

**Table 4.8-1  
GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES CONSISTENCY EVALUATION**

Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN</b>		
<b>Land Use and Urban Design Element</b>		
<i>Goal LU-1: A safe and healthy community.</i>	The project would establish a safe and healthy community for future residents and the public by complying with applicable federal, state, and local regulations. The project would provide shared use pedestrian/bicycle pathways designed to meet all safety requirements.	Yes
<i>Policy LU-1.2.2: As part of the development review process, City departments will review all future development to ensure that safety requirements are met, including building and fire codes, accessibility standards and crime prevention techniques.</i>	The project would comply with applicable federal, state, and local regulations related to safety, including building and fire codes, accessibility standards, and crime prevention techniques.	Yes
<i>Policy LU-1.2.3: Encourage the use of wider sidewalks where higher levels of pedestrian activity occur and the use of non-contiguous sidewalk design where appropriate to help separate pedestrians from auto traffic.</i>	The project would provide a 12-foot-wide shared use pedestrian/bicycle path along the south side of Alvarado Road within a public use easement. The primary on-site pedestrian facilities would include 20- to 26-foot wide pedestrian promenades.	Yes
<i>Policy LU-1.3.1: Seek opportunities to provide pedestrian and bicycle connections between neighborhoods and activity centers along easements and other areas where vehicles are not permitted.</i>	The project includes a shared pedestrian/bicycle facility that would connect to the project's on-site roadways and planned future bicycle facilities along Alvarado Road. The project would also include a pedestrian/bicycle connection from the project site to the 70 <sup>th</sup> Street Trolley Station.	Yes
<i>Goal LU-2: Residential neighborhoods with strong character and cohesion.</i>	The project would have a coordinated and unifying overall architectural style or theme yet express an individual character. The project would be subject to the City's Urban Design Program. The Design Review Application process would ensure high quality site and architectural design with strong character and cohesion.	Yes
<i>Policy LU-2.2.1: Create a superior living environment for multi-family dwellings.</i>	The project would construct four multi-family residential buildings with an integrated design and cohesive architectural treatments. The project would also construct interior project amenity facilities and active outdoor spaces to serve future residents.	Yes

**Table 4.8-1 (cont.)  
GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES CONSISTENCY EVALUATION**

Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Land Use and Urban Design Element (cont.)</b>		
<i>Policy LU-2.2.2:</i> All new development, redevelopment, and rehabilitation within residential neighborhoods shall be constructed to fit within the context of its neighborhood.	The project would be visually compatible with the surrounding neighborhood by following the architectural design guidelines contained in the proposed Specific Plan. Refer to Section 4.14, <i>Visual Resources</i> .	Yes
<i>Goal LU-4:</i> An equitable community that meets the needs of all residents.	All aspects of project development, including structures, roadway improvements, and pedestrian/bicycle pathways, would be designed and constructed in compliance with ADA requirements, and therefore the project facilities would be accessible to individuals of all abilities.	Yes
<i>Policy LU-4.1.1:</i> Opportunities for affordable housing should exist in all residential areas to support the policies and programs for the City's Housing Element.	The project could serve as off-campus housing to provide an affordable housing choice to help meet the student housing demands for local colleges and the nearby university.	Yes
<i>Policy LU-4.1.2:</i> Ensure that development meets the needs of the aging and disabled population.	All aspects of project development, including structures, roadway improvements, and pedestrian/bicycle pathways, would be designed and constructed in compliance with ADA requirements, and therefore the project facilities would be accessible to individuals of all abilities.	Yes
<i>Policy LU-4.2.3:</i> New development shall provide adequate parking. For projects located in the Downtown area or near transit, parking requirements may be reduced. Additionally, differing land uses on the same subject property may utilize shared parking provisions.	The project is located adjacent to the 70 <sup>th</sup> Street Trolley Station; therefore, the project is a TOD and parking requirements are reduced. Still, the project involves the construction of multiple parking garages to provide adequate parking for the development.	Yes
<b>Circulation Element</b>		
<i>Goal CE-1:</i> A comprehensive, flexible transportation system that is functional, safe, accessible, and attractive.	The project would be considered a TOD because the site is adjacent to the 70 <sup>th</sup> Street Trolley Station. The project would improve accessibility to the transit station by incorporating a public pedestrian/bicycle connection to the station. Additionally, the project would provide a 12-foot-wide shared use pedestrian/bicycle path along the south side of Alvarado Road that would connect to on-site roadways and planned future bicycle facilities. Lighting and landscaping would be provided along Alvarado Road to improve safety and visual quality, respectively.	Yes

