often used as the basis with which to interpret the prehistoric sequences in Santa Cruz and Monterey counties (Hylkema 1991). However, in recent years, many contemporary archaeologists working along the central coast have adopted the chronological sequence developed by T. Jones and Ferneau (2002). This sequence recognizes six major prehistoric periods of cultural adaptation within the last 10,000 years of human occupancy. It is organized by temporal periods and emphasizes changes in adaptation over time.

The initial period in this sequence, termed the Paleoindian, originated during the late Pleistocene and continued until approximately 8,500 B.P. This was followed by the Millingstone (8,500-5,500 B.P.), during which milling equipment (manos and metates) became increasingly abundant in the archaeological record and populations apparently followed a generalized subsistence pattern. The

ensuing period, the Early Period (5,500-2,600 B.P.), was a time of new subsistence emphases, including a greater reliance on hunting and the exploitation of acorns. The Middle Period (2,600-1,000 B.P.) was marked by the intensification of subsistence practices, especially a greater reliance on marine and littoral foods. During the Middle/Late Transition (1,000-750 B.P.), populations in central California experienced deteriorating environmental parameters, and apparently underwent major adaptive shifts in both subsistence and settlement. Finally, the Late Period (750 B.P.-Historic) marked the initial appearance of numerous projectile points, including small side-notched (Desert side-notched), triangular (Cottonwood), and leaf-shaped points.

Evidence for a terminal Pleistocene/early Holocene occupation of the central California coast is limited. It is probable that prehistoric groups inhabited the region during this time, and perhaps as early as 11,000 years ago, but as of yet there is no compelling archaeological evidence for such antiquity. Few components from this period have been investigated, and many questions regarding settlement, subsistence, stone industries, and social organization, among others, remain unanswered. The dearth of sites dating to this time period may, in part, be related to progressively rising sea levels that accompanied the end of the Pleistocene and the early Holocene. It is well-known that in the immediate post-Pleistocene period, world sea level began to rise with the melting of the continental ice sheets, and many areas of land in California were inundated by rising waters. By 10,000 B.P., for example, sea water began to penetrate San Francisco Bay, which previously had been a series of broad inland floodplains. Elsewhere in California, and based on local landform configurations, marine transgression aided in the creation of bays, lagoons, and estuaries. Between ca. 10,000 and 8,000 B.P., the Elkhorn Valley was inundated by saltwater and transformed into a high energy tidal channel (T. Jones et al. 1996:6). Bickle (1978:8) estimates that sea level rise has submerged 20,000 km² of land along the California coast. Sea level rise slowed after about 7,000 years ago, prompting fluvial sedimentation and tectonic uplift. Consequently, coastal sites earlier than 7,000 B.P., therefore, may have been inundated by rising waters.

In general, researchers normally divide this early time span into two divisions: the Paleoindian (pre-8,500 B.P.) and the Millingstone (8,500-5,500 B.P.). The former phase, also termed the Paleo-Coastal Tradition, was first proposed by Davis et al. (1969) and later expanded upon by Moratto (1984). Although very few sites and site components dating from this time period have been investigated, some researchers have suggested that Paleo-Coastal peoples established residences along estuaries and bay shores. One of the few inland sites in the region that possibly dates from this time period is the Scotts Valley site (CA-SCR-177), which was investigated by Cartier (1989, 1993b). Radiocarbon assays from CA-SCR-177 suggest that the earliest cultural stratum dates to at least 9,000 years. G.L. Fenenga (1993:245-254) proposes two pre-8,000 B.C. phases, marked by flake tools, small leaf-shaped and medium lanceolate projectile points and/or knives, hammer stones, and ochre. T. Jones (1993:19), however, suggests that there are numerous issues compromising interpretations of the site's stratigraphic integrity and dating. In fact, T. Jones et al. (1996:39) notes that "the extent to which these assemblages are constituted to some unknown degree by materials mixed from more recent contexts is indicated by the occurrence of obsidian among strata assigned to these phases since none of the obsidian hydration results equate with a time depth greater than 7000 B.C."

Farther south, in San Luis Obispo County, Moratto (1984:107-108) includes the lower levels of the Diablo Canyon sites (CA-SLO-2 and CA-SLO-585), which produced dates of ca. 9,320 B.P. (calibrated 10,552 B.P.) and 8,410 B.P. (calibrated 8,976 B.P.), respectively, as part of the Paleo-Coastal Tradition. Greenwood (1972), however, has contested Moratto's claim, citing artifactual evidence from the earliest occupations at the same Diablo Canyon sites. In her original monograph, she indicated that the associated artifacts were typical of Millingstone Period assemblages rather than belonging to an earlier hypothesized Paleoindian occupation. Based on this evidence, she advanced

the idea that Millingstone Period adaptations may have had a greater time depth than previously conceived.

The lowest levels at Diablo Canyon verify a Milling Stone base in San Luis Obispo county....However, the dates are earlier than any currently accepted for the Bay, Valley, and Delta manifestations (Greenwood 1972:92).

Indeed, in recent years, several researchers have challenged Moratto's claim.

Evidence of Paleoindian (11,000-8,500 B.P.) occupation of the San Luis Obispo district is essentially lacking. Although radiocarbon dates extending into the Paleoindian Period have been reported at a number of sites (Fitzgerald 2000; Fitzgerald and T. Jones 1999; Greenwood 1972), the associated artifacts are typical of Millingstone Period assemblages, and potentially indicate that this adaptation extended back to ca. 10,000 years B.P. (D. Jones et al. 2002).

Sites attributed to the Millingstone Period (8,500-5,500 B.P.) are best characterized by high density shell middens—composed primarily of mussel (*Mytilus* spp.)—located adjacent to extant estuaries or near areas where paleo-estuaries once existed as a result of early Holocene sea level rise. As the name for this period implies, site assemblages are dominated by abundant milling stones and hand stones (Meighan 1978; Erlandson 1991, 1994; Fitzgerald and Jones 1999). In addition to milling equipment, Millingstone Period sites are typified by eccentric crescents, long-stemmed projectile points, and cobble/core tools. In general, there is a low incidence of projectile points and other flaked stone. Shell beads from this time period are characterized as thick rectangular (L-series) *Olivella* beads (Glassow 1996). Erlandson (1991, 1994) has suggested that Millingstone Period groups were semi-sedentary, their diets emphasizing shellfish and small seeds. The hunting of large terrestrial game and marine mammals as well as the exploitation of fishes were apparently of minor importance. Other researchers, however, have argued that both coastal and interior habitats were exploited by early Holocene populations targeting small fauna, and a variety of grass seeds, nuts, and other inland plant taxa as well as shellfish (T. Jones and Richman 1995; Mikkelsen et al. 1998). Jones (2003:218) argues for a more mobile settlement pattern during this time, and the exploitation of marine mammals.

In Monterey County, a few sites dating to the Millingstone Period have been investigated (e.g. CA-MNT-229 and CA-MNT-234). CA-MNT-229, also known as the "Vierra Site," is situated at the mouth of the Elkhorn Slough. Radiocarbon-dated to ca. 6200 and 4,000 B.C., the earliest levels of the site are marked by an eccentric crescent, long-stemmed points, and cobble/core tools of chert and quartzite (T. Jones and D. Jones 1992). CA-MNT-234, which is located near Moss Landing, also contains an early component with dates ranging from 8,000 to 6,500 B.P. The site is notable for its high frequency of milling equipment, abundant, diversified estuary shellfish, and terrestrial mammal bone dominated by small game.

In San Luis Obispo County, the Cross Creek Site (CA-SLO-1797) represents one of the better documented Millingstone Period sites. Located northeast of Pismo Beach, the site yielded a suite of radiocarbon dates ranging from 10,300 to 7,500 B.P. (Fitzgerald 1998, 2000). Though the earliest radiocarbon dates place it well within a Paleoindian context, its artifact assemblage nonetheless conforms well with known artifact profiles from the Millingstone Period.

The dominance of the grinding equipment, the presence of hammer stones (used for the manufacture and maintenance of the ground stone), the total absence of mortars and pestles, the 6:1 ratio of milling tools to projectile points and bifaces, and the very low density of

debitage recovered per cubic meter soil excavated (circa 20.0 m²) are all traits diagnostic of the Millingstone Horizon (Fitzgerald 2000:116).

