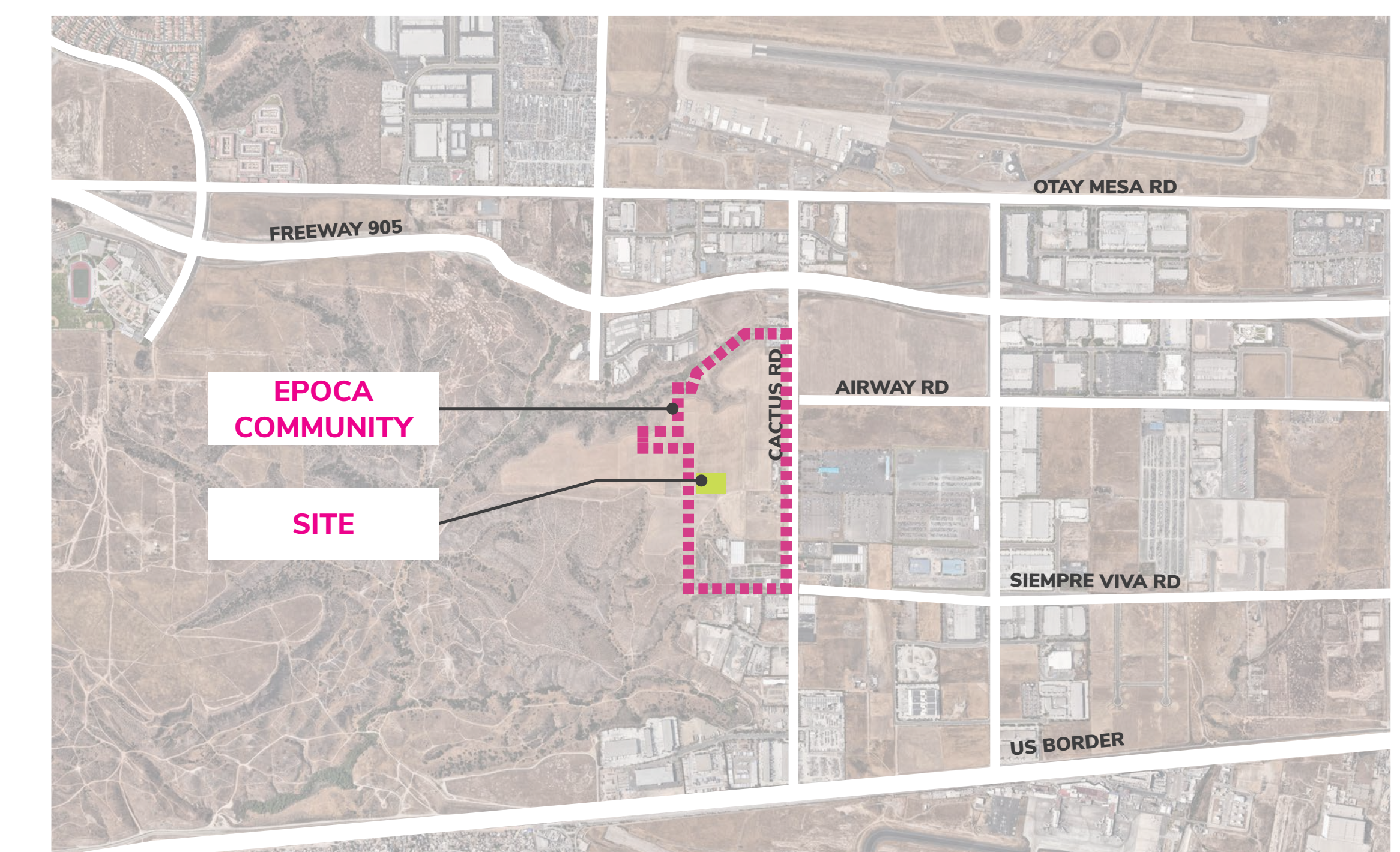




## EPOCA NEIGHBORHOOD PARK GENERAL DEVELOPMENT PLAN

### GROUNDLEVEL

LANDSCAPE ARCHITECTURE  
2605 STATE STREET, SUITE B  
SAN DIEGO, CA 92103  
619 325 1990  
GROUNDLEVELSD.COM



COUNCIL DISTRICT: COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
	SITE ACQUIRED	RESO. NO.		ACRES:
	SITE DEDICATED	ORD. NO.		ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.1 AC	PAVED WALKWAYS	49,000 SF
ARTIFICIAL TURF	3,100 SF	FENCING	315 LF
TURF (SEEDED)	37,500 SF	BBQ	8 EA
1 GAL. SHRUBS / G.C.	4,000 +/- EA	BIKE RACK SYSTEMS	10 EA
5 GAL. SHRUBS / G.C.	3,000 +/- EA	BENCHES	15 EA
15 GAL. SHRUBS / G.C.	3,000 +/- EA	PICNIC TABLES	15 EA
NATURAL PAVING	5,500 SF	TRASH RECEPTACLES	12 EA
INTEGRAL COLOR	9,500 SF		
D.G. PAVING	28,000 SF		
BARK MULCH	44,500 SF		
FLAGSTONE	6,000 SF		

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

## EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246





**LEGEND:**

- 1 Park Entry Signage
- 2 Entry Court, Connection to Active Public Realm
- 3 Landscape Buffer with Seating
- 4 Concrete Seat Walls
- 5 Game Lawn
- 6 Central Event Lawn, Multi-Purpose Turf Area
- 7 Interpretive/ Educational/ Cultural Element/ Sensory Garden with Walking Paths
- 8 Benches - ADA Accessible
- 9 Picnic Tables - ADA Accessible
- 10 Public Restroom
- 11 Covered Patio for Cafe and Dining, Concession Building
- 12 Olive Grove with Picnic Tables
- 13 Pickleball Courts (2)
- 14 Children's Playground. 2-5 year-old play structures and 5-12 year-old play structures. ADA access, fully inclusive play/ recreational features Interactive/ Technology Elements
- 15 Public Art/ Placemaking Opportunities
- 16 Connection to Future Paseo Park
- 17 Park-Wide Security Lighting
- 18 Connection to a C1 Bike Lane
- 19 Designated Quiet Zone. Low Fencing and Surrounding Shrubs with Group Seating Areas to Create a Sense of Safety and Enclosure.
- 20 "The Porch" Covered Transition Space into Tot Lot.
- 21 Accessible Park Wide Walking Loop
- 22 Performance/ Event Space with Seating, Lighting, Power, Data, and Sound Connection
- 23 Wayfinding signage System

COUNCIL DISTRICT: COMMUNITY PLAN AREA:

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5 GAL. SHRUBS / G.C.	3,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA
15 GAL. SHRUBS / G.C.	3,000 +/- EA	SEATWALLS	850 LF
NATURAL PAVING	5,500 SF	RESTROOM	1 EA
INTEGRAL COLOR	9,500 SF	SPORTS COURTS	2 EA
D.G. PAVING	28,000 SF	SECURITY LIGHTS	27
BARK MULCH	44,500 SF		
FLAGSTONE	6,000 SF		

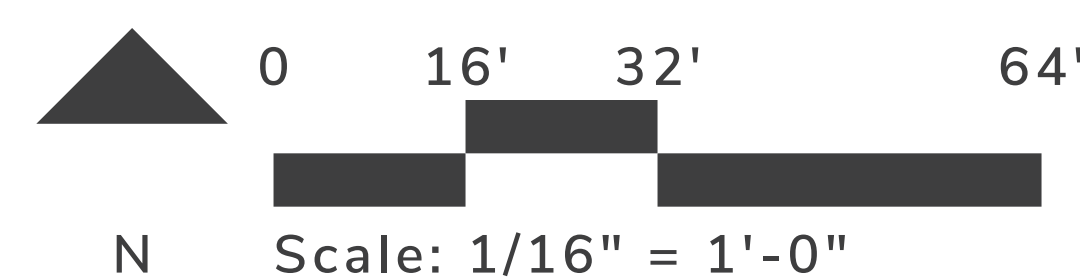
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

**EPOCA NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246







KEYMAP - N.T.S



# RENDERINGS

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1 GAL. SHRUBS / G.C.	4,000 +/- EA	BENCHES	15 EA
SEATWALLS	850 LF	PICNIC TABLES	15 EA
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RESTROOM	1 EA		
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		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