**Table 4.8-1 (cont.)  
GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES CONSISTENCY EVALUATION**

Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Circulation Element (cont.)</b>		
<i>Policy CE-1.1.2:</i> Streets will be configured and constructed according to the City's standards. Where the streets standards show flexible width and optional improvements, a determination shall be made in accordance with the Street Design Manual, the Bicycle Facilities and Alternative Transportation Plan, and the Sidewalk Master Plan.	The project includes improvements to Alvarado Road, including the addition of a 16-foot-wide public access easement along the south side of the Alvarado Road frontage to provide for a 4-foot-wide landscape parkway and a 12-foot-wide shared pedestrian/bicycle path. The pathway would be designed in compliance with the Bicycle Facilities and Alternative Transportation Plan and the Sidewalk Master Plan.	Yes
<i>Policy CE-1.1.3:</i> Require new developments to provide for on- and off-street improvements directly related to the project, found to be needed to meet the City's policies regarding street function, design, and safety and that advance the City's "Complete Streets" objectives.	The project would provide on- and off-street improvements directly related to the project. Improvements to Alvarado Road would include a shared pedestrian/bicycle path, curb and gutter, streetlights, street trees, an on-street parking lane, a pedestrian bridge over the Alvarado Creek channel, and a pedestrian connection to the adjacent 70 <sup>th</sup> Street Trolley Station.	Yes
<i>Policy CE-1.1.13:</i> Work with San Diego Gas and Electric Company and other utilities, to place overhead utility lines underground along transportation corridors and in residential neighborhoods as funding becomes available.	The project includes the relocation of overhead utilities. The existing communications and 12-kilovolt power lines that extend across the site would be relocated underground within the western portion of the project site.	Yes
<i>Goal CE-3:</i> A diverse transit system offering a safe, time-efficient, and cost-effective transportation choice that reduces traffic congestion and improves air quality.	The project would be considered a TOD because it is adjacent to the 70 <sup>th</sup> Street Trolley Station. The project would improve accessibility to the 70 <sup>th</sup> Street Trolley Station by incorporating a pathway from the western end of the project site to the transit stop. The use of the existing transit system as an alternative to the automobile would reduce traffic and improve air quality.	Yes
<i>Policy CE-3.1.5:</i> Develop and apply Design Standards applicable to future developments that improve access to public transit.	The project includes the construction of a public connection to from the western end of the project site to the adjacent 70 <sup>th</sup> Street Trolley Station to improve access to public transit. The project would also include a pedestrian/bicycle pathway along Alvarado Road, which would further improve access to the trolley station.	Yes

**Table 4.8-1 (cont.)  
GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES CONSISTENCY EVALUATION**

Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Circulation Element (cont.)</b>		
<i>Goal CE-4:</i> Local and regional facilities that accommodate the unique needs of bicycle travelers.	The project includes the construction of a 12-foot-wide shared use pedestrian/bicycle path along the south side of Alvarado Road that would connect to the on-site roadways and planned future bicycle facilities along Alvarado Road. Additionally, the project's connection to the adjacent 70 <sup>th</sup> Street Trolley Station would also accommodate bicycles. The pathways would be constructed in compliance with the Bicycle Facilities and Alternative Transportation Plan. Furthermore, the project would provide bicycle storage facilities to promote bicycling.	Yes
<i>Policy CE-4.2.1:</i> Design bicycle facilities in accordance with Caltrans design criteria.	The project includes the construction of a Class I 12-foot-wide shared pedestrian/bicycle pathway along the south side of the Alvarado Road frontage. The pathway would be designed in accordance with Caltrans design criteria.	Yes
<i>Goal CE-5:</i> Provide opportunities that encourage safe pedestrian travel.	The project includes the construction of a 12-foot-wide shared use pedestrian/bicycle path along the south side of Alvarado Road. The project would also include a pedestrian/bicycle connection from the western end of the project site to the adjacent 70 <sup>th</sup> Street Trolley Station. Lighting would be provided along the pedestrian pathways for safety. Additionally, the pathway along Alvarado Road would be separated from the roadway for safe pedestrian/bicycle travel.	Yes
<i>Policy CE-5.1.3:</i> Within a quarter mile of transit services, the needs of pedestrians will be a priority for future capital investment.	The project is located within a quarter mile of a major transit station, and the project incorporates pedestrian facilities into the project design. The project would provide a shared pedestrian/bicycle pathway from the project site to the 70 <sup>th</sup> Street Trolley Station. Additionally, the project would construct a 12-foot-wide shared pedestrian/bicycle pathway along the south side of the Alvarado Road frontage.	Yes