The next few thousand years (between 5,500 and 2,600 B.P.) are referred to as the Early Period throughout southern and central California. Most notable about prehistoric adaptations at this time are innovations in subsistence technology, especially the initial appearance of mortars and pestles (perhaps signaling acorn use) and an increase in the frequency of large side-notched and contracting-stem projectile points and flaked stone debris. Shell beads common during this time period include thick rectangular (L-series), end-ground (B-series), and split (C-series) *Olivella* beads. The appearance of eastern California obsidian (mainly Casa Diablo) in Early Period assemblages also implies that long-distance trade and exchange relations developed during this period (T. Jones 1995). T. Jones (1995) and T. Jones and Waugh (1997) posit a decrease in residential mobility, which they attribute to the advent of mortar and pestle use and a clearer delineation of gender roles that accompanied a trend toward greater population circumscription. T. Jones and Waugh (1997) also contend that Early Period sites, in contrast to Millingstone Period sites, are found in more diverse settings, including interior, estuary, and outer coast contexts. In terms of subsistence, mammals and fish increased in importance relative to shellfish. These resources, coupled with the addition of acorns, signified a broadening of the diet breadth. Yet, it is likely, as Glassow (1996:134) has pointed out, that this expansion of the diet breadth was accompanied by a significant increase in labor devoted to food processing. Before acorns can be made palatable, the toxic tannic acid must be leached out of the meal. Glassow (1996:134) stated, "It is likely, therefore, that people would consume acorns no more than necessary, as insurance against normal fluctuations in food resource productivity from one year to the next."

The change that occurred from the Millingstone to the Early Period has traditionally been interpreted as an adaptive shift accompanying the arrival of Rogers's (1929) "Hunting Culture." In his original conception, Rogers described Hunting Culture people as a separate ethnic population more reliant upon use of the acorn and on both terrestrial and marine mammals. These Hunting peoples, he hypothesized, entered the central coast and gradually displaced the earlier populations of Millingstone-adapted peoples. This premise, however, has more recently been discounted largely in favor of the idea that observed differences in artifact assemblages are probably more indicative of seasonal or functional variability in site occupations (Glassow 1997; Erlandson 1997). Jones, moreover, views the transition from Millingstone to Hunting technologies largely as the result of population circumscription and economic intensification, an *in situ* development that reflected the shift from an earlier, mobile, more selective adaptive strategy to one emphasizing limited mobility and decreased subsistence efficiency.

Evidence for Early Period occupation along the central California coast is abundant. T. Jones et al. (1996:40) suggest that the Saunders Site, CA-MNT-391, may provide the best representation of Early Period habitation in the Monterey Bay. This is a large coastal midden site located on the northern end of the Monterey Peninsula, and has been radiocarbon-dated to approximately 3,000 B.C. The assemblage contains numerous L-series, C-series, and B-series *Olivella* beads as well as *Haliotis* square beads. Projectile points include contracting stemmed, Rossi Square-stemmed, and side-notched varieties. Near Fisherman's Wharf, in the city of Monterey, is CA-MNT-108, an Early Period village site with a dense shell midden. Breschini and Haversat (1992) contend that the site was occupied approximately 4,800 B.P. and that it represents a large residential locale. Based on an analysis of fish otoliths, the authors argue that the site was most likely occupied during the summer months, from perhaps early May through early October.

Farther north, in Santa Cruz County, is CA-SCR-239, another important Early Period site. Located in the Santa Cruz Mountains near the city of Scotts Valley, this site was investigated by Cartier (1993a).

He obtained three radiocarbon dates from charcoal samples and was able to date the deposit – a thin midden – between ca. 3,700 and 3,300 B.C. CA-SCR-38/123, the “Wilder Ranch Site,” which is located just north of the city of Santa Cruz, also represents an Early Period occupation. Excavated by D. Jones and Hildebrandt (1994), the site consists of dark midden soils with a high density of shellfish, mortars and pestles, and flaked stone debris. Radiocarbon dates from samples of mussel shell (*Mytilus californianus*) recovered from the subsurface stratum indicate site occupation dating to 3,995 B.P. Consistent with this date are several diagnostic projectile point forms: Año Nuevo Long-stemmed (1,000-4,000 B.P.), large Side-notched (2,800-5,000 B.P., corner/Side-notched (2,000-4,000 B.P.), and Rossi Square-stemmed (2,000-4,000 B.P.). Several *Olivella* B-series shell beads were also obtained during the excavation. The nearby site of CA-SCR-10 contains an artifact assemblage very similar to that of CA-SCR-38/123, including large corner/Side-notched points and a contracting stemmed point similar in form to the Año Nuevo series.

Up the coast from these two sites is CA-SCR-7, the “Sandhill Bluff Site,” which also contains a component dating to the Early Period. The site consists of approximately 3.8 acres of land situated at Sand Hill Bluff, a coastal terrace located 5 miles north of the city of Santa Cruz. The bluff is located 60 feet above mean annual sea level, along an unprotected coastal strip where severe winds have eroded stabilized portions of the dune system that characterize this locality. Radiocarbon dates suggest that the site was occupied as early as 5970 +/- 120 years B.P. This date is in general agreement with previous dates obtained from the site (4520 +/- 110, 4570 +/- 140, and 5390 +/- 100 years B.P.) (Smith and Breschini 1988). The artifact assemblage includes an abundance of Monterey chert bifaces, cores, debitage and lesser amounts of formed flake tools, casual flake tools, handstones, battered cobbles, quartzite debitage and ochre pebble fragments. The faunal assemblage indicates the exploitation of a broad range of large and small marine mammals, terrestrial mammals and avifauna. Mussel was the predominate shellfish taxon found throughout the deposit, contributing over 90 percent of the species per excavation level. D. Jones and Hildebrandt (1990:72) conclude that the site “represents one of the oldest dates yet reported for an open coast occupation site from Monterey to the northern California border.”

Cultural changes marking the transition from the Early to Middle Period (2,600-1,000 B.P.) were much less pronounced than during the Millingstone/Early Period transition. Instead, many of the adaptive traits initiated during the Early Period continued and grew in relative importance. The use of mortars and pestles increased, as did reliance on small schooling fishes (e.g. anchovies, herring, smelt). The use of shellfish, however, appears to have steadily declined. Middle Period populations also began to focus more on the exploitation of smaller, more elusive game; sea otters and rabbits, for instance, were more important than they had been previously. Glassow (1996) and Lambert (1993) place a slightly stronger emphasis the importance of increasingly maritime adaptations during this time, arguing that fishing and sea mammal hunting were important subsistence pursuits. Artifact assemblages are typified by large-stemmed points, mortars, pestles, handstones, and milling slabs. Shell beads include *Olivella* saucer (G-series) and saddle (F-series) types. Perhaps the most significant change in the artifact assemblage was the introduction of the circular shell fishhook. This device no doubt facilitated an increase in the exploitation of fishes, but, at the same time, may have resulted in a decrease in dietary efficiency (Jones 2003:226; Glassow 1990:89). Trans-Sierran trade, especially in obsidian, continued during the Middle Period, though Coso rather than Casa Diablo obsidian, became the chief import to the central coast. T. Jones (2003:226) also notes a high frequency of sea otter (*Enhydra lutris*) bones at Middle Period sites, which he interprets as evidence of exchange in otter pelts.

It was also during the Middle Period that a few researchers (Breschini 1983; Moratto 1984; Whistler 1977, 1980) have suggested a major shift in population occurred in the Bay Area. This shift is usually viewed within an ethnolinguistic framework, whereby an indigenous Hokan-speaking population

merged with or was displaced by a later Penutian-speaking population. Specifically, Breschini (1983) and Breschini and Haversat (1981) contend that ca. 2,500 B.P. a distinct ethnic population speaking a Penutian language expanded into the Monterey Bay area. These new peoples were the precursors of the ethnohistoric Ohlone, or Costanoans. Their settlement-subsistence pattern was characterized by low mobility, logistical organization, and a more specialized subsistence regime based primarily on the exploitation of the acorn. Breschini (1983) dubbed this the "Monterey Pattern," and stated that it was akin to a "collector" pattern (*sensu* Binford 1980). The prior language group, which Breschini argued had characterized the area since approximately 4,000 years B.P., was organized more around a "forager" pattern. Breschini called this the "Sur Pattern" and argued that it was typified by high mobility and a very generalized adaptive pattern geared toward the exploitation of a wide range of resources and environments.