# THE GENERAL DEVELOPMENT PLAN

## EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246

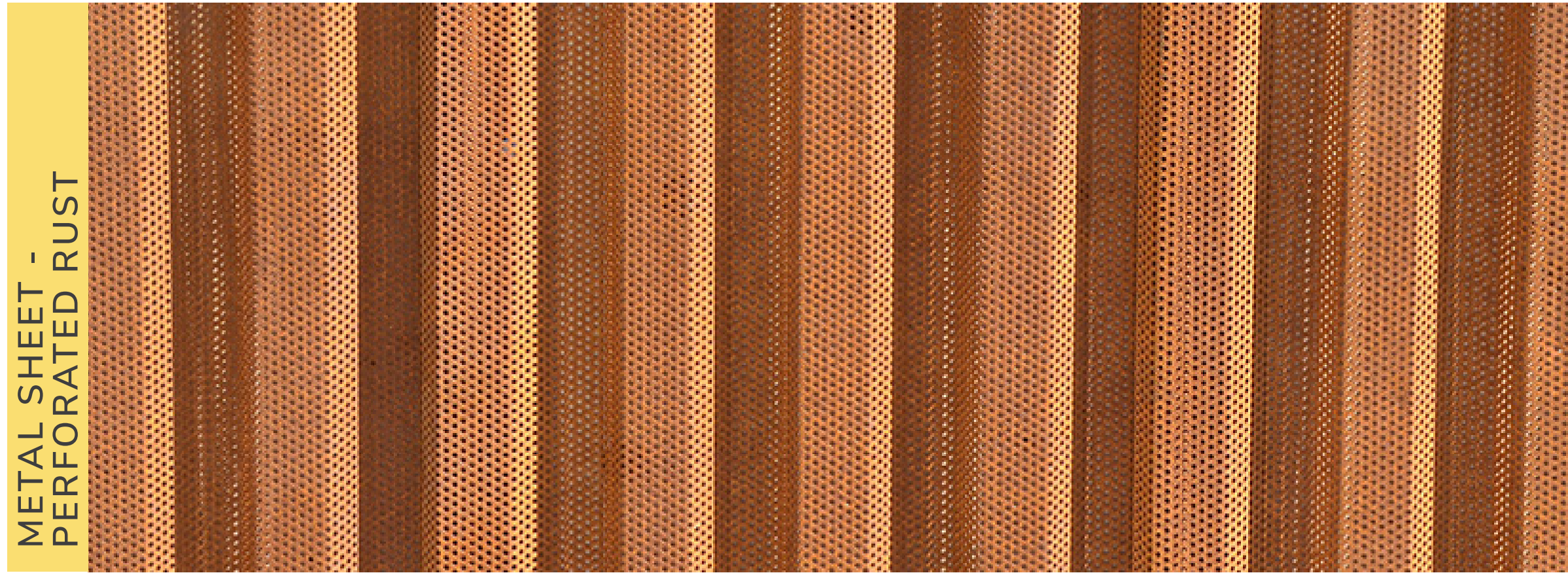




CORTEN



GABION WALL



METAL SHEET - PERFORATED RUST

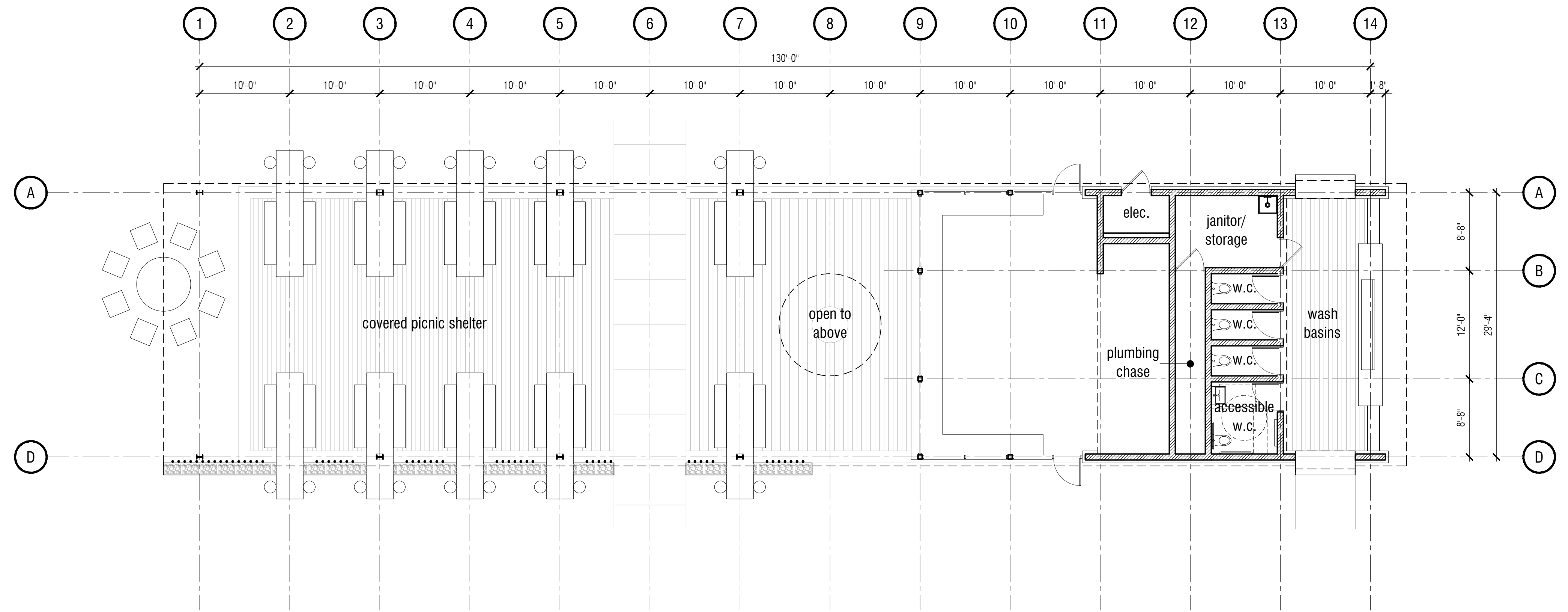


STONE WALL

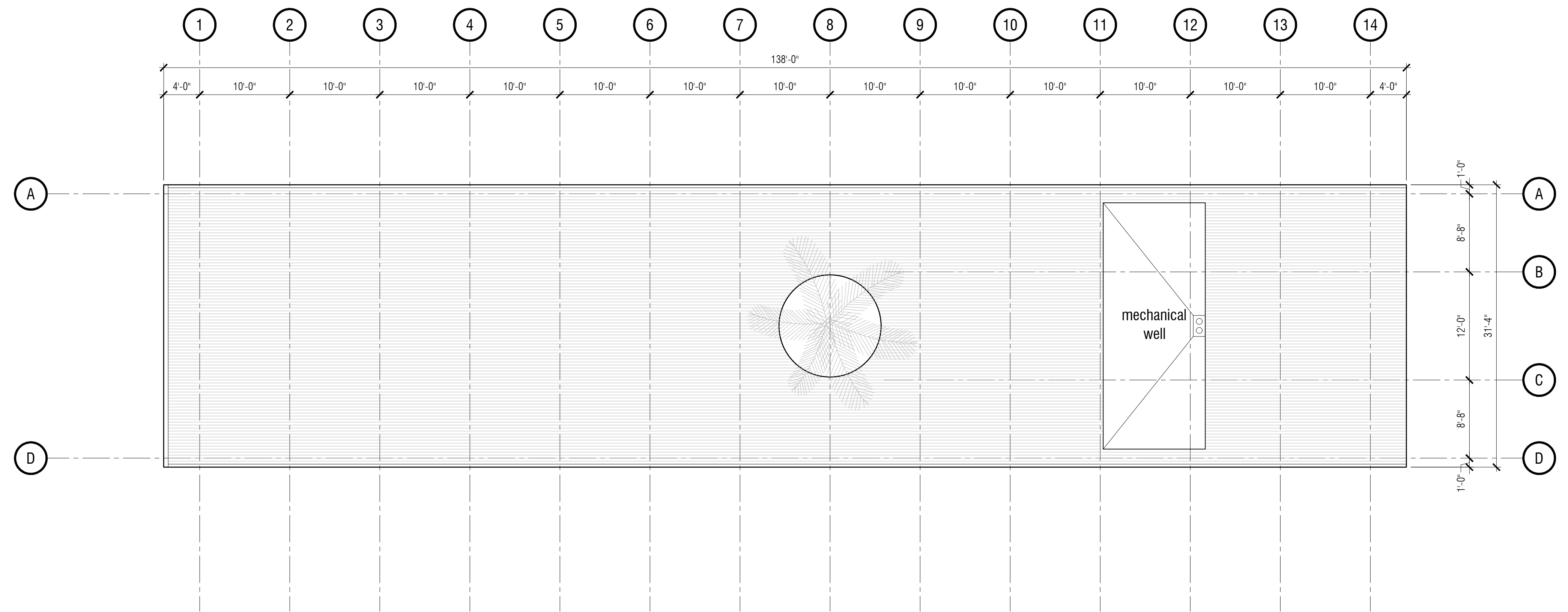


ROOFING - CORRUGATED RUST

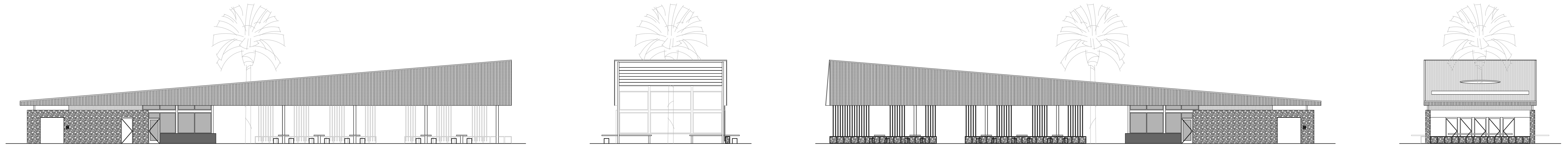
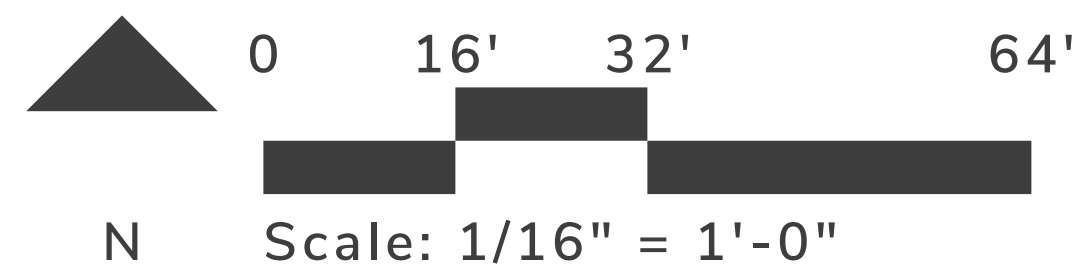
PLANS, ELEVATIONS AND GRAPHIC RENDERINGS PROVIDED BY ARCHITECTURAL CONSULTANT.



01 central park amenity building floor plan  
1/8" = 1'-0"



02 central park amenity building floor plan  
1/8" = 1'-0"



ARCHITECTURE

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246

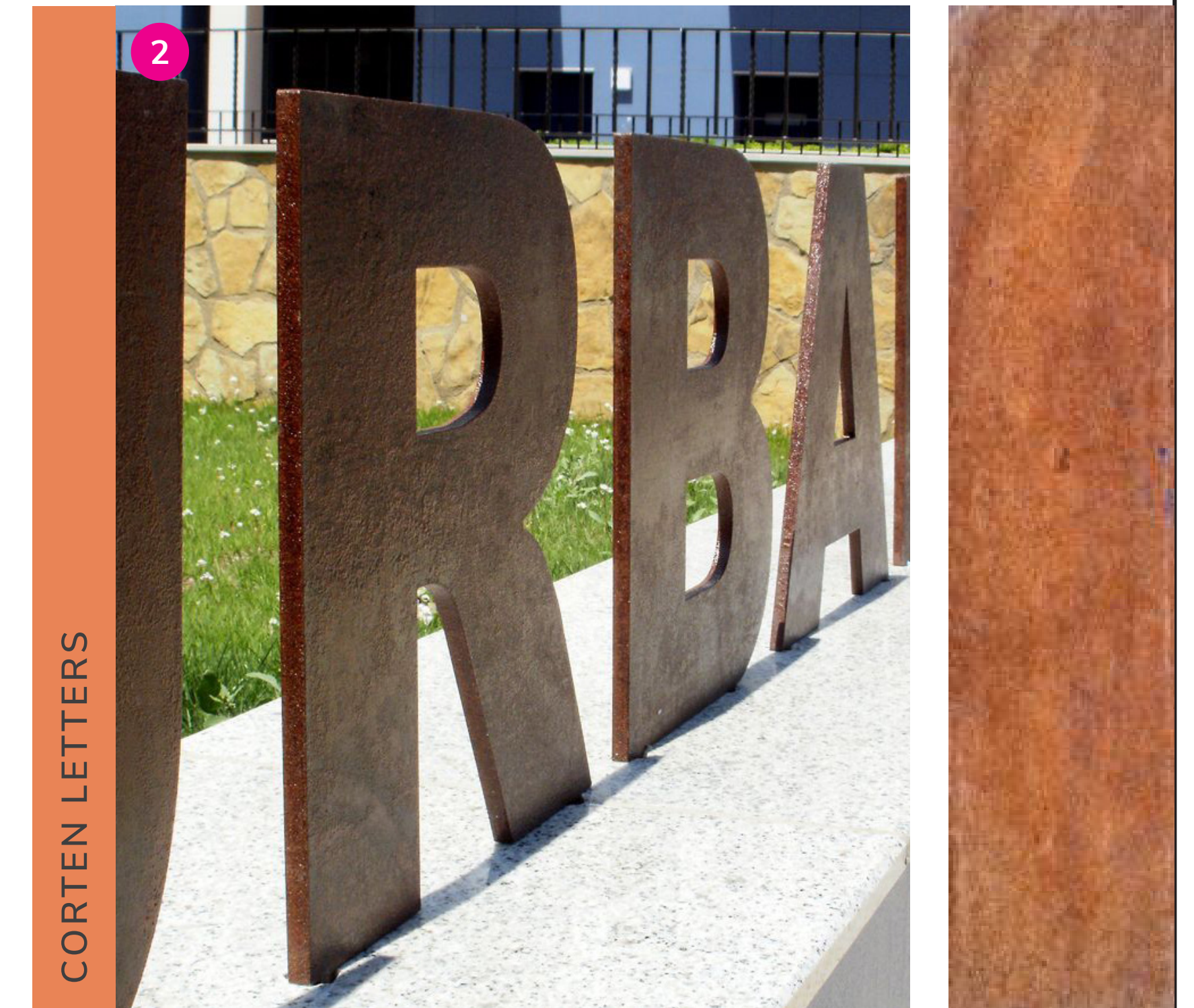








CONCRETE BASE



CORTEN LETTERS

KEYMAP - N.T.S



# ELEVATION - PARK MONUMENT SIGNAGE

COUNCIL DISTRICT:		COMMUNITY PLAN AREA:	
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		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# EPOCA NEIGHBORHOOD PARK