**Table 4.8-1 (cont.)  
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Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Conservation and Sustainability Element (cont.)</b>		
<i>Goal CS-1:</i> The sustainable use of natural resources and land.	The project would not result in an excessive use of, or adverse impacts to natural resources. The project would improve water quality and restore and enhance natural resources at the site by incorporating improvements to Alvarado Creek. Additionally, the project would comply with applicable federal, state, and local regulations relating to natural resources and land.	Yes
<i>Policy CS-1.3.1:</i> Support regional water conservation efforts, water reclamation, and prevention of water quality degradation.	The project would implement construction BMPs and require conformance with City storm water standards and associated requirements (including the NPDES Construction General, Municipal and Groundwater permits), minimizing potential water quality impacts during construction. During project operation, the development would require the implementation of applicable pollutant (treatment) and hydromodification control BMPs, in addition to site design and source control BMPs. Furthermore, the project design would conform to applicable City and NPDES storm water standards. Water-efficient fixtures would be provided in the residential units, and project landscaping incorporate drought-tolerant species with low-drip irrigation systems to conserve water.	Yes
<i>Policy CS-1.4.1:</i> Facilitate savings-by-design and address energy-efficient building and site design in the retrofit or renovation of new, and existing, developments.	The project would incorporate an energy-efficient features to comply with the 2019 Title 24 Part 6 building energy efficiency code and the Part 11 CALGreen code.	Yes
<i>Policy CS-2.1.1:</i> Encourage composting, recycling, and other appropriate techniques to reduce waste by the City and its residents.	A minimum of 75 percent of construction and demolition debris generated by the proposed project would be diverted from the landfill by on-site reuse, recycling, salvage, or donation. Additionally, the project would divert at least 75 percent of operational waste from landfills through reuse and recycling.	Yes

**Table 4.8-1 (cont.)  
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<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Conservation and Sustainability Element (cont.)</b>		
<i>Goal CS-3: Safe mobility and access for all without compromising our ability to protect public health and safety.</i>	The project would improve accessibility to the 70 <sup>th</sup> Street Trolley Station by incorporating a public pedestrian/bicycle connection to the station. Additionally, the project would provide a 12-foot-wide shared use pedestrian/bicycle path along the south side of Alvarado Road that would connect to on-site roadways and planned future bicycle facilities. Lighting would be provided along pedestrian/bicycle pathways to improve safety. Additionally, the pathway along Alvarado Road would be separated from the roadway by curb and landscaping for safety.	Yes
<b>Recreation and Open Space Element</b>		
<i>Goal RO-1: A network of public parks throughout the City that will be convenient and beneficial to all segments of the community.</i>	The project would submit payment of the Residential Park Improvement Impact Fee. Such fees would be used to fund needed park improvements throughout the City that would be beneficial to all segments of the community.	Yes
<i>Policy RO-1.1.1: Use standards established within the Parks Master Plan for improvements to existing and proposed park facilities.</i>	The project would submit payment of the Residential Park Improvement Impact Fee. Such fees would be used to fund needed park improvements.	Yes
<i>Policy RO-1.1.4: Continue to collect park in-lieu fees from developers to fund needed park improvements.</i>	The project would submit payment of the Residential Park Improvement Impact Fee. Such fees would be used to fund needed park improvements.	Yes
<i>Goal RO-2: A City that values areas of native vegetation for their open space and biological habitat.</i>	The project includes improvements to Alvarado Creek, including the removal of non-native vegetation and debris and the restoration of native riparian vegetation, including broad-leaved cattail, Olney's three-square bulrush, and southern bulrush. The enhanced creek would function as a major open space feature of the project and would provide ecologically valuable areas of native vegetation for the City.	Yes