Using this linguistic model as a guide, Dietz and Jackson (1981) excavated 19 sites near the City of Monterey. They concluded that the Monterey Peninsula was first occupied approximately 4,000 years ago. They also claimed to confirm the existence of the two distinct archaeological patterns hypothesized by Breschini. The first occupants, they claimed, were organized around a forager pattern, which "included seasonal residential moves among a series of resource patches" (Dietz and Jackson 1981:700-701). Resources were gathered on an "encounter" basis within a limited foraging radius and storage was not practiced. Later populations, occupying the area between 2,000 and 1,500 B.P., were logistically organized and practiced food storage (primarily acorns).

However, several researchers have cast this linguistic scenario in considerable doubt. Patch and T. Jones (1984), for example, concluded from their excavations at Elkhorn Slough that, although two distinct archaeological assemblages were indeed evident, a process of *in situ* intensification rather than an immigration of new people into the area more parsimoniously accounted for the observed changes. Several other archaeological investigations carried out along the central coast (e.g. Hildebrandt 1983; Hildebrandt and Mikkelsen 1993; Dietz et al. 1988) failed to demonstrate the kinds of shifts predicted by the linguistic model. Bouey and Basgall (1991:18) summed up the controversy by concluding:

If there is one major problem with this model, it relates to the too literal application of the forager-collector dichotomy. In failing to consider the adaptive variability that might be encompassed within either of these strategies, it ignores the possibility that both poses might well be part of a single subsistence-settlement one season, and collector-like traits during another. In view of the productive and diverse environments characteristic of the central California coast, it would be more useful to search for relative variability in logistic organization than force archaeological materials into a rigid dichotomy between extreme foragers and extreme collectors.

Evidence of Middle Period occupation in central California is best represented by the Little Pico Creek Phase II component of CA-SLO-175. This component contains numerous contracting-stemmed projectile points, mortars and pestles, and fishing equipment, including grooved and notched net weights and shell fishhooks. A component of the Vierra Site, CA-MNT-229, and CA-MNT-282, located in southern Monterey County near Cape San Martin, also represent Middle Period occupations. In Santa Cruz County, the Middle Period is best represented by CA-SCR-9, which is located in the Santa Cruz Mountains. Hylkema (1991:141-183) identified a single-component deposit that yielded Año Nuevo Long-stemmed, Rossi Square-stemmed, Contracting-stemmed, side-notched, and concave base projectile points, *Olivella* saucer (G2) beads, mortars and pestles, milling stones and handstones. CA-SCR-7 also contains a Middle Period component that was dated using obsidian hydration to between 1,000 and 2,800 years B.P. (D. Jones and Hildebrandt 1990:69).

The Middle/Late Transition (1,000-750 B.P.) is represented along the central California coast by Contracting-stemmed and double Side-notched projectile points. Small leaf-shaped points also occur alongside these larger points, though their numbers are few (T. Jones 2003:221). Several types of *Olivella* shell beads, including split punched (D-series), are also found. Hopper mortars make their first appearance in the archaeological record and are found in tandem with bowl mortars and pestles, as well as handstones and milling slabs. Subsistence regimes during this time demonstrate substantial differences from the previous period. Marine resources, such as fish and marine mammals, appear to have been largely dropped from native diets. Instead, populations emphasized terrestrial resources, especially small mammals and acorns. This stands in marked contrast to developments along the Santa Barbara Channel where prehistoric populations underwent increasingly progressive maritime adaptations, and fishing was a major subsistence pursuit.

As originally perceived, these changes were largely considered to have resulted from an overexploitation of coastal resources accompanying the increased demographic pressures that were initiated during the Middle Period. However, more recent evidence suggests that other factors, especially environmental degradation, played a more significant role. Coinciding with the Middle/Late Transition (1,000-750 B.P.), California and parts of western North America underwent a dramatic warming trend, known as the "Medieval Climatic Anomaly" (Graumlich 1993; Stine 1990, 1994). Researchers have identified three major environmental trends during this period: (1) changing sea temperatures (Arnold 1992; Kennett 1998; Kennett and Kennett 2000; Pisias 1978); (2) warmer summer temperatures (Graumlich 1993); and (3) decreased precipitation (Stine 1990, 1994). According to T. Jones (1995:223), this latter trend had especially serious consequences for prehistoric coastal populations.

Serious drought after A.D. 1000 (950 B.P.) caused such rapid, severe deterioration of the resource base that major subsistence problems developed, causing widespread settlement shifts and resource competition. Unlike the environmental changes of the early and Mid-Holocene, technological innovations could not mitigate the environmental problems, because they developed rapidly and were severe.

In a recent paper, T. Jones and Ferneau (2002) posit the argument that central coast populations during this time underwent a process of "deintensification." Population growth declined, diet breadth contracted, and interregional exchange systems collapsed. In Monterey County, for example, numerous coastal sites were abandoned and populations relocated to more interior settings (T. Jones 1995:215). Populations also apparently declined, perhaps as a result of resources stress, and systems of trade and exchange collapsed. Obsidian, for instance, virtually disappeared from the archaeological record.

In general, archaeological sites dating to the Middle/Late Transition are poorly represented along the central California coast. In Monterey County, for example, T. Jones has noted that only a handful of sites in the Big Sur locality (e.g. CA-MNT-1233, CA-MNT-281, and CA-MNT-1754) date to this interval. In San Luis Obispo County, likewise, the sample of archaeological sites is relatively small. Ephemeral deposits are found at the Little Pico Creek site (CA-SLO-175), the Talley Farms site (CA-SLO-1796), and at CA-SLO-165. One exception, however, is CA-SLO-239, a large residential site originally located on the shores of Morro Bay in the current location of the PG&E power plant. This site was originally excavated by Clemmer (1962) who encountered a large sweat lodge, multiple hearth features, several burials, and a rich midden deposit containing stone and bone tools reflecting a wide range of residential activities.

Late Period (750 B.P.-Historic) populations on the central coast apparently rebounded from the environmental stresses that characterized the previous period. However, unlike populations farther

south – such as the Chumash and the Gabrielino – the inhabitants of the central coast did not undergo increasingly maritime adaptations. Their subsistence practices continued to demonstrate a terrestrial focus. T. Jones (1995:221), for example, indicates that the consumption of fish and other marine resources was less intensive and the extraction of mussels perhaps more selective than during the previous interval. From his analysis of several sites in Big Sur, T. Jones (1995:206) suggests that Late Period populations focused their subsistence activities on black-tailed deer (*Odocoileus hemionus*). This view has recently been challenged by the findings from CA-MNT-1942 (Wolgemuth et al. 2002), where fish, including several species of clupeidae (such as anchovies and herrings), constitute significant portions of the overall faunal assemblage.

T. Jones (1995, 2003) also suggests that central coast sites dating to this time period, excluding habitation sites along productive estuaries, probably represent specialized forays made from large interior settlements. Nor did populations undergo transformational changes in social and political organization that led to greater complexity. Instead, human populations in these areas maintained a tribelet system of socio-political organization (T. Jones 1995:223). Artifact assemblages from this time are marked by contracting-stem, leaf-shaped, and small, triangular-shaped and side-notched projectile points, mortars and pestles, and a variety of late prehistoric bead types, including *Olivella* lipped (E-series) and callus (K-series). Clam shell disk beads and talc schist disk beads are also common during this time.

