

**Table 2.3 Local Coastal Program Consistency Analysis-City of Capitola
Local Coastal Program (1981; Revised 2005)**

Local Coastal Program Policies	Consistency Analysis: Build Alternative	Consistency Analysis: No-Build (No-Action) Alternative
<p>Policy 1-1. It shall be the policy of the City of Capitola to maintain and enhance access to Capitola Beach, Capitola Village, and Capitola Wharf while maintaining and enhancing the existing character of Capitola Village and the surrounding residential areas. The intensity of new development shall be limited to the availability of parking and other alternative transportation systems, such as a shuttle bus and remote parking.</p>	<p>The proposed project would be consistent with policy 1-1 by easing congestion, reducing delay, providing efficient public transit facilities, and creating and improving pedestrian and bicycle facilities within the project corridor. The project would not obstruct or otherwise adversely affect access to Capitola Beach, Capitola Village, or Capitola Wharf. Temporary street closures would be required within the City of Capitola during construction, including the Park Avenue northbound and southbound on-ramps/off-ramps, the Bay Avenue/Porter Street northbound and southbound on-ramps/off-ramps, and the Capitola Avenue overcrossing. Temporary closures would affect vehicle, pedestrian, and bicycle access on the identified routes; however, detours would be provided to ensure access to Capitola Beach, Capitola Village, and Capitola Wharf is maintained during construction. Ultimately, the project would provide improved access to these resources for bicycles and pedestrians through the improved Capitola Avenue overcrossing, would not prohibit or otherwise adversely affect access to these resources, and would not adversely affect the existing character of Capitola Village. Avoidance and Mitigation Measures VA-1 through VA-5, Avoidance and Mitigation Measures VA 11 through VA-13, and mitigation measures VA-14 through VA-16 would reduce impacts related to vegetation removal. Mitigation measures VA-6 through VA-10 would reduce impacts related to soundwalls and other infrastructure by applying design treatments. The full text of avoidance, minimization, and/or mitigation measures is included in Appendix B.</p>	<p>The No-Build (No-Action) Alternative would be consistent with policy 1-1. The No-Build (No-Action) Alternative would not prohibit or otherwise adversely affect access to Capitola Beach, Capitola Village, or Capitola Wharf or adversely affect the existing character of Capitola Village.</p>

Local Coastal Program Policies	Consistency Analysis: Build Alternative	Consistency Analysis: No-Build (No-Action) Alternative
<p>Policy 1-3. It shall be the policy of the City of Capitola to provide for the protection, preservation, and proper disposition (where necessary) of archaeological, historical, and paleontological resources within the city. This policy shall be implemented in cooperation with the landowners, developers, State Historic Preservation Office, and the [University of California, Santa Cruz] Archaeological Research Center.</p>	<p>The proposed project would avoid known archaeological sites and is therefore consistent with policy 1-3. In the event of an inadvertent discovery, appropriate protocols would be implemented, including work stoppage, until a qualified archaeologist can evaluate the discovery. The proposed project has the potential to result in impacts on paleontological resources. Impacts would be reduced through the development and implementation of a paleontological mitigation plan (monitoring during certain earthwork operations) and other mitigation measures.</p>	<p>The No-Build (No-Action) Alternative would be consistent with policy 1-3 because no ground disturbance or potential impacts on archaeological or paleontological resources would occur.</p>
<p>Policy 2-18. Because of the environmental sensitivity of the natural ecosystem along the creek, the City of Capitola will maintain existing pathways and park sites for public use but will prevent further disruption that might occur because of the expansion of path systems along Soquel Creek.</p>	<p>The proposed project would be consistent with policy 2-18. The proposed changes to the State Route 1 corridor would not alter existing pathways or park sites or create new or expanded path systems within the natural ecosystem of Soquel Creek.</p>	<p>The No-Build (No-Action) Alternative would be consistent with policy 2-18. The No-Build (No-Action) Alternative would not alter existing pathways or park sites or create new or expanded path systems within the natural ecosystem of Soquel Creek.</p>