**Table 4.8-1 (cont.)  
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<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Recreation and Open Space Element (cont.)</b>		
<i>Policy RO-2.1.2:</i> Consider opportunities to restore open space and natural areas where feasible.	The project includes improvements to the Alvarado Creek channel that traverses the site to enhance the creek as an open space amenity and natural feature. Alvarado Creek would also be enhanced and restored with riparian vegetation.	Yes
<i>Goal RO-3:</i> Open space areas within private developments that supplement and complement the City's public open spaces.	The project would provide outdoor recreation areas including a pedestrian promenade, courtyards, public gathering spaces, seating areas, and observation areas such as seating and/or interpretive signage at Alvarado Creek overlook areas.	Yes
<i>Policy RO-3.1.1:</i> Planned residential developments, mixed-use projects, and multiple-family residential projects shall provide usable on-site open space areas as a supplement to the public parks and open space system.	The project would include interior project amenity facilities and active outdoor spaces for the project residents. Building amenities are anticipated to include clubhouses, pools, and gymnasiums, while outdoor recreation areas would include a pedestrian promenade, courtyards, public gathering spaces, seating areas, and observation areas.	Yes
<b>Historic Preservation Element</b>		
<i>Goal HP-2:</i> Safeguarded heritage by preserving those elements that reflect our cultural, social, economic, and architectural history so that community residents will have a foundation upon which to measure and direct physical change.	Project implementation would not impact any historical structures. The existing on-site buildings to be demolished were evaluated for historical significance. It was determined that the buildings do not meet the State or local criteria for designation as a historic landmark. Additionally, no known archaeological or tribal cultural resources occur on the project site. Mitigation consisting of an archaeological monitoring program would ensure that impacts to resources inadvertently encountered during excavation activities would be avoided or minimized. Refer to Section 4.3, <i>Cultural and Tribal Cultural Resources</i> .	Yes

**Table 4.8-1 (cont.)  
GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES CONSISTENCY EVALUATION**

Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Noise Element</b>		
<p><i>Goal NS-1:</i> A community where noise and the effects of noise are minimized.</p>	<p>The project would not result in substantial temporary or permanent increases in ambient noise levels in excess of applicable noise standards. The project would not generate or be subject to excess noise, groundborne vibration, or groundborne noise levels. Additionally, the project would not experience significant impacts related to airport noise. Refer to Section 4.9, <i>Noise</i>.</p>	Yes
<p><i>Policy NS-1.1.2:</i> Discourage development of noise-sensitive land uses in areas exposed to existing or future noise levels exceeding 65 dBA CNEL.</p>	<p>The project would experience noise levels exceeding 65 CNEL, primarily from vehicle traffic on I-8 and Alvarado Road, in addition to trolley traffic on the adjacent MTS Green Line trolley corridor. However, the project would incorporate noise reduction design features as part of the project design to reduce noise levels to below 65 CNEL. Refer to Section 4.9, <i>Noise</i>.</p>	Yes
<p><i>Policy NS-1.1.3:</i> Incorporate noise reduction features during site planning to ensure that areas intended for frequent outdoor use are subjected to 60 CNEL or less for single-family land uses and 65 CNEL or less for multi-family residential land uses and multi-family residential land uses within mixed-use developments.</p>	<p>The project would incorporate noise reduction features including sound-attenuating architectural treatments on exterior walls and the incorporation of sound walls as part of the project design. The sound walls would consist of solid masonry, acrylic glass, or a combination thereof. The noise reduction features would reduce noise levels at the outdoor use areas to below the 65 CNEL threshold for multi-family residential land uses. Refer to Section 4.9, <i>Noise</i>.</p>	Yes
<p><i>Policy NS-1.2.1:</i> Enforce the California Noise Insulation Standards (California Code of Regulations, Title 24). Title 24 requires that an acoustical analysis be performed for all new multi-family residences in areas where the exterior sound level exceeds 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.</p>	<p>A project-specific noise analysis was performed for the project. The noise analysis found that the project would comply with the interior noise compatibility standards of 45 CNEL or less with the incorporation of noise reduction design features that are part of the project design standards. Refer to Section 4.9, <i>Noise</i>.</p>	Yes