Few Late Period components in San Luis Obispo County have been identified (D. Jones et al. 2002). One of the few well-studied Late Period components, however, is CA-SLO-214, which was first identified by Hoover and Sawyer (1977). Located south of Morro Bay, CA-SLO-214 yielded numerous small projectile points (such as small, side-notched and Cottonwood triangular types), and a small collection of ground stone implements (such as handstones, pestles, and milling stones). Several bead types were also recovered during the excavations and included E1, E2, H3, K3, and K1 *Olivella* beads, *Mytilus* disk beads, steatite beads, and clam disk beads. Late Period sites in Monterey County are much more numerous than those in San Luis Obispo County. As reported by T. Jones (1993), CA-MNT-1223 produced an assemblage of side-notched and Cottonwood triangular points, a mortar hopper, and Class E *Olivella* beads.

In Monterey County, the Late Period is represented by several sites including CA-MNT-1765, the “Moro Cojo” site. This site is located on the western shore of the upper reaches of Moro Cojo Slough, approximately 720 meters southeast of the intersection of Castroville Boulevard and Meridian Road. Based on radiocarbon-dating, Fitzgerald et al. (1995:35) concluded that the site was occupied sometime between A.D. 1450 and 1800, and that it likely functioned as “a combination collection station and field camp.” In Santa Cruz County, CA-SCR-117 represents a Late Period site. This site is a relatively dense shell midden located one mile north of the town of Davenport. Dating of the site was accomplished with two radiocarbon assays that yielded dates of ca. A.D. 1680 and A.D. 1505. It is likely, however, that the site is probably 100 to 150 years older at its base, setting the occupation of the site approximately from the 15th to the 18th centuries (Fitzgerald and Ruby 1997). The subsistence data indicate that a wide variety of resources were exploited by the site’s prehistoric inhabitants. These included a host of shellfish dominated by rocky shore species (primarily *Mytilus californianus*) and a smaller proportion of species that inhabit calmer waters. Fish also played a significant role in the diet as evidenced by the remains of several species, including cabezon (*Scorpaenichthys marmoratus*), lingcod (*Ophiodon elongatus*), steelhead rainbow trout (*Salmo gairdnerii*), rockfish (*Sebastes* sp.), and barracuda (*Sphyræna argentea*). Mammals from both terrestrial and marine contexts are represented in the faunal assemblage as well, though Fitzgerald and Ruby (1997:49) contend that proportionally deer seem to have been the most important source of animal protein.

Ethnographic Background

At the time of Euroamerican contact, a substantial Native American population occupied the Santa Cruz/Monterey Bay area. Spanish explorers first traveled through the Bay Area in the 1760s and the 1770s, making what were often initial contacts with its inhabitants and frequently recording some details of the events that took place. Native lands in the Monterey Bay area, were rapidly populated by Spanish and other European settlers. This drastic influx of foreigners, combined with the pressures of forced missionization and disease, resulted in abrupt modifications of native traditional cultures.

Modifying the Spanish term “costeños” or “costaños,” which means “coast dwellers,” many anthropologists used the term “Costanoan” in reference to native peoples that once occupied the Bay Area. In 1902, C. Hart Merriam (in Heizer 1967) referred to Bay Area languages as “Olhonian,” a term derived from the name of a tribelet located between San Francisco and Santa Cruz that was spelled variously as “Alchone,” “Olchone,” “Oljon,” or “Olhon” (Heizer 1974; Levy 1978). More recently, modern descendants of Costanoan peoples have identified themselves as “Ohlone” (Bean 1994), a derivation of Olhone, and that is the term that will be used here, except in reference to the language family.

At the time of European contact, the Ohlone occupied the San Francisco Peninsula, the east Bay south to the Delta, and the Santa Clara Valley down to Monterey and inland south to San Juan Bautista. This area encompassed a mosaic of different ecological communities, from grasslands, woodlands, and chaparral to redwood forests and seacoasts as well as bay estuary and tidal marsh. They were bounded to the north and northeast by the Miwok, and to the east by the Yokuts. Their immediate neighbors to the south included the Hokan-speaking Esselen and Salinan. The Ohlone spoke a Costanoan language, which belongs to the Utian family of the larger Penutian language stock. Speakers of Penutian inhabited north central California and included the Maidu, Wintu, Miwok, and Yokuts. The Costanoan language is divided into eight different languages, which Levy (1978) has characterized as “different from one another as Spanish is to French.” According to Levy (1978:485), the Ohlone inhabitants of the Santa Cruz region spoke a Costanoan dialect known as “Awaswas, or Santa Cruz Costanoan.”

It has been hypothesized that the Ohlone were relatively late entrants into the Bay Area. Linguists and archaeologists have argued that the ancestors of the Ohlone originally migrated into the San Francisco and Monterey Bay Area from the San Joaquin-Sacramento River system sometime around A.D. 500 (Levy 1978:486). This migration represented the movement of several Penutian-speaking peoples westward into areas formerly inhabited by Hokan-speakers. Other researchers have posited a much earlier time for the movement of Penutian-speakers into the Bay Area. For example, Whistler (1977) suggests that Penutian-speakers (e.g., Miwok and Ohlone) settled in the Bay Area around 3000 B.C. Whenever the migration actually occurred, the ancestors of the ethnohistoric Ohlone were fully ensconced in the Bay Area and environs by the Late Holocene.

Estimates of total Ohlone population during the time of European contact are varied. A.L. Kroeber (1925) suggested an estimate of 7,000 people, while Cook (1943) posited a total of about 11,000 at the beginning of the Mission period, and Heizer (1974) and Levy (1978) estimated about 10,000. Based on mission records, Milliken et al. (1993:25) estimated a population density of about 2.5 people per square mile. In the San Francisco peninsula area, Milliken (1995:19) claimed that the earliest explorers usually encountered native villages every “three to five miles,” and noted that their descriptions suggested village populations numbering from 60 to 90 persons. Elsewhere in Ohlone territory, estimates of village size ranges from 200 to 400 people. Milliken (1995:19) reported that the largest Bay Area village, near Carquinez Strait, contained some 400 people. Other large villages were located on San Francisquito Creek (250 inhabitants), and on the coast at Point Año Nuevo.

By the time anthropologists like Kroeber (1925), J.P. Harrington (1985), and Merriam (1967) began their systematic studies of the California Indians in the early 20th century, many of the pre-contact cultural traditions of these native groups had been forgotten. The Ohlone were no exception. They underwent cataclysmic changes during the period of Spanish colonialism and missionization. During the Mission period, the Franciscan fathers actively discouraged or banned traditional Ohlone customs, rites, and rituals. The Ohlone also suffered a major drop in population during this time. As a result of introduced diseases and a declining birth rate, the Ohlone population fell from some 10,000 in 1770 and then to less than 2,000 in 1832 (Cook 1943). Despite this, some knowledge of their language, folkways, and material culture was preserved by the few surviving Ohlone. This information was supplemented by a few 18th century Spanish letters, diaries, and accounts. From these scattered bits of information, and archaeological investigations, ethnographers (Kroeber 1925; Broadbent 1972; Levy 1978; Bean 1994; Milliken 1995) have been able to piece together a generalized picture of traditional Ohlone culture.

The Ohlone lived in approximately 50 autonomous villages that Kroeber called tribelets (Levy 1978). The tribelet defined the basic unit of Ohlone political organization. Tribelet chiefs might be either men or women. The office was inherited patrilineally, usually passing from father to son (Levy 1978:487). Each tribelet occupied a permanent primary habitation site, in addition to many smaller resource procurement camps. Each village within the tribelet was probably occupied for several months each year, with groups of families moving between different locations as food resources became seasonally available. Groups of families coalesced during winter, in part to make use of shared food stores but also to engage in annual ceremonial activities. Many Spanish diaries also note that warfare was common between Ohlone groups, normally consisting of small-scale battles resulting from arguments over land rights, or in defense of the honor of some individual or family in a tribelet (Broadbent 1972; Margolin 1978; Milliken 1995).

Early Spanish chroniclers, like Father Juan Crespi, describe the Ohlone as "graceful and well-formed" (Heizer 1974:15). Diaries and ethnographic reports indicate that Ohlone men and boys generally went naked, but covered themselves in mud during chill mornings. They wore necklaces of *Olivella* shells and abalone pendants, and had pierced ears and nasal septums, which they adorned with various ornaments. Unlike most native Californians, some Ohlone men did not pluck out their beards but allowed the hair to grow on their chins (Levy 1978:493; Milliken 1995:18). Men with long hair either braided it or tied it on top of their head with a buckskin thong. Women wore skirts of braided plant fiber in the front and sea otter or deerskin rear aprons. Women commonly sported tattooed chins, which consisted largely of lines and rows of dots. Both sexes wore robes in cold weather. These consisted of woven animal skins such as rabbit or sea otter fur. During ritual occasions, ceremonial dances, and warfare, men frequently applied various plant dyes to their body and adorned themselves with feathers and other finery.