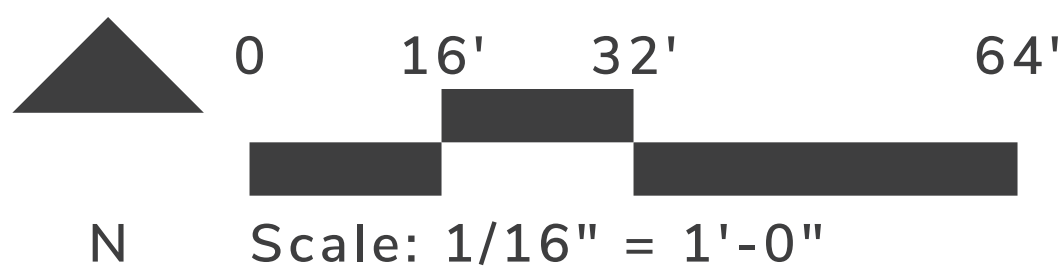
NEIGHBORHOOD PARK

PTS-0701246





# CONSTRUCTION MATERIALS BOARD



COUNCIL DISTRICT:		COMMUNITY PLAN AREA:	
DATE	ACTION	REFERENCE DOCUMENTS	
	SITE ACQUIRED	RESO. NO.	COST \$:
	SITE DEDICATED	ORD. NO.	ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:
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NATURAL PAVING	5,500 SF	SECURITY LIGHTS	27
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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

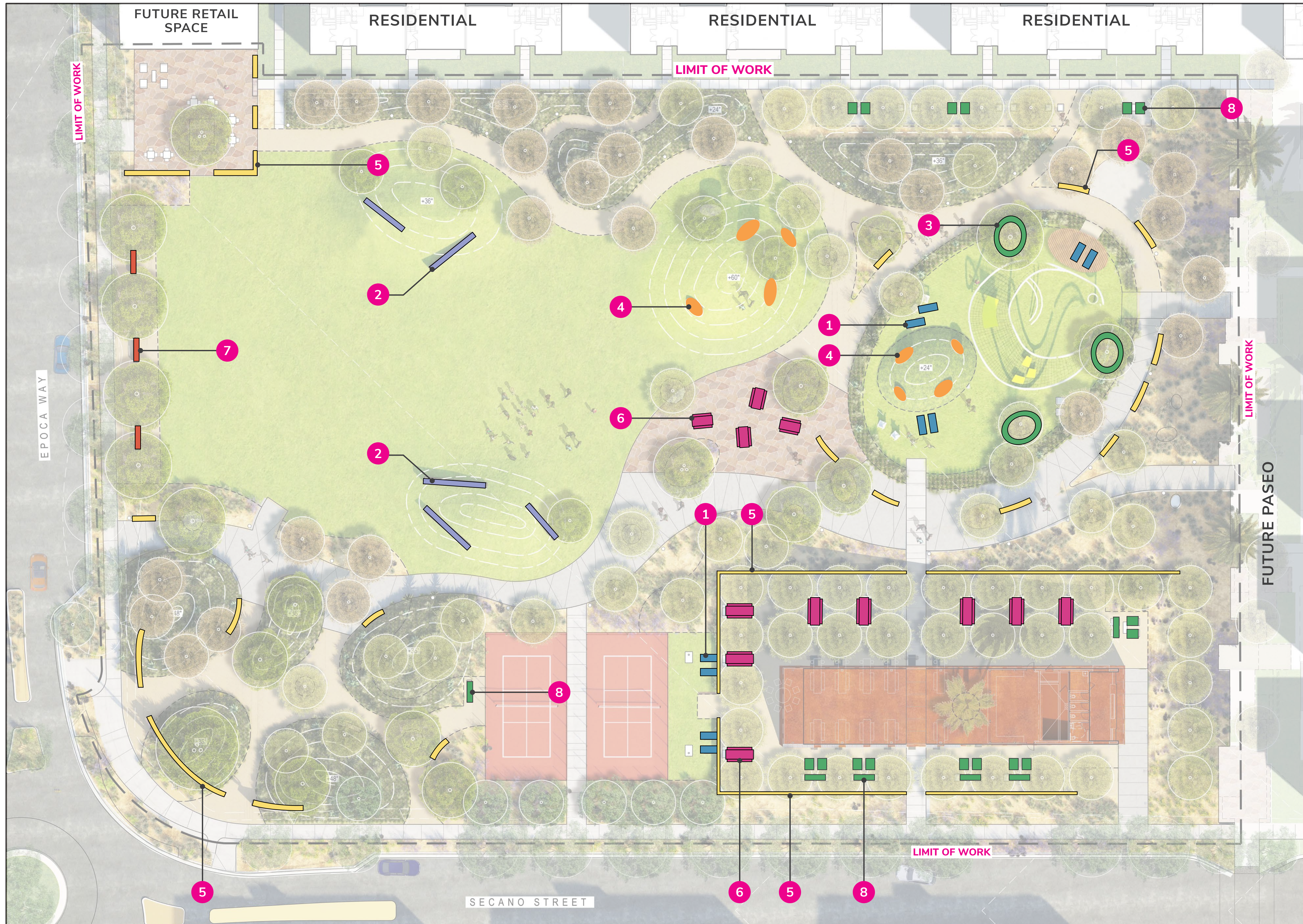
## EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

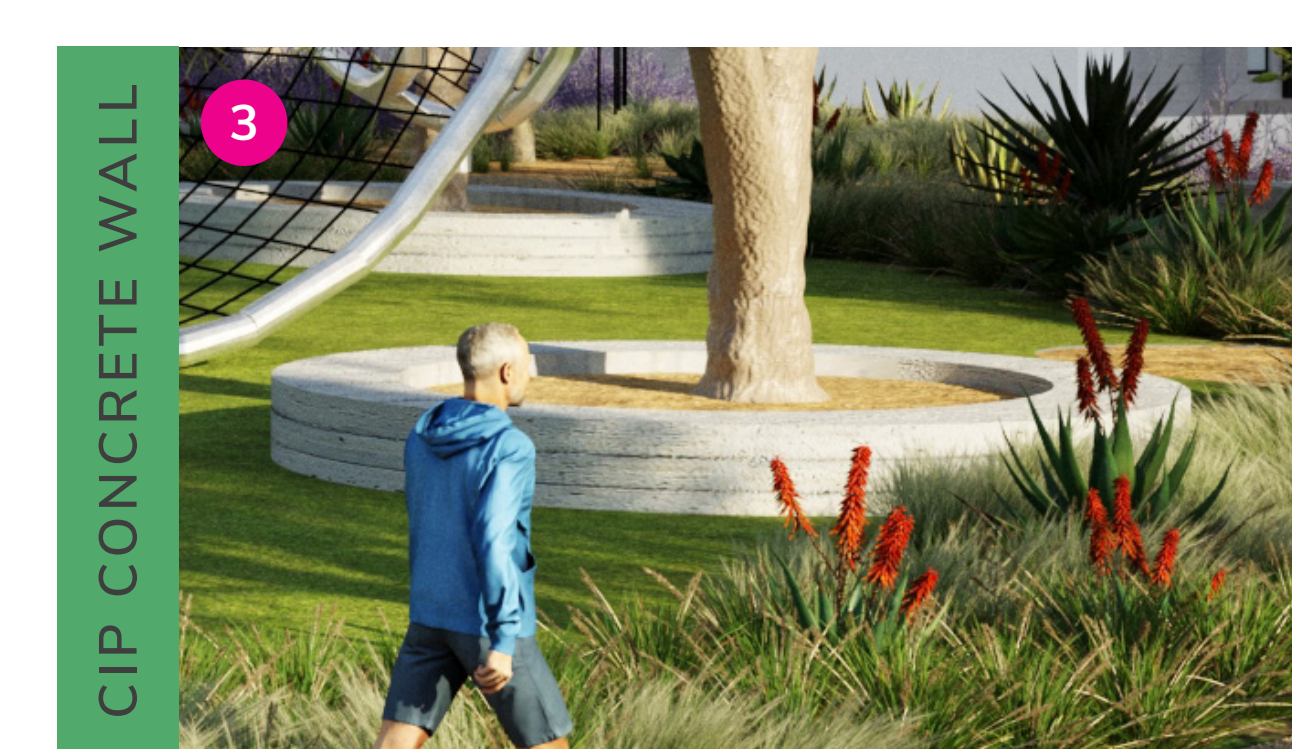
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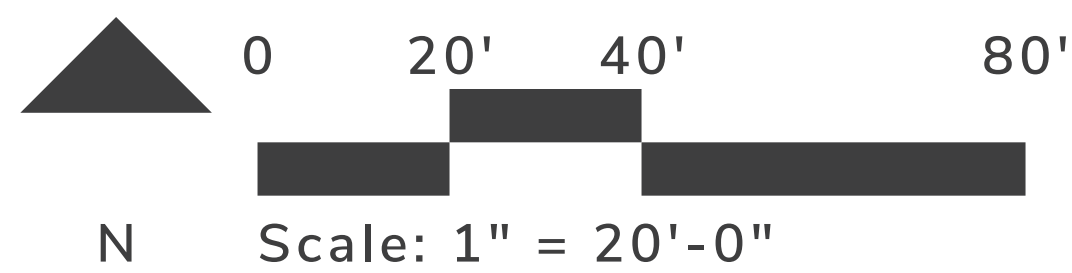




NOTE: PRODUCTS AND AMENITIES GRAPHIC SYMBOLS ARE REPRESENTED LARGER THAN ACTUAL PRODUCT SIZES FOR CLARITY.