**Table 4.8-1 (cont.)  
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<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Safety Element</b>		
<i>Goal SE-1: Protection from the adverse effects of flooding.</i>	The project would minimize the existing flood hazard risks by providing improvements to Alvarado Creek and the portion of the Alvarado Creek channel that traverses the site. The improved creek would accommodate 100-year storm events to resolve the existing flooding conditions that occur on the project site during high storm events. Refer to Section 4.7, <i>Hydrology and Water Quality</i> .	Yes
<i>Policy SE-1.1.4</i> Require that all proposed development be designed to minimize the volume and velocity of surface runoff and to prevent adverse downstream effects.	The volume and velocity of surface runoff associated with the project would be minimized through the implementation of construction and post-construction BMPs, related maintenance efforts, and compliance with the City's storm water standards, NPDES standards, and the project SWQMP. Refer to Section 4.7, <i>Hydrology and Water Quality</i> .	Yes
<i>Policy SE-1.2.1: Continue to require that all new development in flood prone areas be elevated to or above the level of a 100-year flood.</i>	Because most of the site is located within a floodplain, the project would raise the existing grade to be above the base floodplain elevation. The top of bank elevation, ground floor finished floor, and garage entry elevations would all be elevated at least one foot above the 100-year flood elevation. Improvements would also be made to Alvarado Creek to contain the 100-year flood within the creek channel. Refer to Section 4.7, <i>Hydrology and Water Quality</i> .	Yes
<i>Goal SE-2: Protection from risks associated with landslides and other geologic hazards.</i>	The project site is underlain by generally flat bedding and lacks steep slopes. The project would follow the construction recommendations provided by the Geotechnical Investigation and CBC requirements to avoid potential landslides or other geologic hazards. Refer to Section 4.4, <i>Geology and Soils</i> .	Yes
<i>Goal SE-3: Protection from adverse effects caused by earthquakes and other seismic hazards.</i>	The project site is not underlain by a known active or potentially active fault. Still, the project would be designed and constructed in compliance with the CBC, which contains specific structural requirements for seismic safety. Refer to Section 4.4, <i>Geology and Soils</i> .	Yes

**Table 4.8-1 (cont.)**  
**GENERAL PLAN GOALS, OBJECTIVES, AND POLICIES CONSISTENCY EVALUATION**

Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Safety Element (cont.)</b>		
<i>Policy SE-3.1.1:</i> Apply and enforce seismic design standards and building construction codes for new development.	Pursuant to La Mesa Municipal Code Title 14, the proposed project would be designed and constructed in compliance with the CBC, which contains specific structural requirements for seismic safety. Refer to Section 4.4, <i>Geology and Soils</i> .	Yes
<i>Goal SE-4:</i> Protection from risks associated with fire.	The project is located in a developed area where the risk of wildland fire risk is minimal. The project would adhere with the City's Fire Code, including all applicable requirements for fuel management, brush clearance, and sprinklers for the proposed buildings to minimize on-site fire hazards. Additionally, the existing fire facilities and staffing are capable of serving the project.	Yes
<i>Policy SE-4.1.1:</i> Continue to enforce fire codes involving new construction.	The project would comply with applicable fire codes, including the City's Fire Code. Specifically, the project would include applicable requirements for fuel management, brush clearance, and sprinklers for the proposed buildings to minimize on-site fire hazards.	Yes
<i>Goal SE-5:</i> Protection from exposure to hazardous materials and waste.	Exposure to hazardous materials resulting from project implementation would most likely occur during demolition activities due to the potential for the building materials to contain asbestos and/or lead. The project would minimize potential exposure by conducting an asbestos and lead survey prior to demolition of existing on-site buildings. Other exposures of hazardous materials would be minimized through compliance with the project's SWPPP pursuant to the NPDES General Construction Permit. Refer to Section 4.6, <i>Hazards and Hazardous Materials</i> .	Yes
<i>Policy SE-5.1.8:</i> Participate in local and regional programs that facilitate the proper disposal of hazardous household waste.	As a residential development, the project would involve the limited use of household cleaning products, chemical pesticides, and fertilizers required to maintain proposed landscaping, and chemicals associated the swimming pool. Any regulated materials would be properly handled, used, stored, transported, and/or disposed of in accordance with regulatory standards.	Yes