The Ohlone were hunters and gatherers who supported themselves largely or entirely by the exploitation of natural plants and animals. They followed a seasonal round of resource availability. Life varied with the seasons, requiring dispersed family groups to move over the tribelet territory during seasons of abundance when a heavy labor effort was required; resources were stored for the lean winter and early spring when the tribelet tended to congregate together (Levy 1978).

Although the Ohlone consumed a variety of different foods, most references to ethnographic subsistence practices indicate that they relied on the acorn as a staple food (Beechey 1968; Bickel 1981; Broadbent 1972; King 1974; Milliken 1995:17). The preferred acorns came from Tanbark oak (*Lithocarpus densiflorus*), valley oak (*Quercus lobata*), coast live oak (*Quercus agrifolia*), and California black oak (*Quercus kelloggii*). Reaching the acorns for consumption was an involved process. Acorns were usually collected in fall and ground into flour using stone pestles in either

portable stone or bedrock mortars. The flour was leached in freshwater streams to remove the tannic acid. Acorn meal was consumed during winter as mush or cakes (Broadbent 1972:61). In addition to acorns, other important plant resources were Buckeye (the nuts of which were leached and made into a mush), and the seeds of dock, gray pine, and tarweed, all of which were roasted in baskets with hot coals before eating. Berries gathered by the Ohlone included gooseberries, blackberries, madrone, and wild grapes. Roots were also gathered; these included wild onion, cattail, and wild carrot. For coastal groups, kelp was a common food, which was sun-dried and roasted (Broadbent 1972).

Shell mounds attest to the importance of shellfish in the Ohlone diet, particularly for coastal populations. Indeed, there are many references to shellfish collection and consumption in the diaries of Spanish explorers, indicating that this resource was of significance to contact-period diets. Shellfish resources of primary importance included mussels (*Mytilus* sp.), abalone, (*Haliotis* sp.), and various clam, oyster, and scallop species. Mussels, clams, and other species were probably collected year-round but primarily during winter, being taken by hand or with prying bars or sticks. Clams were dug from beds within tidal flats, and a variety of fish (salmon, sturgeon, steelhead, and numerous other species native to California waters) were captured with spears or nets from riverine or coastal habitats (Broadbent 1972; Levy 1978). In addition, sea lions, seals, and sea otters were taken, generally by clubbing them on the beaches (Baumhoff 1963:17). The meat of beached whales was also occasionally consumed after being roasted in earth ovens. Some Ohlone groups also used small "balsas," or rafts made from tule reeds, not only to exploit marine fishes but also to obtain lakeside waterfowl, such as ducks and geese.

Various land animals were also important to Ohlone subsistence. Large terrestrial game mammals such as deer, pronghorn, and tule elk (Baumhoff 1963:17) were key sources of protein. In order to facilitate the hunting of deer, the Ohlone periodically practiced controlled burning of chaparral-bearing grasslands and woodlands. These fires cleared lands of dense vegetation cover and increased the productivity of grasses and stimulated regrowth of tender shoots that attracted browsing deer. Rabbits were also taken. These were hunted in large, communal drives and snared in nets, where they were summarily clubbed to death. Other small game taken included squirrel, ground squirrel, woodrat, and even mouse and mole (Levy 1978:491). Insects such as caterpillars and grasshoppers were also collected and eaten.

Little is known about Ohlone mythology and cosmology, although ethnographers generally agree that their beliefs were similar to their Yokuts and Salinan neighbors to the east and south (Kroeber 1925:470-473; Levy 1978:489-490). The sun was one of several principal deities; prayers were directed to the sun through offerings of smoke, seeds, tobacco, and shell beads (Broadbent 1972; Levy 1978). Other prominent deities included Coyote, who was reputed to have taught the Ohlone the arts of subsistence. Shamans held prominent places in Ohlone culture. They wielded magical powers and maintained contact with the spirit realm. They were also healers who cured disease and could diagnose ailments through ritual singing and dancing. Shamans could also control the weather and assure an abundant crop of acorns or a successful hunt (Levy 1978:489).

The Ohlone first came into contact with Europeans in 1602-03 during the voyage of Sebastian Vizcaino, who briefly described the Ohlone inhabitants of Monterey (known as the Rumsen):

The land [is] well populated with Indians without number many of whom came on different occasions to our camp. They seem to be gentle and peaceful people; they say with signs that there are many villages inland. The sustenance which these Indians eat most of daily, besides fish and shellfish, is acorns and another fruit larger than a chestnut; this is what we could understand of them (Vizcaino [1602] in Broadbent 1972:47).

This contact was brief and it was not until nearly 170 years later that the Ohlone again made contact with the Spanish. In 1769, Gaspar de Portola, traveling north by land along the Pacific Ocean from San Diego in order to establish a settlement in Monterey, was the first European to sight San Francisco Bay. As he journeyed through Ohlone territory, Portola gave brief descriptions of the Indians he encountered. Shortly thereafter, in 1770, Lieutenant Pedro Fages led a small expedition inland from Monterey. One of the expedition's chroniclers, Juan Crespi, made extensive notes on the aboriginal inhabitants of the area. From that time on, the Spanish were a constant presence in the lives of the Ohlone. Between 1770 and 1797, seven missions were established within Ohlone territory (Levy 1978:486). In January 1791, Mission Santa Cruz was founded.

In Santa Cruz, the Mission period (1776-1834) saw the disruption of traditional Ohlone culture and lifeways. As the Ohlone were gradually brought into the mission system, and placed under the protection and tutelage of the Mission fathers, they lost much of their erstwhile autonomous existence and traditional lifeway. Compounding the difficulties and disruption to traditional life, the Mission fathers inducted members of distant and distinct tribes into the Mission neophyte population. In Santa Cruz, Costanoan peoples were joined by Northern Valley Yokuts, conscripted from the San Joaquin Valley, as the local Indian workforce succumbed to diseases and hardships ubiquitous to the Spanish and Mexican missions.

In 1834, under the new Mexican government, secularization of the mission lands began in earnest. The indigenous population scattered away from the mission centers, and the few that were given rancherias from the mission lands were ill-equipped to maintain or work their land. Most of the former mission land was divided among loyal Mexican subjects, and the few Ohlone who chose to remain in their ancestral territory were obligated to become squatters. Some were given jobs as manual laborers or domestic servants on Mexican, or later American, cattle ranches.

The Ohlone underwent a period of near cultural anonymity from the mid-19th century to the relatively recent past. During this time Ohlone often presented themselves as other than Indian to the outside world, in large part to the discrimination suffered during and after the mission period. Present day Ohlone descendants often remark that they were unaware of their heritage or that elders and relatives had at least not encouraged an interest in Ohlone heritage.

As was common elsewhere in California, Native peoples were forced to live on the fringes of American society, often in settlements near ranches or towns, or, were subjected to forced assimilation. Often Ohlone descendants identified themselves as of Mexican heritage, in many ways a valid self-description considering the close ties, often marital between the Ohlone and Mexican groups. This however served to mask Ohlone identity for a long period.

The so-called plight of California Indians, often considered "shameful" by observers in the period, brought the attention of the federal and State governments and religious groups and missionaries. Few true reservations had been established in California at the time of the American ascension to authority in 1850, so at the beginning of the 20th century a large number of "rancherias" were established throughout California to accommodate "landless Indians". These were administered by the federal government and were strongly influenced by religious agents. Unfortunately rancherias were not established in Ohlone territory, at least not formal rancherias that would fit the criteria of federal trust status. As a result, the present day Ohlone community has been forced to seek federal trust status or formal recognition by the federal government, in the absence of a rancheria land base. Thus far no group within the greater Ohlone community has been able to navigate the hurdles to federal recognition. In the absence of such recognition, the Ohlone are denied the many benefits of federal trust status, and, importantly do not have the same standing as recognized tribes under regulations

such as Section 106 of the National Historic Preservation Act. Currently under Section 106 Ohlone representatives occupy the lesser role of “interested persons” as opposed to “concurring parties”.