## SITE FURNISHING



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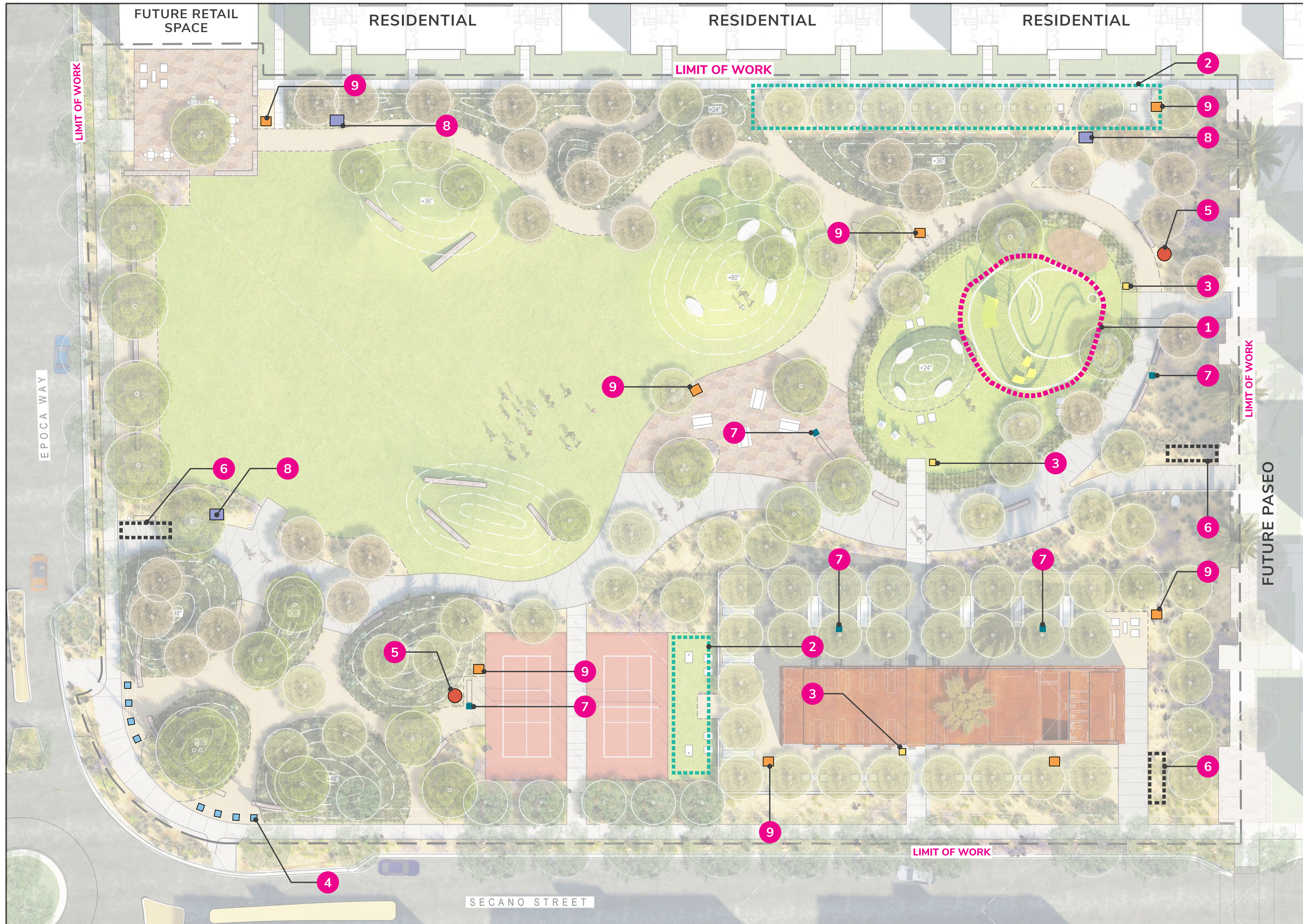
THE GENERAL DEVELOPMENT PLAN

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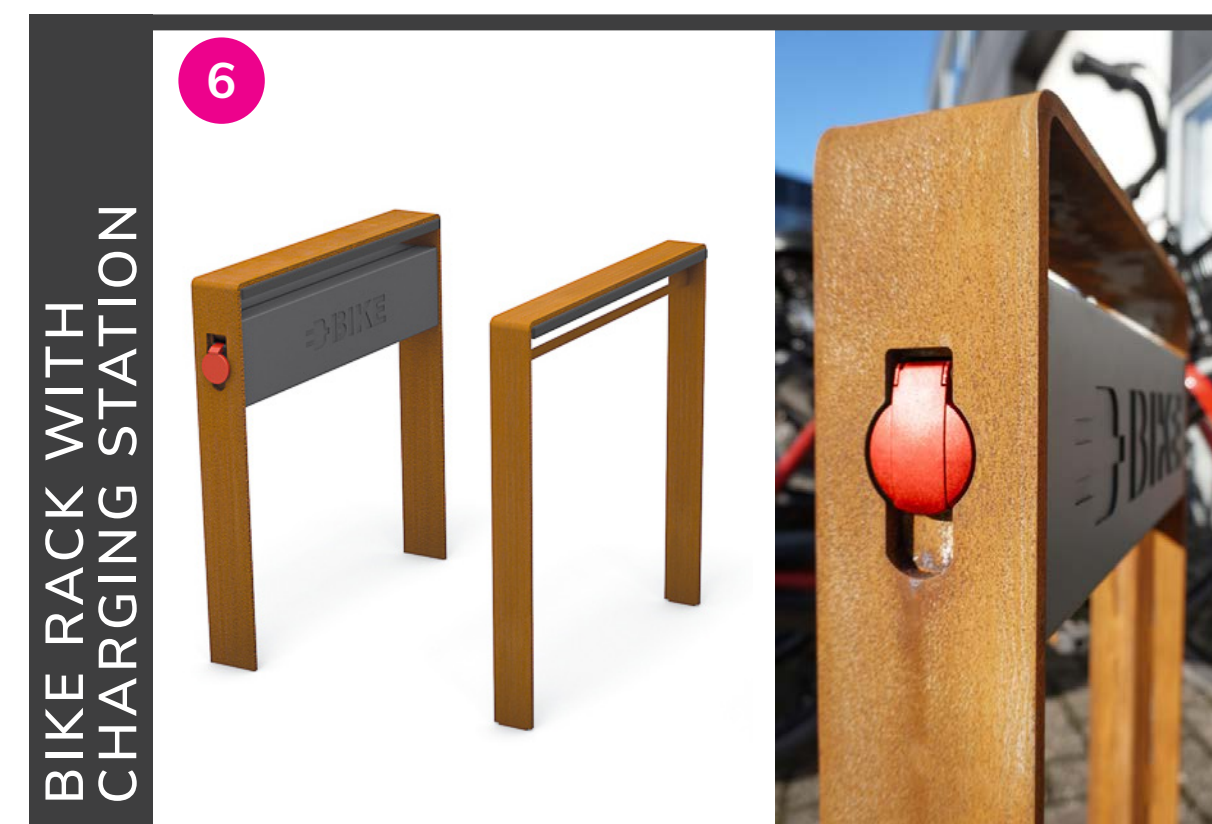
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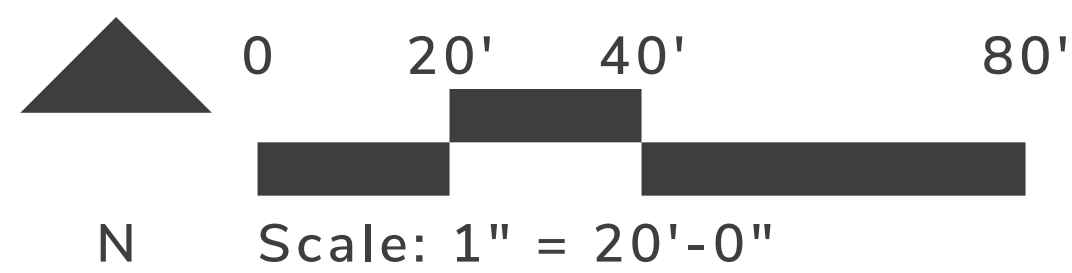




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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

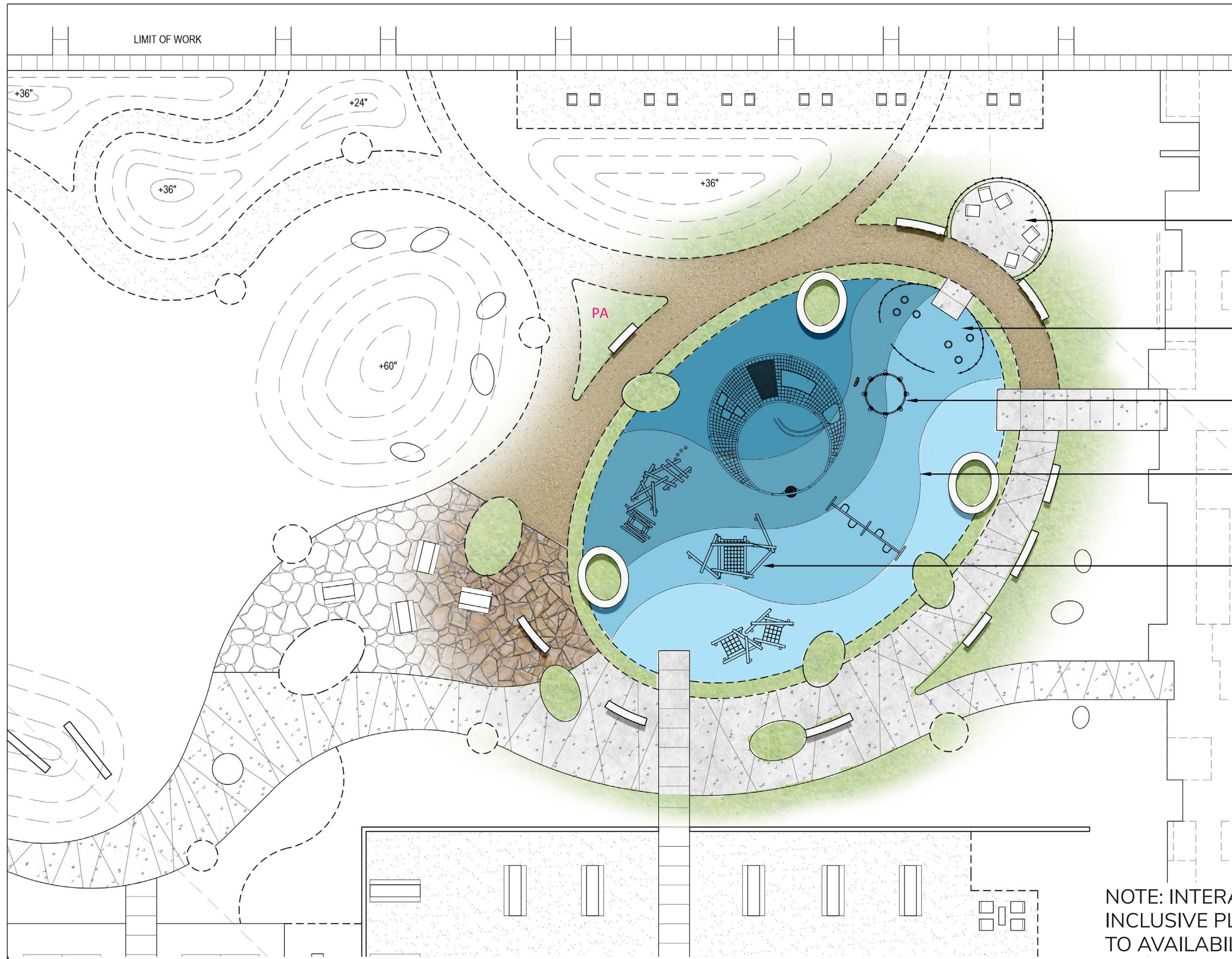
THE GENERAL DEVELOPMENT PLAN

# EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246





DESIGNATED QUIET ZONE. LOW FENCING AND SURROUNDING SHRUBS WITH GROUP SEATING AREAS TO CREATE A SENSE OF SAFETY AND ENCLOSURE.