**Table 4.8-1 (cont.)  
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Applicable Elements, Goals, and Policies	Consistency Evaluation	Consistent (Yes/No)
<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Public Services and Facilities Element</b>		
<i>Goal PSF-5:</i> A community where fire risk is minimal.	The project is located in a developed area where the risk of wildland fire risk is minimal. The project would adhere with the City's Fire Code, including all applicable requirements for fuel management, brush clearance, and sprinklers for the proposed buildings to minimize on-site fire hazards. Additionally, the existing fire facilities and staffing are capable of serving the project.	Yes
<i>Goal PSF-6:</i> Infrastructure of streets, sewers, and storm drains that sustains a high quality of life.	The project involves improvements to Alvarado Road, including a shared pedestrian/bicycle path, curb and gutter, streetlights, street trees, an on-street parking lane, a pedestrian bridge over the Alvarado Creek channel, and a pedestrian connection to the adjacent 70 <sup>th</sup> Street Trolley Station. The project also involves sewer system improvements, including relocating an existing sewer trunk line within Alvarado Creek out of the channel and under the proposed internal access road, raising and capping an existing manhole, removal of portions of existing on-site sewer lines, and construction of new on-site sewer lines. Site drainage for the project site would be collected in a proposed private, on-site storm drain system consisting of detention basins, grass-lined swales, catch basins, and storm drains that would be directed to Alvarado Creek.	Yes
<i>Policy PSF-6.2.2:</i> A condition of approval of future development will include construction of improvements to the Storm Water System as appropriate.	The project includes improvements to Alvarado Creek to contain the 100-year flood within the creek channel. The project would include compliance with a SWPPP pursuant to the NPDES General Construction Permit. The project would also comply with the City's Storm Water BMP Manual and the guidelines outlined in the project's SWQMP.	Yes

**Table 4.8-1 (cont.)  
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<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Public Services and Facilities Element (cont.)</b>		
<i>Policy PSF-6.3.1:</i> The Sidewalk Master Plan and Bicycle Facilities and Alternative Transportation Plan shall be utilized for guidance in the design and construction of street improvements.	The project involves the construction of a 12-foot-wide shared use pedestrian/bicycle path along the south side of Alvarado Road. The project would also construct a pedestrian/bicycle connection from the western portion of the project site to the adjacent 70 <sup>th</sup> Street Trolley Station. The pathways would comply with the Sidewalk Master Plan and Bicycle Facilities and Alternative Transportation Plan.	Yes
<i>Policy PSF-6.5.2:</i> The City will provide enforcement activities to ensure recycling for single-family, multi-family and commercial properties, and construction and demolition sites to reduce the amount of solid waste diverted to local landfills.	A minimum of 75 percent of construction and demolition debris generated by the proposed project would be diverted from the landfill by reuse on site, recycling, salvage, or donation. Additionally, the proposed project would divert at least 75 percent of operational waste from landfills through reuse and recycling in accordance with AB 341.	Yes
<i>Policy PSF-6.5.3:</i> New construction and remodeling projects are required to provide space for recycling containers.	The project would provide adequate space for recycling containers. The areas for collection of recyclables and yard waste would be in accordance with 2019 Title 24 Part 11 CALGreen Standards.	Yes
<i>Policy PSF-8.1.1:</i> Give careful attention to the building permit process, as well as Urban Design Standards related to building scale, architectural materials, landscaping, and other elements to emphasize attractive and safe building and site design in new development projects.	The project would have a coordinated and unifying overall architectural style yet express an individual character. The project would be subject to the City's Urban Design Program. The Design Review Application process would ensure high quality site and architectural design. Landscaping and improvements to Alvarado Creek would also be provided, which would improve visual quality at the site.  The project would ensure safe building design by complying with applicable federal, state, and local building regulations.	Yes