Recognition of Ohlone heritage, while present in some form since mission times, became more public in the 1960s and 1970s. A general recognition that civil rights had been denied to minority or ethnic populations, the explosion of the pan-Indian movement, and the political statements made in such places as Wounded Knee and Alcatraz, brought the “plight” of the Native American into sharp focus. Within this context, the Ohlone began to take a much greater public interest in the protection of their heritage, cultural, spiritual, and physical. This was strongly expressed in a unified desire to preserve those elements of the traditional Ohlone lifeway still visible on the landscape: archaeological deposits from villages and camps, spiritual and ceremonial locales, and particularly burial sites.

At present the Ohlone in the Santa Cruz region are represented by a number of individuals, in turn representing themselves, family groups or organized Ohlone community groups. Interest in heritage resources in Santa Cruz has become the purview of Ohlone from Hollister, Watsonville, Monterey, Santa Clara, San Jose, and the East Bay. The California State Native American Heritage Commission recognizes the interests of all these groups, and recommends consultation with a wide range of Ohlone representatives when heritage resources in Santa Cruz may be affected. Often, and this is true in the case of the Utility Improvement Project, Ohlone respondents express concern about the preservation of archaeological remains, proper care for artifactual material, sensitive treatment of human remains that cannot be avoided, and presence of an Ohlone observer during construction in sensitive areas.

Historic Context

Spanish-Mexican Period

The Santa Cruz Mission

European occupation of Santa Cruz begins with the establishment of the *Mission La Exaltacion de la Santa Cruz*. The Mission, founded in 1791, was the 12th Franciscan mission in *Alta California*. During the Spanish occupation, the current route of Mission Street was the main thoroughfare connecting the Mission Santa Cruz to Santa Clara and Mission Dolores in San Francisco. The first mission chapel at Santa Cruz was a temporary structure of thatch and mud built close to the San Lorenzo River. Between 1793 and 1794, a more permanent adobe chapel was constructed on a higher bluff overlooking the river. The site of the second church is where Holy Cross Church currently stands on Mission Hill.

By the early nineteenth century, a complex of mission buildings was erected around the chapel and the mission prospered with extensive gardens, a grist mill, and more than 4,000 head of cattle. Mission lands included a wide-ranging grazing area that extended as far as Año Nuevo more than 25 miles north of Santa Cruz. The complex was bounded by current High, Emmet, Mission and Sylvar Streets. The church and the priest’s quarters were located on what is now High Street. On Sylvar Street were storehouses and rooms for looms, while back from Emmet Street, along what is now known as School Street, were the women’s quarters. Across School Street was an adobe building (still extant) thought to have been the mission guardhouse; this structure was later converted to a residence now known as the Neary-Rodriguez Adobe (Hoover et al. 1990). This building, located at 136 School Street, is the only remaining remnant of the 1793-94 mission complex.

Damage to the church occurred in 1818 in response to threats of a pirate attack; the attack never occurred, but the church itself and many of its furnishings were damaged in the attempt to save mission property. In 1834, Governor Figueroa secularized the mission property. In 1840 an

earthquake weakened the church walls, and in 1857 another tremor caused the structure to collapse entirely (Hoover et al. 1990).

American Period

The town of Davenport was founded in 1868 by John P. Davenport, a whaling captain from Rhode Island. The original location of the town was approximately a mile north of its present location and centered primarily on a large wharf in the cove at the mouth of Agua Puerca Creek. This settlement was also called Davenport's Landing. By 1875, the village comprised of two hotels, two general stores, a blacksmith and a butcher shop, a ship yard, wharf, and four dwelling houses. The wharf was used to ship lumber that was milled in the vicinity. Eventually, the port filled up with mud and steamers were unable to load lumber. Captain Davenport went bankrupt and moved to Santa Cruz.

The original community was destroyed by a fire in 1915, but by that time, cement operations had been developed near San Vicente Creek. William J. Dingee began the Santa Cruz Lime Company in 1905, which became the Santa Cruz Portland Cement company the following year. The new town of Davenport was established near the cement company with a new post office, which opened in 1906 (Clark 1986). Today the town of Davenport includes a historical district with three restaurants, two art galleries, the Davenport Cash Store, post office, and a school.

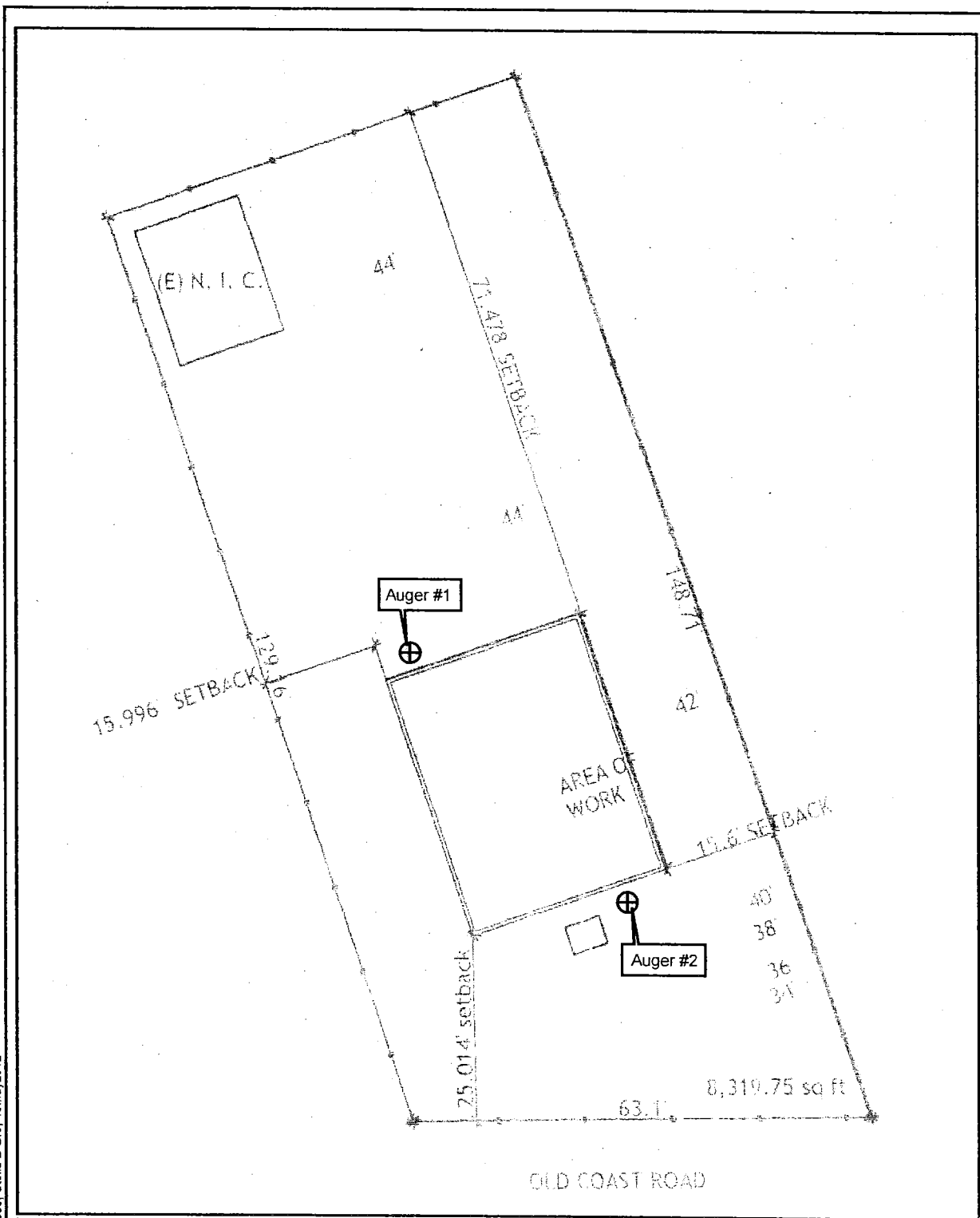
FIELD METHODS

On May 9, 2012, Albion staff archaeologist Stella D'Oro conducted a surface archaeological investigation and monitoring augering activities at 121 Old Coast Road. A pedestrian survey was first conducted over the entire area, which consisted of residence, a stairway, and landscaping around residence (Appendix A: Photographs 1 and 2). Visibility of soil surfaces was fair on the south side, but poor in the northern section of the lot. Surface soils in the project area consisted of black shell midden.