Local Coastal Program Policies	Consistency Analysis: Build Alternative	Consistency Analysis: No-Build (No-Action) Alternative
<p>Policy 3-1. It shall be the policy of the City of Capitola to maintain the natural features, visual resources, and unique character of the Capitola Village. This includes maintenance of the particular scale and character of Capitola Village, retaining its special ability to serve both Capitola residents and visitors, protecting its natural features and views, and recognizing its historical continuity extending from the Camp Capitola period through the present. A commitment shall be made to maintaining the level of current activity in the Central Village area and/or intensifying activity and increasing capacity only in ways consistent with the current scale and character of Capitola Village.</p>	<p>The proposed project would be potentially inconsistent with policy 3-1. The proposed project would result in visual impacts from vegetation removal, widening the cross section of State Route 1, and building soundwalls and retaining walls, which would range from low to moderate-high levels of visual quality change. Viewers in the corridor would have moderate-high levels of viewer response to changes. Avoidance and Mitigation Measures VA-1 through VA-5, Avoidance and Mitigation Measures VA-11 through VA-13, and mitigation measures VA-14 through VA-16 would reduce impacts related to vegetation removal. Mitigation measures VA-6 through VA-10 would reduce impacts related to soundwalls and other infrastructure by applying design treatments; however, a potential inconsistency would remain. The full text of avoidance, minimization, and/or mitigation measures is included in Appendix B.</p>	<p>The No-Build (No-Action) Alternative would be consistent with policy 3-1. The No-Build (No-Action) Alternative would not alter the natural features, visual resources, or the character of the Capitola Village.</p>
<p>Policy 3-5. Permitted development shall not block or detract from public views to and along Capitola's shoreline.</p>	<p>The proposed project would be consistent with policy 3-5 because it would not obstruct public views of Capitola's shoreline.</p>	<p>The No-Build (No-Action) Alternative would be consistent with policy 3-5 because it would not obstruct public views of Capitola's shoreline.</p>

Local Coastal Program Policies	Consistency Analysis: Build Alternative	Consistency Analysis: No-Build (No-Action) Alternative
<p>Policy 6-3. It shall be the policy of the City of Capitola to maintain the maximum amount of native vegetation along Soquel Creek and other riparian areas, and to strongly support the California Department of Fish and Game in requiring a minimum flow that will support a healthy riparian habitat and permanent fishing resource in Soquel Creek.</p>	<p>The proposed project would be potentially inconsistent with Policy 6-3. The proposed project has the potential to result in temporary and permanent impacts on a riparian forest. Permanent impacts would be limited to about 0.192 acre of riparian forest, 0.185 acre of coast live oak woodland, and 0.028 acre of eucalyptus woodland. Avoidance and Mitigation Measures NC-1 through NC-11 and mitigation measure NC-8 would reduce impacts on riparian and wetland resources. The full text of avoidance, minimization, and/or mitigation measures is included in Appendix B. The project will seek an exception, per Santa Cruz County Code 16.32.100, which would be granted upon approval of the environmental coordinator following a biotic review pursuant to Santa Cruz County Code 16.32.070.</p>	<p>The No-Build (No-Action) Alternative would be consistent with policy 6-3. No native vegetation within the Soquel Creek corridor would be removed or otherwise adversely impacted.</p>
<p>Policy 6-5. The City of Capitola shall, as a condition of new development, ensure that runoff does not significantly impact the water quality of Capitola's creeks and wetlands through increased sedimentation, biochemical degradation, or thermal pollution.</p>	<p>The proposed project would be consistent with policy 6-5. The project would involve the replacement and reconstruction of the existing ditch/toe gutter system to ensure runoff is collected and controlled in a manner that would not result in adverse impacts on water quality. However, construction activities have the potential to generate runoff, which could impact the water quality of nearby creeks. Adherence to Best Management Practices and standard measures HY-1 and WQ-1 through WQ-6 would ensure runoff would not impact water quality.</p>	<p>The No-Build (No-Action) Alternative would be consistent with policy 6-5 because the existing runoff system would remain in place, and no changes would occur.</p>

Build Alternative

As shown in Tables 2.1 through 2.3, the Build Alternative would potentially be inconsistent with policies from the County of Santa Cruz and City of Capitola local coastal programs regarding visual resources, biological resources, wetland and creek protection, and historical resources.

Additionally, the proposed project would be potentially inconsistent with policies from the City of Capitola's local coastal program regarding paleontological resources, natural features, visual resources, native