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<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Health and Wellness Element</b>		
<i>Goal HW-1:</i> A community where residents are healthy and feel safe and secure.	Heartland Fire and the La Mesa Police Department would have adequate capacity to support the project. The pathways proposed by the project would be physically separated from roadways for safety. Additionally, the project would provide lighting throughout the project site and along all proposed pathways to ensure residents feel safe and secure.	Yes
<i>Policy HW-1.1.1:</i> Encourage developers to incorporate building and site design techniques that reduce crime, such as utilizing Crime Prevention through Environmental Design (CPTED) design strategies.	The project would incorporate lighting throughout the project site and along all proposed pedestrian/bicycle pathways for safety. Lighting within the site would be provided along the internal access roads, pedestrian promenade, and pathways; within recreation areas and public outdoor spaces; on buildings, and at the project entry monument signs.	Yes
<i>Policy HW-1.2.2:</i> Continue to develop and implement Safe Routes to Schools and Safe Routes to Transit.	The project would assist with the implementation of Safe Routes to Transit by construction a pedestrian/bicycle connection between the western end of the project site to the 70 <sup>th</sup> Street Trolley Station. The pathway would have lighting and would be constructed in compliance with all applicable regulations. Additionally, the proposed shared pedestrian/bicycle path would provide pedestrian facilities that would connect to existing sidewalk and planned future bicycle facilities in support of the Safe Routes to School program.	Yes
<i>Policy HW-1.2.3:</i> Improve pedestrian and bicycle safety through implementation of La Mesa’s Walkability Plan and Bicycle Master Plan, and evaluate and implement other plans and programs, as appropriate.	The project would construct shared pedestrian/bicycle pathways pursuant to La Mesa’s Walkability Plan and Bicycle Master Plan.	Yes

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<b>CITY OF LA MESA GENERAL PLAN (cont.)</b>		
<b>Housing Element</b>		
<i>Goal HE-1:</i> High-quality and well-maintained residential neighborhoods.	The project would have a coordinated and unifying overall architectural style yet express an individual character. The project would be subject to the City's Urban Design Program. The Design Review Application process would ensure high quality site and architectural design. The project would also incorporate landscaping and would include upgrades to Alvarado Creek to improve storm water drainage and enhance the site's existing visual quality.	Yes
<i>Policy HE-1.2.2:</i> Encourage developers to provide street planting, landscaping, lighting, and underground utilities as part of any subdivision.	The project would provide improvements to Alvarado Road, including streetlights and landscaping. The landscaping would consist of street trees with mixed heights and species, in addition to a series of bulb-outs in the parking lane.	Yes
<i>Policy HE-1.2.3:</i> Continue to implement design review criteria that encourage high quality standards of design and materials in all residential developments.	The project would have a coordinated and unifying overall architectural style yet express an individual character. The project would be subject to the City's Urban Design Program. The Design Review Application process would ensure high quality site and architectural design.	Yes
<i>Policy HE-1.2.4:</i> Encourage cost effective energy efficient housing, including the use of passive systems, to decrease energy use.	The project would comply with the 2019 Title 24 Part 6 building energy efficiency code and the Part 11 CALGreen code, minimizing energy usage.	Yes
<i>Goal HE-2:</i> Availability of a wide range of housing by location, type of unit, and price to meet the existing and future needs of La Mesa residents.	The project would add a mix of housing units to the City to help meet the existing and future needs of La Mesa residents to address the current shortfall of housing stock within the City.	Yes
<i>Policy HE-2.1.1:</i> Provide a variety of residential development opportunities in the City, including single-family homes, townhomes, apartments, condominiums, and residential mixed use to fulfill regional housing needs.	The project involves the construction of multi-family residences to help fulfill regional housing needs.	Yes