Following surface inspection, two augers were bored by geotechnical engineers with Dees and Associates. The bores were 4 inches dia. and were located directly adjacent to the residence on the north and south sides of the structure (Figure 2).

Auger #1 (Appendix A: Photographs 3 and 4) was placed approximately two feet behind (to the north of) the structure. Black (10YR 2/1), loose shell midden soils extended to 2.5 feet below the surface. Beneath the midden, soils consisted of yellowish-brown (10YR 5/6) coarse sandy soils; bedrock was encountered at 4 feet below the surface.

Auger #2 (Appendix A: Photograph 6) was placed approximately two feet in front of (to the south) the structure. Black (10YR 2/1), loose shell midden soils extended to 5 feet below the surface where cobbles and bedrock were encountered.



Plans drafted by Beverly Kenville, March 15, 2012

File name: Figure_2.ai, J2012-001.005, Stella D'Oro, 16May2012

Legend	
	Auger



Albion Environmental, Inc.

Figure 2. Project area and location of test augers, 121 Old Coast Road, Davenport, California.

STUDY FINDINGS AND CONCLUSIONS

A search of records at the NWIC indicated that the project area is located on two cultural resources; P-44-379 is the historic town of Davenport and CA-SCR-18 is a prehistoric archaeological site originally recorded in 1950. Three burials were excavated from the site when a bakery was constructed, although the site, which still includes an intact shell midden, remains otherwise uninvestigated.

Albion conducted an intensive pedestrian survey and found shell midden soils throughout the south side of the residence where soils were fairly exposed. Albion also monitored augering activities by a geotechnical engineering company, Dees and Associates. Two augers demonstrated the presence of intact shell midden soils as deep as 2.5 feet below the surface on the north side of the residence and 5 feet below the surface on the south side. It is likely that the intact midden represents a culturally significant Native American site and that earth-disturbing activity will result in disturbance of the site.

As per Chapter 16.40 of the Santa Cruz County Code, if a project will result in the disturbance of a significant site, the County Environmental Coordinator shall require the property owner to prepare an Archaeological Report providing the inventory of archaeological resources, an evaluation of their significance, and appropriate mitigation measures.

It is Albion's judgment that the current study clearly outlines the site's potential significance, and that additional exploratory work (and disturbance to the site) is not required. The information provided in this report is sufficient to assist the property owner and the County in determining the next course of action.

As per the County Code, the next step in the process is to establish conditions for project approval, including determination of appropriate mitigation measures. Examples of mitigation include:

- preservation of site through project redesign;
- restriction of grading/excavation to areas not containing the resource (site);
- covering the site with fill to a depth where the site will not be disturbed; and
- excavation (data recovery) by a professional archaeologist to sample site deposit.

Determination of appropriate mitigation measures requires consultation between all decision makers including the project applicant, the County Environmental Coordinator, the consulting archaeologist, and a representative from the local Native American community. Consultation necessarily takes into consideration project impacts, County policy regarding archaeological resources, Native American concerns, and mitigation costs.

Should the consulting parties decide that archaeological excavation is the preferred mitigation measure, all archaeological work will require an Archaeological Excavation Approval from the County (Santa Cruz County Code Chapter 16.40.60).

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APPENDIX A

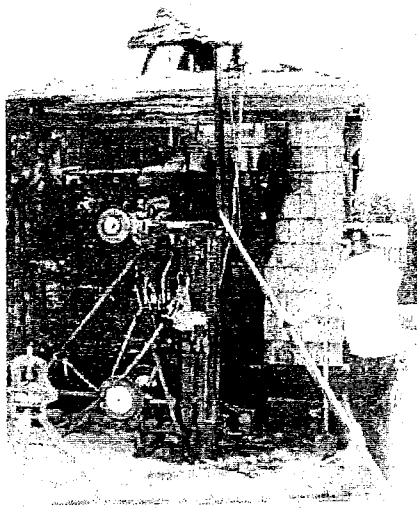
PHOTOGRAPHS



Photograph 1. View of residence (facing north).



Photograph 2. View of landscaping in the front yard (facing east).



Photograph 3. Location of Auger #1 (facing south).



Photograph 4. Shell midden soils from Auger #1 (facing north).



Photograph 5. Shell midden soils visible in the front yard of the residence (facing south).



Photograph 6. Location of Auger #2 (facing north).



ALBION ENVIRONMENTAL, INC.
NATURAL AND CULTURAL RESOURCES CONSULTANTS

1414 SOQUEL AVENUE, SUITE 203
SANTA CRUZ, CALIFORNIA 95062

TELEPHONE (831) 469-9128
FACSIMILE (831) 469-9137

October 30, 2012

Silas Rippee
R. Silas Rippee Construction
PO Box 2608
Santa Cruz, CA 95063

Re: Archaeological Monitoring for 121 Old Coast Road, Davenport, CA

Dear Mr. Rippee:

Albion Environmental, Inc. (Albion) is pleased to submit the following proposal to provide archaeological services for residential construction at 121 Old Coast Road, Davenport California. Albion offers a broad range of cultural and natural resource consulting services. We specialize in natural and cultural resource inventories and assessments; environmental impact analyses; mitigation planning, monitoring and implementation; and compliance monitoring. The company serves a wide variety of land- and resource-managing agencies and utility and energy companies—at the federal, state, and local levels—as well as private landowners and other environmental and engineering firms.

Our staff is intimately familiar with Santa Cruz County cultural resources, participating in numerous Phase I Inventories and Phase II Evaluations throughout the area. Albion is very familiar with standards of work expected by County planners and environmental staff. Well-versed in all stages of federal and state environmental compliance, Albion has built a strong reputation for successfully executing projects under complex regulatory contexts. Our broad range of projects and clients, in concert with our strong local experience makes us especially qualified to perform the cultural resource services needed for the this project.

SCOPE OF WORK AND SCHEDULE

Project Background

The project site is located in Davenport, California. The project area is located on the north side of Old Coast Road, just southwest of its intersection with Fair Avenue. Previous environmental review has indicated that the area is sensitive for archaeological resources (D'Oro 2012).

As per D'Oro (2012), a search of records at the Northwest Information Center at Sonoma State University indicated that the project area encompasses two cultural resources including the historic town of Davenport (P-44-000379) and CA-SCR-18, a prehistoric archaeological site originally recorded in 1950. Three burials are reported to have been excavated from the site during construction in 1977. Two additional cultural resources have been identified within a ¼ mi radius of the project area.

Albion conducted an intensive pedestrian survey of the parcel in May 2012 and found shell midden soils throughout the parcel. During this effort, Albion also monitored geotechnical augering conducted by Dees and Associates. Two augers demonstrated the presence of intact shell midden soils as deep as 2.5 feet below the surface on the north side of the existing residence and 5 feet below the surface on the south side. It is likely that the intact midden represents a culturally significant Native American site and that earth-disturbing activity may result in disturbance of the site.

As per Chapter 16.40 of the Santa Cruz County Code, if a project will result in the disturbance of a

*see correct
note in
original report*

significant site, the County Environmental Coordinator shall require the property owner to prepare an Archaeological Report providing the inventory of archaeological resources, an evaluation of their significance, and appropriate mitigation measures.

In D'Oro 2012, Albion proposed that the May 2012 study demonstrated the site's potential significance, and that additional exploratory work (and disturbance to the site) was not required. The information provided in the report was deemed sufficient to assist the property owner and the County in determining the next course of action.