"THE PORCH" WITH SHADE COVERING AND ADA TRANSITION SPACE INTO TOT LOT

INTERACTIVE / TECHNOLOGY PLAY EQUIPMENT.

FULLY ACCESSIBLE RESILIENT SURFACING THROUGHOUT PLAY AREA

INCLUSIVE PLAY EQUIPMENT CONSISTING OF A WIDE RANGE OF COLORS, MATERIALS, AND MOVING PARTS CATERING TO CHILDREN OF ALL ABILITIES

NOTE: INTERACTIVE / TECHNOLOGY ELEMENTS AND INCLUSIVE PLAY / RECREATIONAL FEATURES ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION.

GAMETIME - LOG STEP INCLUSIVE PLAY SYSTEM



PLAYWORLD - COZY COCOON INCLUSIVE PLAY SYSTEM



GAMETIME - SENSORY WAVE PANEL INTERACTIVE PLAY SYSTEM



PLAYWORLD - PICNIC BOULDER ACCESSIBLE INCLUSIVE PLAY SYSTEM



GAMETIME - ADAPTIVE SWING SEAT INCLUSIVE PLAY SYSTEM



LOW SWING INCLUSIVE PLAY SYSTEM



PLAYWORLD - TIMBER STACKS INTERACTIVE PLAY SYSTEM



GAMETIME - WHIRL INCLUSIVE PLAY SYSTEM



PLAYWORLD - 'ROUND THE BEND' INCLUSIVE PLAY SYSTEM

PLAYWORLD - NEOS 360 ACCESSIBLE INCLUSIVE INTERACTIVE PLAY SYSTEM



## INCLUSIVE PLAY/ RECREATIONAL FEATURES AND INTERACTIVE/ TECHNOLOGY ELEMENTS

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

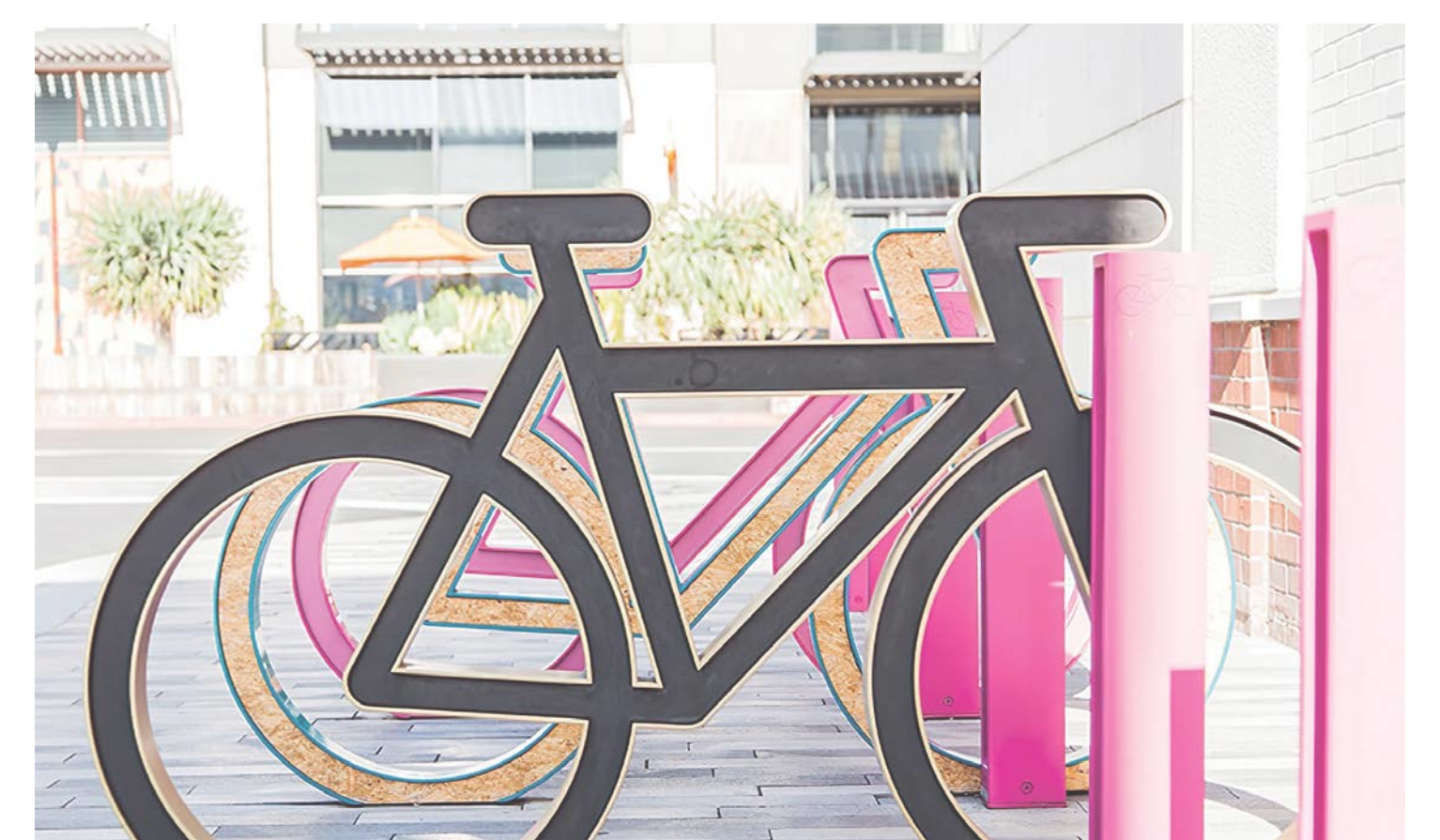
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NEIGHBORHOOD PARK

PTS-0701246

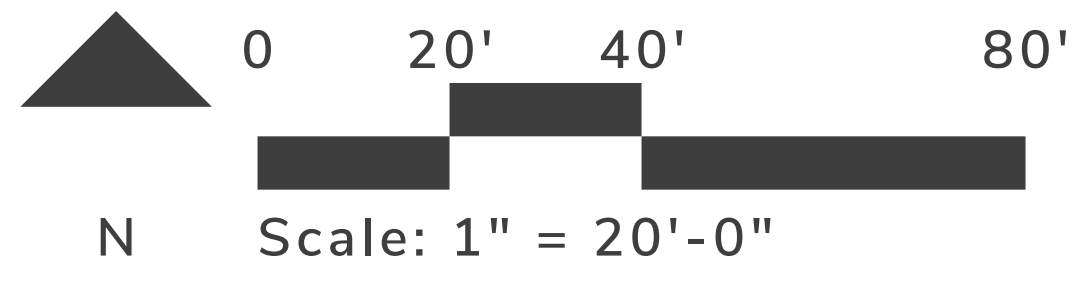




ART AND SCULPTURE OPPORTUNITIES



### SITE FURNISHING - ART AND SCULPTURE OPPORTUNITIES



COUNCIL DISTRICT:		COMMUNITY PLAN AREA:			
DATE	ACTION	RESO. NO.	COST \$:	ACRES:	
	SITE ACQUIRED				
	SITE DEDICATED	ORD. NO.		ACRES:	
	GDP CONSULTANT HIRED	RESO. NO.	NAME:		
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
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		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.1 AC	PLAY STRUCTURE	1 EA	PAVED WALKWAYS	49,000 SF
ARTIFICIAL TURF	3,100 SF	PLAY SURFACING	5,400 SF	SHADE STRUCTURES	7 EA
TURF (SEEDED)	37,500 SF	BOULDERS (2X2X3)	350 +/- EA	BIKE RACK SYSTEMS	10 EA
1 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	850 LF	BENCHES	15 EA
5 GAL. SHRUBS / G.C.	3,000 +/- EA	RESTROOM	1 EA	PICNIC TABLES	15 EA
15 GAL. SHRUBS / G.C.	3,000 +/- EA	SPORTS COURTS	2 EA	TRASH RECEPTACLES	12 EA
NATURAL PAVING	5,500 SF	SECURITY LIGHTS	27		
INTEGRAL COLOR	9,500 SF				
D.G. PAVING	28,000 SF				
BARK MULCH	44,500 SF				
FLAGSTONE	6,000 SF				