On October 24, 2012, representatives from the County Environmental Coordinator met with the property owner's agent and Albion to discuss possible mitigation measures. Two representatives of local Native American Tribes, Ann Marie Sayers and Irene Zwierlein, were invited to attend the meeting, but neither was in attendance. In an email to Jessica Duktig (Santa Cruz County Planning Department) on September 1, 2012, Ms. Zwierlein requested that a qualified archaeologist and Native American monitor be present on site during project construction.

During the October 24 meeting, it was determined that earth disturbing activities would be largely confined to areas of previous construction, reducing the possibility of impacting undisturbed site deposits. The following course of action was agreed upon:

- A qualified archaeologist and Native American representative will monitor all ground disturbing activities.
- Any isolated artifacts observed during monitoring will be collected, photographed, and cataloged.
- If intact or undisturbed cultural deposits are encountered during monitoring, all work within 50 feet will halt temporarily so that a mitigation sample can be extracted. Sample size will depend on size and extent of the find, but should be large enough to characterize the feature or deposit.
- If appropriate, a sample of organic material (i.e., bone, shell, charcoal) will be collected and submitted for radiocarbon analysis.
- A brief report of findings will be prepared on completion of project construction and any subsequent archaeological analysis.
- If human remains are discovered during monitoring, all work on parcel will halt, and procedures set forth in the Santa Cruz County Code (Section 16.40.040) will be implemented.

The following section outlines cultural resources services for proposed project construction:

Task 1. Archaeological Monitoring

This task involves monitoring of all ground-disturbing activities by an archaeologist and Native American representative. In addition to experienced archaeological monitors, Albion will make available senior staff archaeologists to address discovery of human remains, prehistoric sites, and historic-era resources.

Project monitors will be equipped to identify and fully record features in the field, using standard techniques such as drawings, written descriptions, photography, and maps. Decision criteria will be established in advance of monitoring so that monitors will know when to consult with senior staff

concerning the disposition of cultural materials. In the event that human remains are encountered, procedures outlined in the Santa Cruz County Code shall be followed (Section 16.40.040).

Task 2. Mitigation Sampling

As per requirements discussed above, archaeological mitigation, in the form of limited sampling, may be warranted if important intact deposits are discovered, and cannot be avoided during project construction. Sample size will depend on size and extent of the find, but should large enough to characterize the feature or deposit. Samples are not likely to exceed 0.06 cubic meters of site soil (equivalent to three column samples measuring 20 cm by 20 cm excavated to a depth of 50 cm). Samples will be screened through 1/8" mesh, and cultural constituents counted and weighed.

If appropriate, a sample of organic material (i.e., bone, shell, charcoal) will be collected and submitted for radiocarbon analysis.

Task 2. Reporting

Upon completion of construction and any subsequent analysis of mitigation samples, a brief report of findings will be prepared.

PROJECT COST

The following attached spread sheet depicts a hypothetical cost estimate for three days of monitoring and processing of mitigation sampling.

KEY PERSONNEL

Albion proposes to use the following persons to perform the services outlined. Each member of the team has extensive experience in design, management and executing on-call and construction monitoring programs.

Jennifer Farquhar, M.A., Project Manager, Principal Archaeologist

Ms. Farquhar serves as a project manager and principal investigator at Albion Environmental, Inc. A staff member since 1999, she has considerable experience in cultural resource management and is well-versed in both state and federal cultural resource laws and regulations. At Albion, her duties include cultural resource consultation, as well as the design and implementation of archaeological field and laboratory projects.

Over the years, Ms. Farquhar has directed a broad range of projects involving the National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and Section 106 of the National Historic Preservation Act (NHPA). Recently, Ms. Farquhar directed the Section 106 consultation for the Nacimiento Water Project (NWP) in San Luis Obispo County, serving a lead role in the consultation between the US Army Corps of Engineers, the National Guard Bureau, the California National Guard, and the California State Historic Preservation Officer. Other recent large-scale projects include Albion's PG&E State-Wide Master Services Agreement; and Fort Hunter Liggett Resources Management Program, Monterey County, California.

She has served as Project Manager and Project Archaeologist for dozens of projects in the San Francisco Bay Area including: City of Santa Clara General Plan Update (2010); Archaeological Investigations at Army Reserve Contracting Center at Moffett Field (2006); Quail Hollow Bridge Replacement Project in Alum Park (2005); the Standard Homes/Lucky-Day Ranch EIR; (2005) Santa Clara Valley Water District Stream Maintenance Project (2004-2005); and the Coyote Lake-Harvey

Bear Ranch County Park Master Plan (2002).

Ms. Farquhar will serve as Project Manager, and will be responsible for preparation of the monitoring plan, scheduling monitoring activities, and managing any other required activities, such as testing or data recovery.

Clinton Blount, M.A., Principal-in-Charge, Native American Coordinator

Clinton Blount is President and cofounder of Albion Environmental, Inc.. Trained as a cultural anthropologist, he specializes in Native American consultation, oral history, land use history, ethnography, and cultural resource project management. Mr. Blount's recent anthropological work has focused on compiling land use histories, emphasizing a combination of oral and document-based histories. He works closely with land and resource managers to interpret the events that have shaped present-day landscapes. He also routinely serves as Native American consultation coordinator for large scale projects in central and northern California.

Mr. Blount has served as project manager for numerous large, complex assignments. He is currently Project Manager for cultural resource compliance for Santa Clara University's Ten Year Capital Plan. This involves preparation of both general and specific treatment plans and management of mitigation efforts. Other assignments include management of the cultural resource component of the Coast Dairies Resource Management Plan, ethnographic surveys of Caltrans' Districts 3 and 6, Traditional Cultural Property studies for numerous FERC relicense projects, and management of the Native American consultation component of the Los Osos Wastewater Project and the Nacimiento Water Project in San Luis Obispo County.

Mr. Blount will provide Native American consultation services for the preparation of the monitoring plan and will supervise Native American involvement in the field effort. He will also provide quality control and will be the final point of contact for the City for matters which cannot be resolved at the project management level.

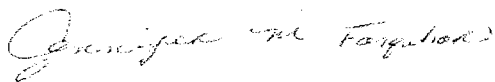
John Ellison., Archaeologist, Monitor/Field Observer

John Ellison currently attends University of California at Santa Cruz where he is earning a degree in archaeology with an emphasis in lithic analysis. An alumnus of the Cabrillo College Archaeology Technology Program, John has experience with monitoring and excavating in the Santa Cruz area and at Santa Clara University. Recently, he was the lead monitor for the Nacimiento Water Project in San Luis Obispo County. He is an active member of the Society for California Archaeology and the Santa Cruz Archaeological Society.

Mr. Ellison will provide monitoring/field observer services for the Project and will participate as a field archaeologist, monitor/field observer archaeologist as required for testing or data recovery efforts

Please contact me at (831)588-1724 if you have any questions about our proposal.

Sincerely,



Jennifer M. Farquhar
Principal

121 Old Coast, Road Lundberg Residence

Monitoring Costs of three days and recovery/processing of mitigation sample.

10/30/2012

Labor	Rate	Task 1		Task 2		Task 3		Total	
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
Archaeological Monitor, Ellison Project Manager, Farquhar Analyst, Garlinghouse Total Labor	\$58.30	24	\$1,399.20	8	\$466.40	1	\$58.30	33	\$1,923.90
	\$96.20	2	\$192.40	1	\$96.20	4	\$384.80	7	\$673.40
	\$78.71	0	\$0.00	2	\$157.42	0	\$0.00	2	\$157.42
		26	\$1,591.60	11	\$720.02	5	\$443.10	42	\$2,754.72
Other Direct Costs		Units	Cost	Units	Cost	Units	Cost	Units	Cost
	Mileage	60	\$33.30	0	\$0.00	0	\$0.00	0	\$33.30
	Radiocarbon Assay	0	\$0.00	1	\$600.00	0	\$0.00	0	\$600.00
	Native American Monitor (Independent Contractor)	24	\$1,200.00	0	\$0.00	0	\$0.00	24	\$1,200.00
Total ODCs			\$1,233.30		\$600.00		\$0.00		\$1,833.30
Total Cost			\$2,824.90		\$1,320.02		\$443.10		\$4,588.02