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

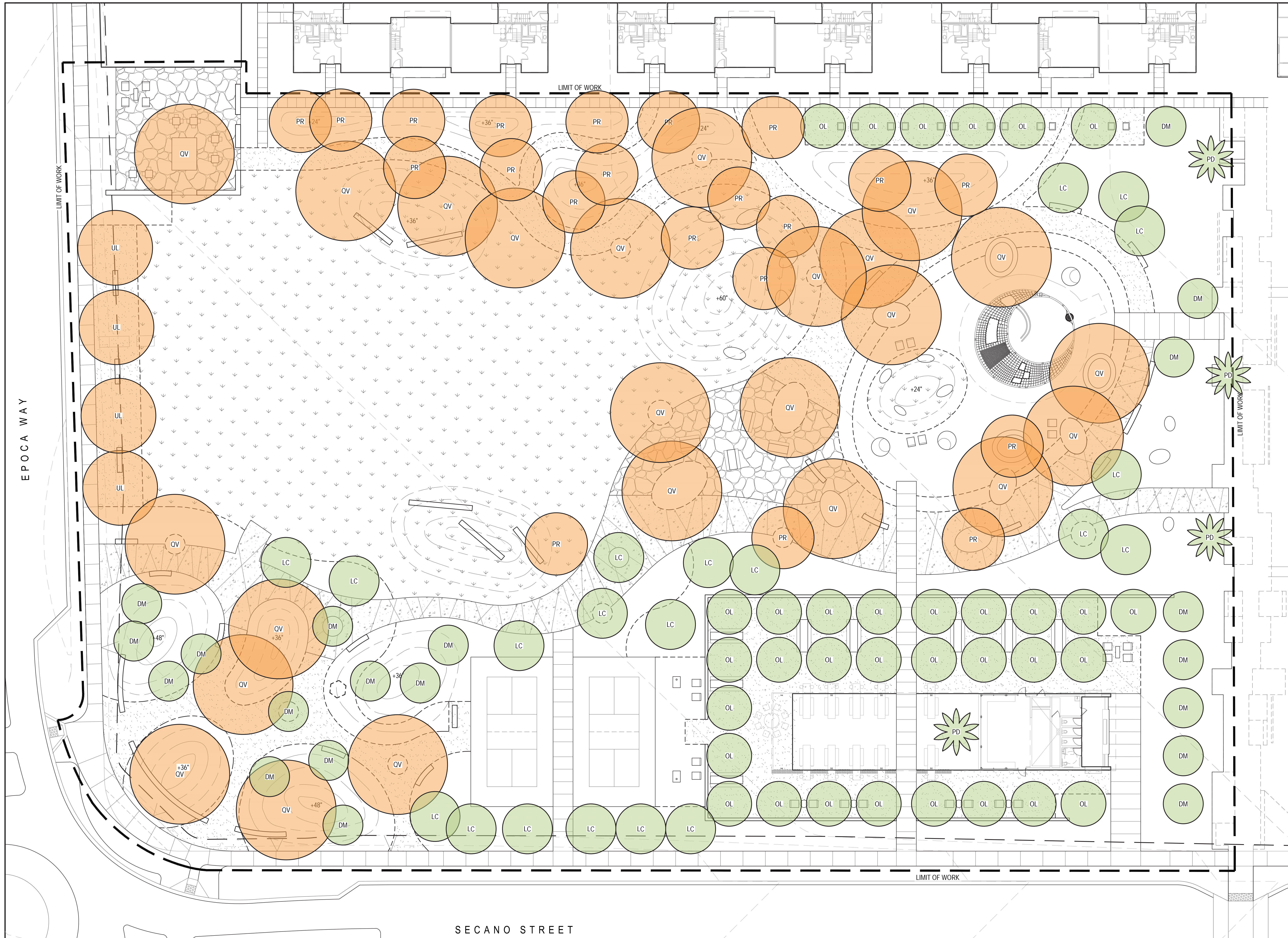
THE GENERAL DEVELOPMENT PLAN

## EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

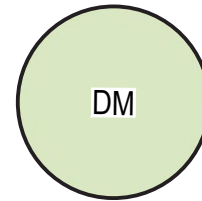
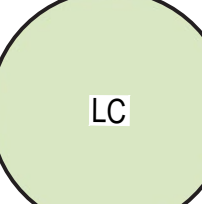
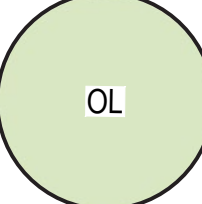
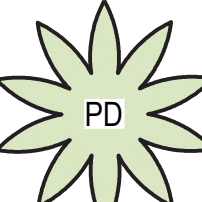
PTS-0701246



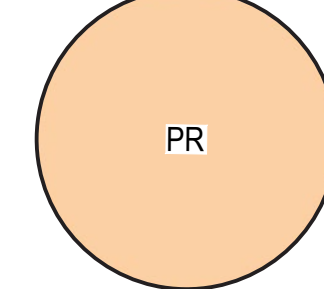
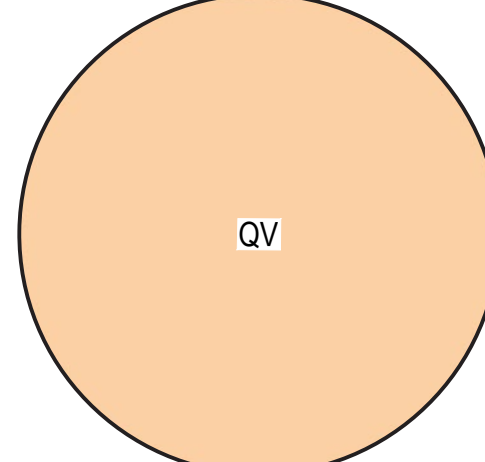
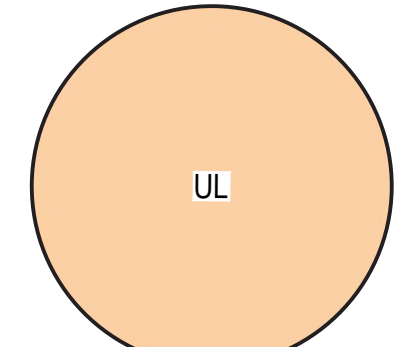


**PLANTING LEGEND**

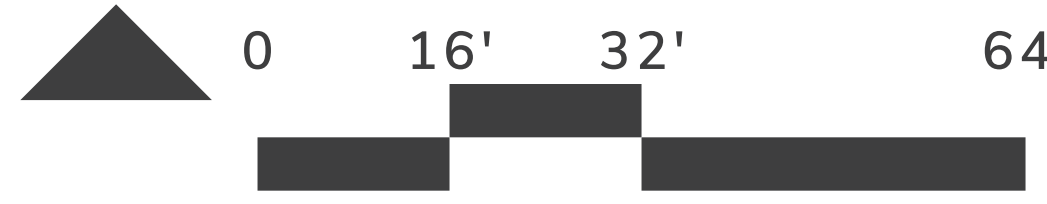
**ACCENT TREE SUCH AS:**

-  Parkinsonia x 'Desert Museum' (36" Box)
-  Lophostomen confertus (36" Box)
-  Olea wilsonii (48" Box)
-  Phoenix dactylifera 'Medjool' (20" B.T.H.)

**CANOPY TREE SUCH AS:**

-  Platanus racemosa (48" Box)
-  Quercus virginiana (36" Box)
-  Ulmus parvifolia 'True Green' (36" Box)

**PLANTING BOARD**  
-  
**TREES**



Scale: 1" = 16'-0"

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D.G. PAVING	28,000 SF		
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FLAGSTONE	6,000 SF		
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

**EPOCA NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246



**ACCENT TREES:**



**PARKINSONIA X 'DESERT MUSEUM'**  
Desert Museum Palo Verde



**LOPHOSTEMON CONFERTUS**  
Brisbane Box



**OLEA WILSONII**  
Wilson Olive



**PHOENIX DACTYLIFERA 'MEDJOOl'**  
Medjool Date Palm

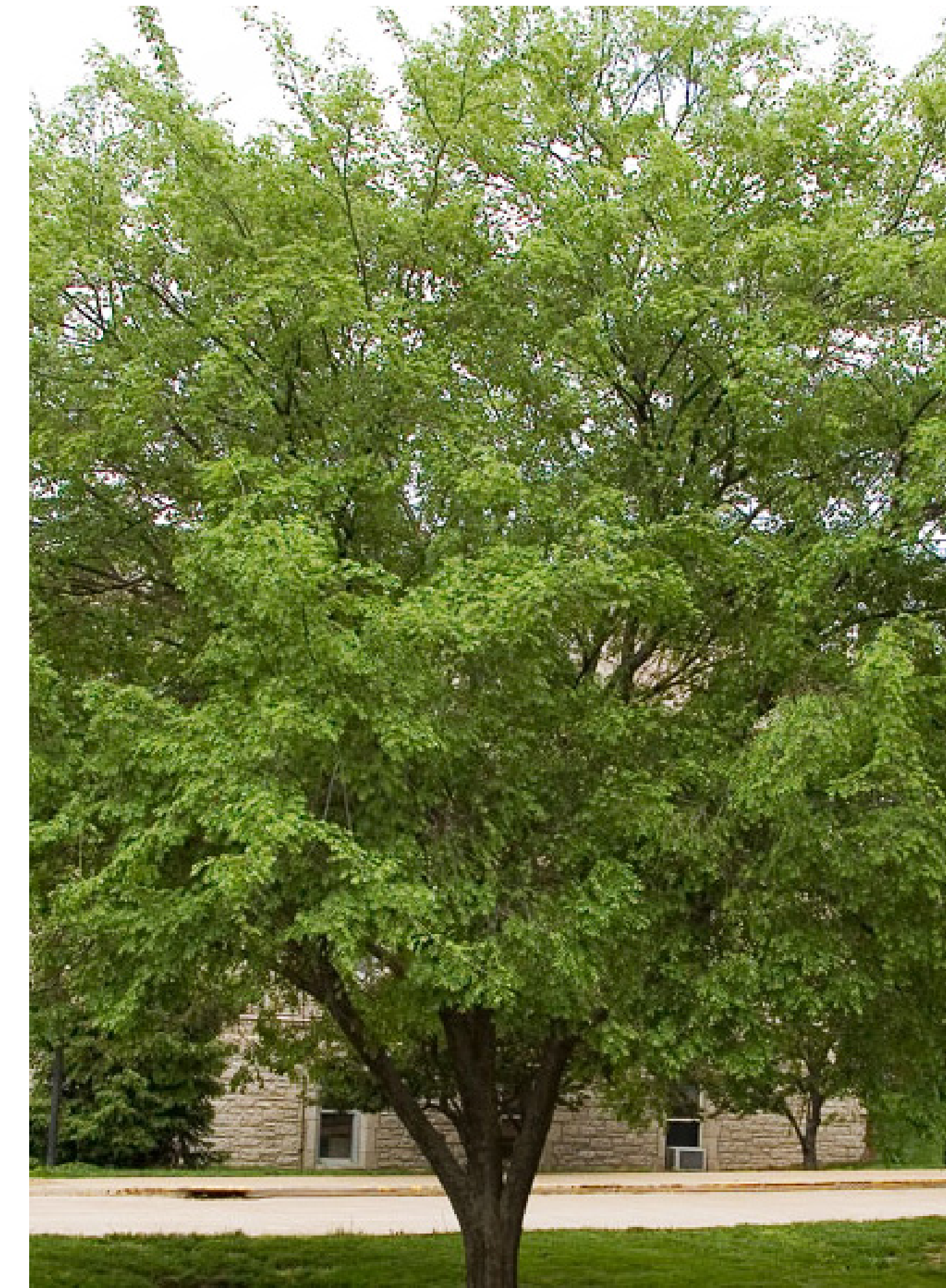
**CANOPY TREES:**



**PLATANUS RACEMOSA**  
Western Sycamore

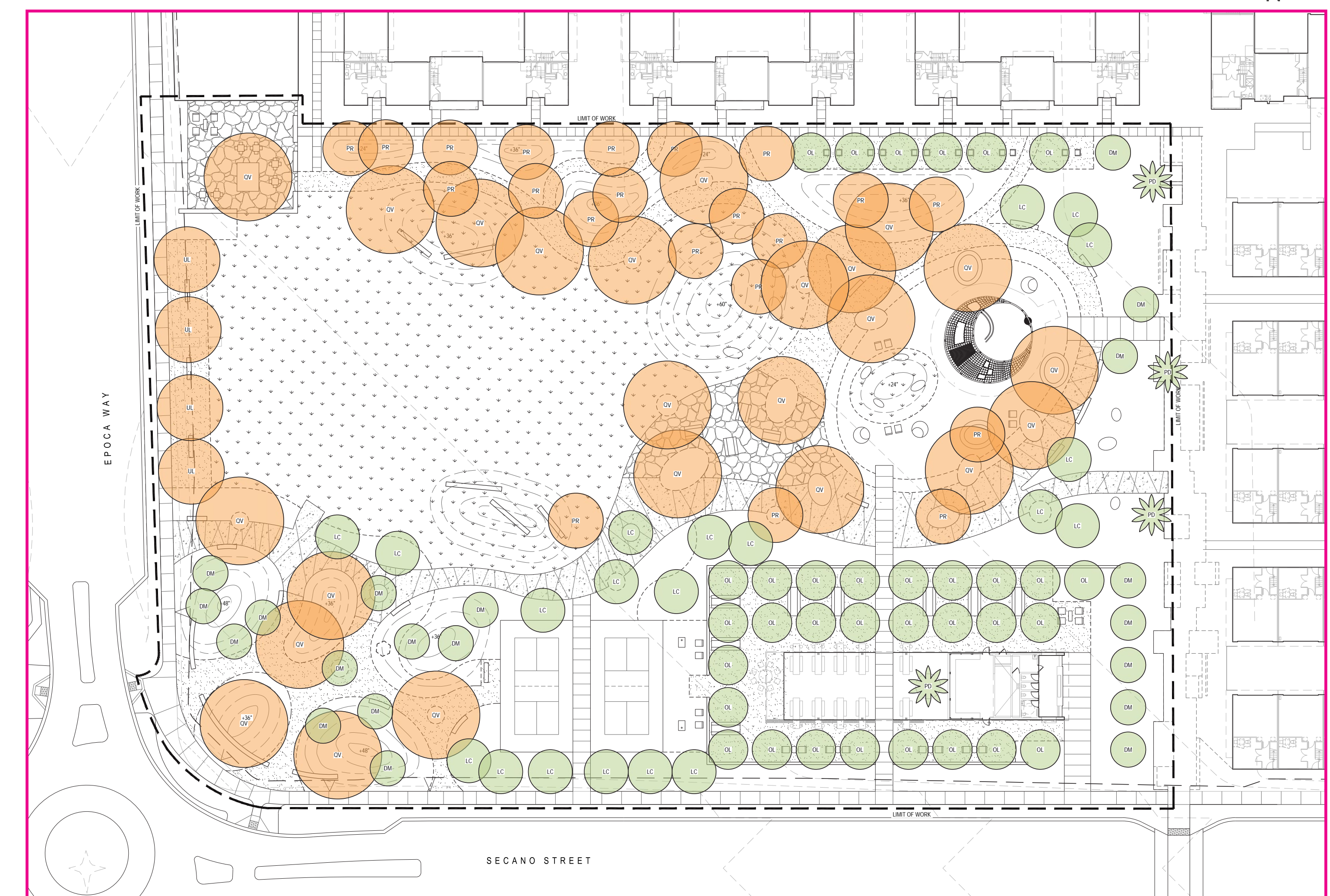


**QUERCUS VIRGINIANA**  
Southern Live Oak



**ULMUS PARVIFOLIA 'TRUE GREEN'**  
True Green Chinese Elm

**KEY MAP - N.T.S.**



**PLANTING IMAGERY**

COUNCIL DISTRICT:		COMMUNITY PLAN AREA:			
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				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**THE GENERAL DEVELOPMENT PLAN**

**EPOCA NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246



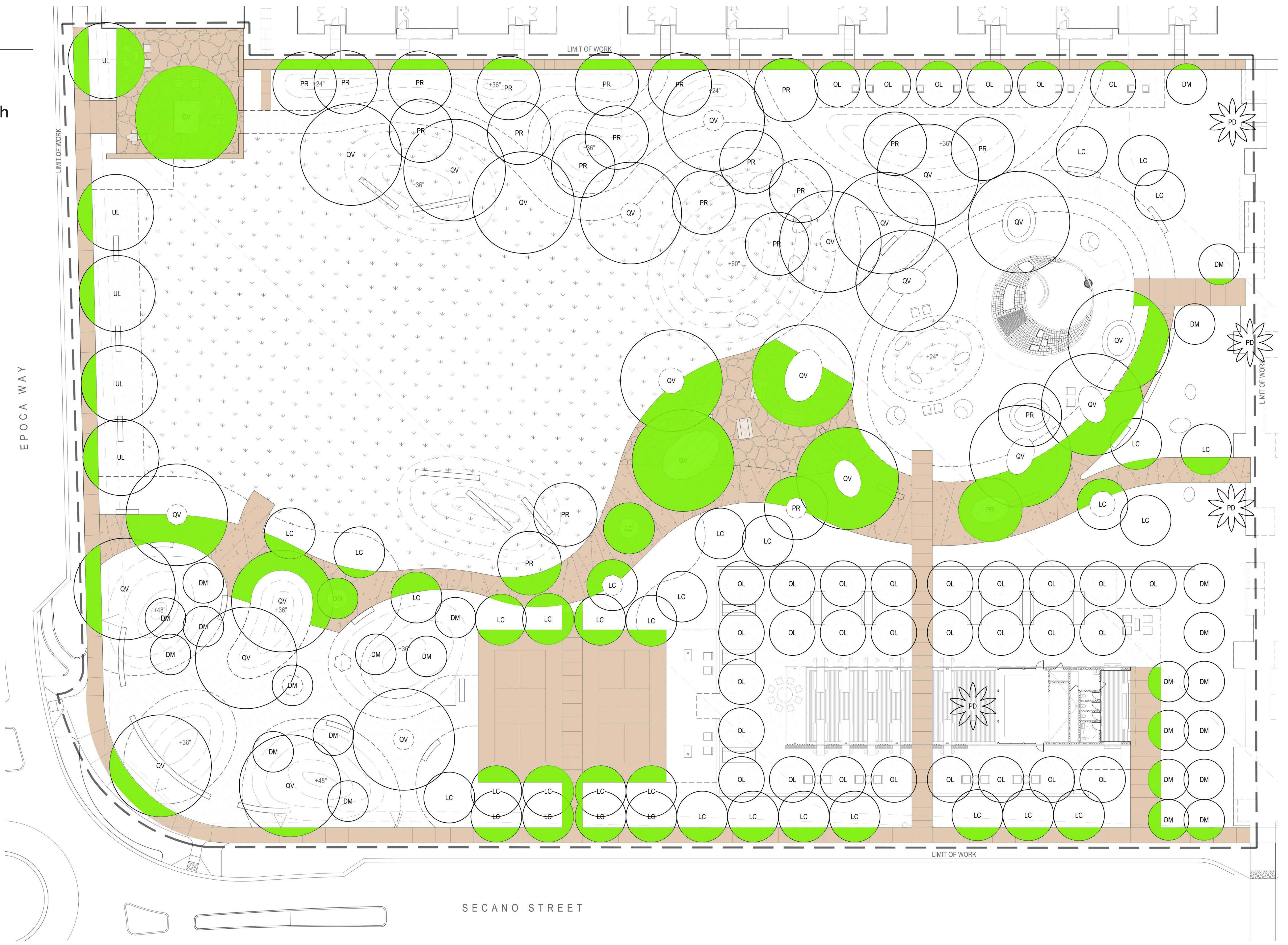
# Urban Forestry Calculations

Proposed Hardscape = 27,355 SF

Proposed Tree Coverage at 5-Year Growth = 17,023 SF

62.2% Coverage

- DM** - Parkinsonia x 'Desert Museum' (36" Box)
- LC** - Lophostomen confertus (36" Box)
- OL** - Olea wilsonii (48" Box)
- PR** - Platanus racemosa (48" Box)
- QV** - Quercus virginiana (36" Box)
- UL** - Ulmus parvifolia 'True Green' (36" Box)
- PD** - Phoenix dactylifera 'Medjool' (20' B.T.H.)



## 5-YEAR URBAN FOREST TREE GROWTH

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	SITE DEDICATED	ORD. NO.		ACRES:	
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		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

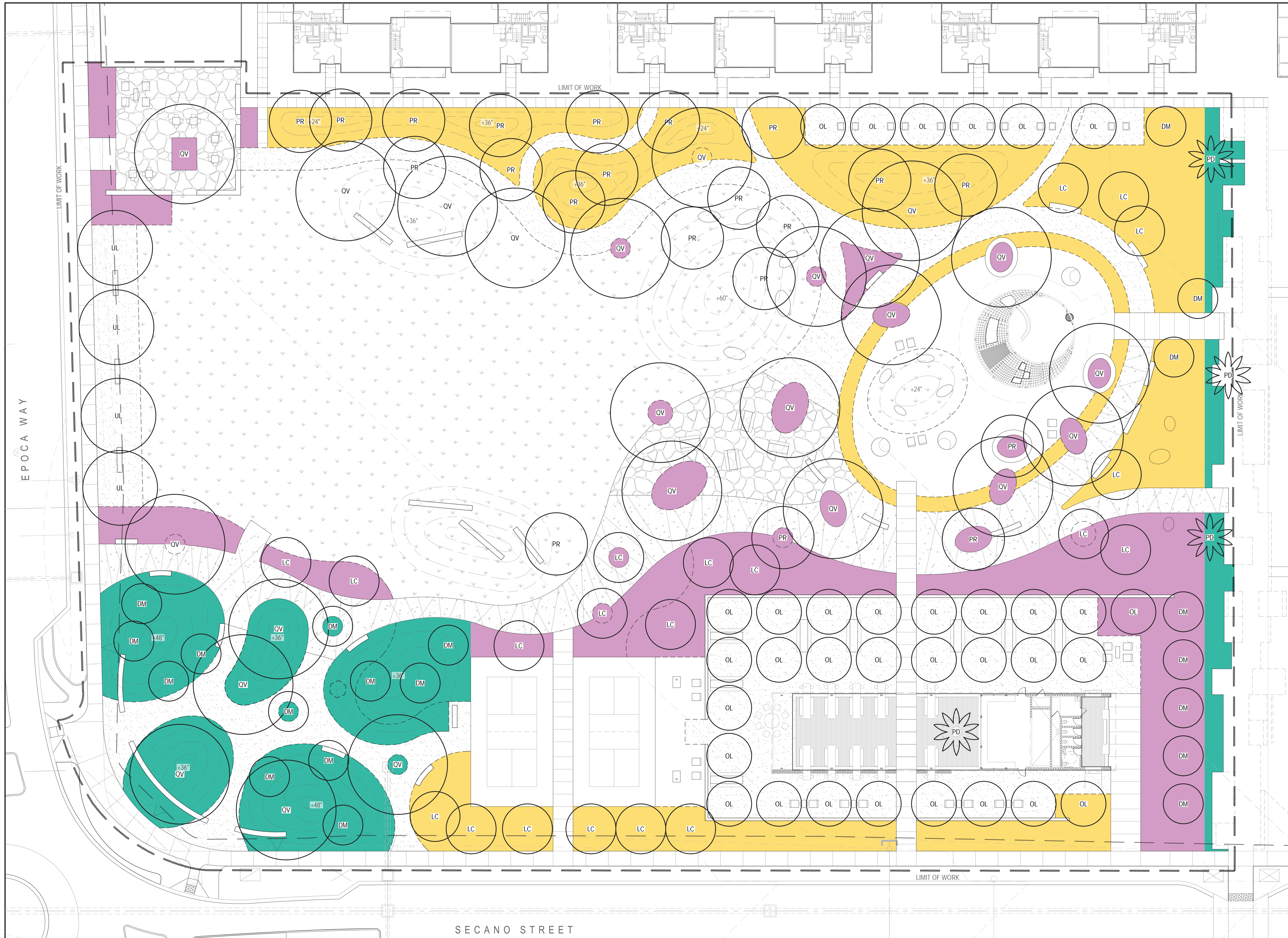
THE GENERAL DEVELOPMENT PLAN

# EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246





**PLANTING LEGEND**

**SHRUB & GRASS PLANTING SUCH AS:**

**ACCENT PLANTING**

- Aeonium 'Dinner Plate'
- Agave attenuata 'Blue Flame'
- Agave 'Weberi'
- Aloe 'Always Red'
- Aloe 'Blue Elf'
- Asparagus densiflorus 'Myers'
- Bougainvillea 'Oo La La'
- Crassula 'Bluebird'
- Dianella 'Clarity Blue'
- Furcraea foetida 'Mediopicta'
- Rhaphiolepis umbellata 'Minor'
- Sesleria autumnalis 'Fineleaf'

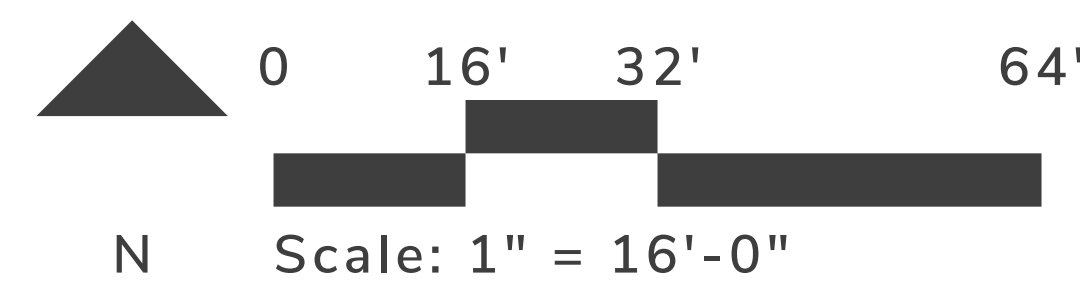
**BUFFER PLANTING**

- Callistemon viminalis
- Carex divulsa
- Furcraea foetida 'Mediopicta'
- Lantana 'New Gold'
- Lomandra longifolia 'Breeze'
- Lomandra longifolia 'Nyalla'
- Muhlenbergia capillaris
- Rhaphiolepis indica 'Springtime'
- Westringia 'Blue Gem'

**SENSORY GARDEN**

- Agave attenuata 'Blue Flame'
- Agave desmetiana 'Variegata'
- Agave geminiflora
- Aloe 'Leo 3711'
- Cereus peruvianus
- Dasyliion wheeleri
- Dracaena draco
- Furcraea macdougalii
- Pachypodium lamerei
- Pachypodium marginatus
- Pedilanthus macrocarpus
- Trichocereus terscheckii

**PLANTING BOARD - SHRUB & GRASS**



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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246





**AEONIUM 'DINNER PLATE'**  
Dinner Plate Aeonium



**AGAVE ATTENUATA 'BLUE FLAME'**  
Blue Flame Agave



**AGAVE 'WEBERI'**  
Weberi Agave



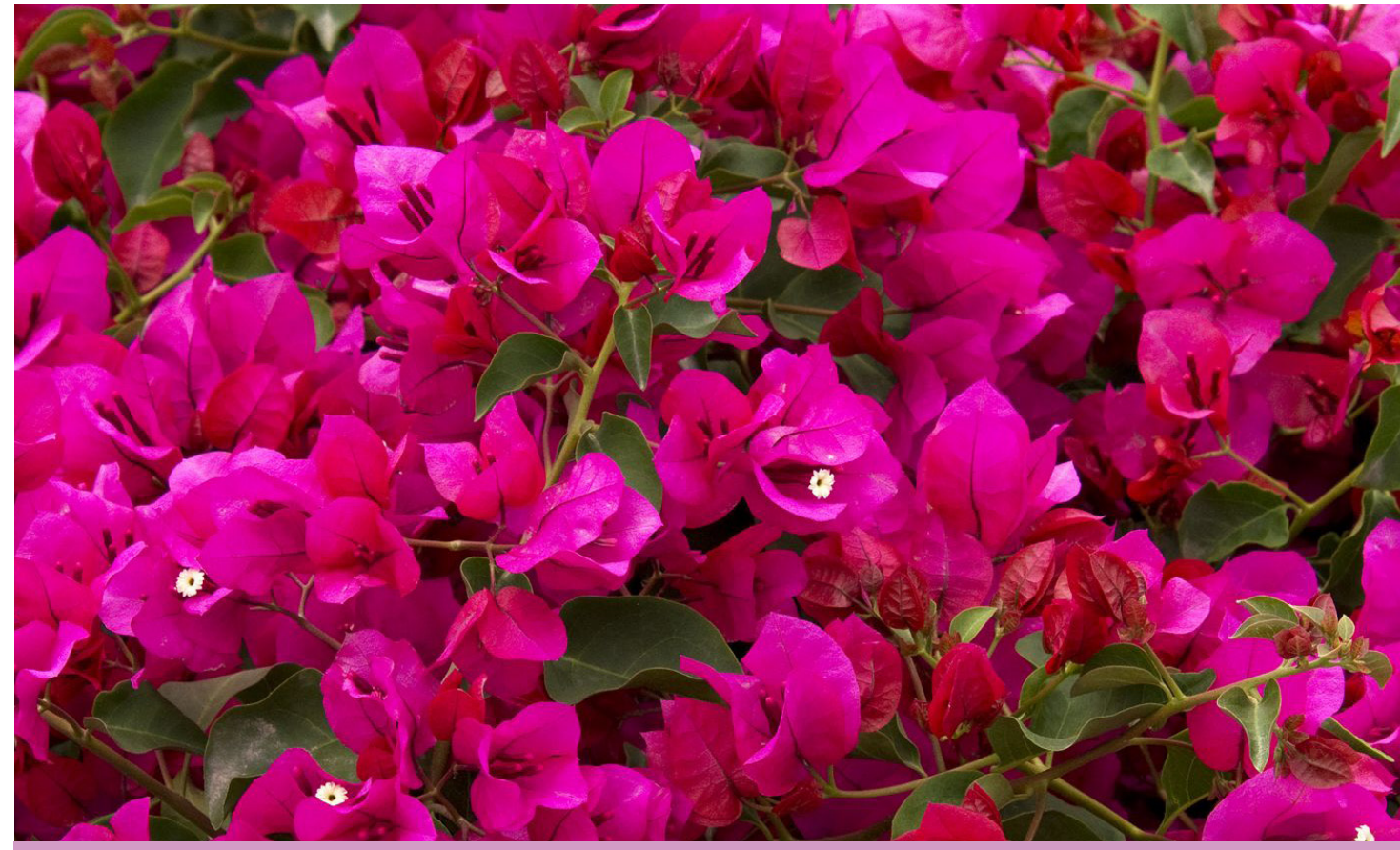
**ALOE 'ALWAYS RED'**  
Always Red Aloe



**ALOE 'BLUE ELF'**  
Blue Elf Aloe



**ASPARGUS DENSIFLORUS 'MYERS'**  
Foxtail Fern



**BOUGAINVILLEA 'OO LA LA'**  
Oo La La Bougainvillea



**CRASSULA 'BLUEBIRD'**  
Bluebird Crassula



**DIANELLA 'CLARITY BLUE'**  
Clarity Blue™ Dianella



**FURCRAEA FOETIDA 'MEDIOPICTA'**  
Giant False Agave

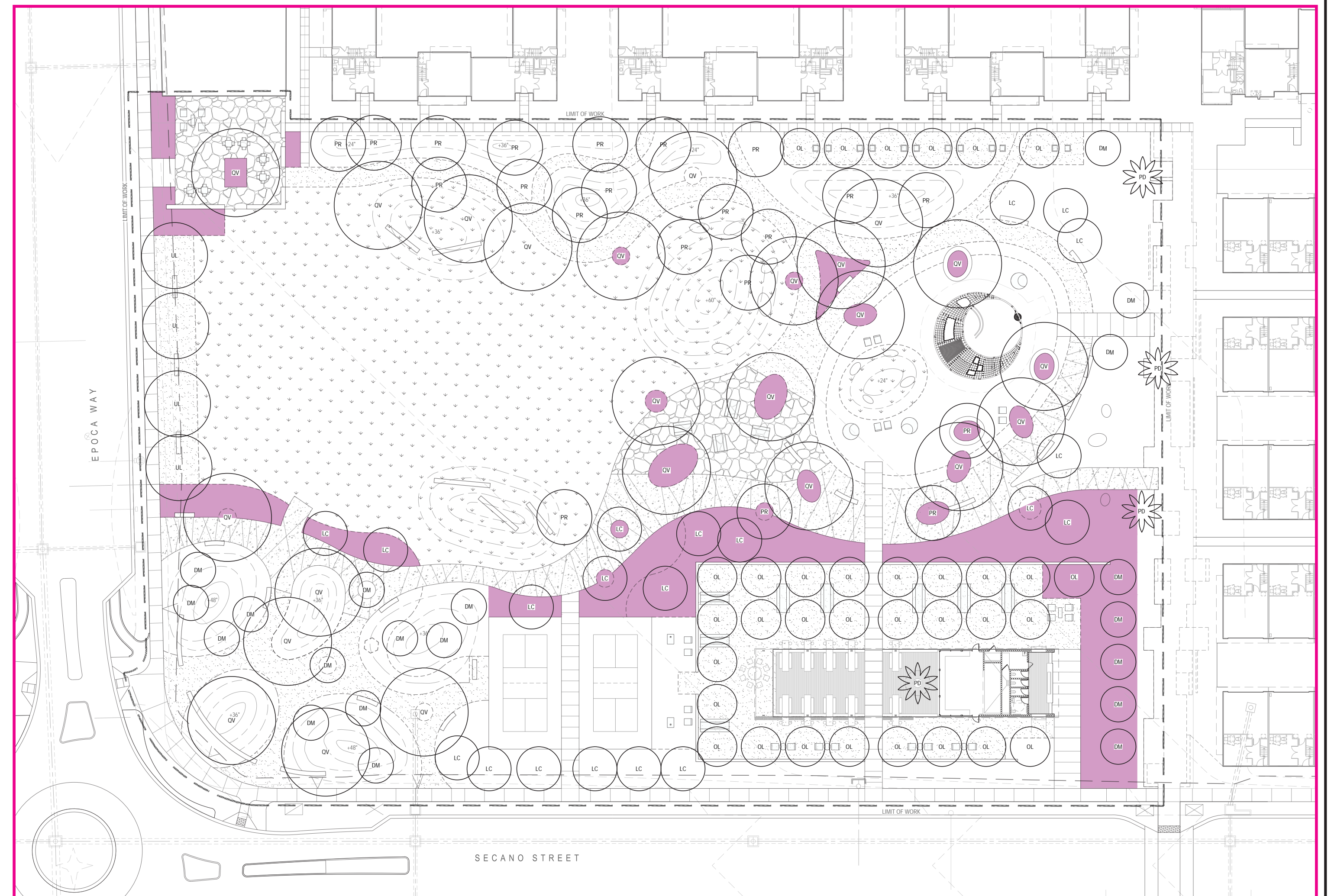


**RHAPHIOLEPIS UMBELLATA 'MINOR'**  
Indian Hawthorn



**SESLERIA AUTUMNALIS**  
Autumn Moor Grass

**KEY MAP - N.T.S.**



**ACCENT  
PLANTING  
IMAGERY**

COUNCIL DISTRICT:

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		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

**THE GENERAL DEVELOPMENT PLAN**

**EPOCA NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246





**CALLISTEMON VIMALIS 'BETTER JOHN'**  
Better John Bottlebrush



**CAREX DIVULSA**  
Grassland Sedge



**FURCRAEA FOETIDA 'MEDIOPICTA'**  
Giant False Agave



**LANTANA 'NEW GOLD'**  
New Gold Lantana



**LOMANDRA LONGIFOLIA 'BREEZE'**  
Dwarf Mat Rush



**LOMANDRA LONGIFOLIA 'NYALLA'**  
Nyalla Mat Rush



**MUHLENBERGIA CAPILLARIS**  
Muhly Grass

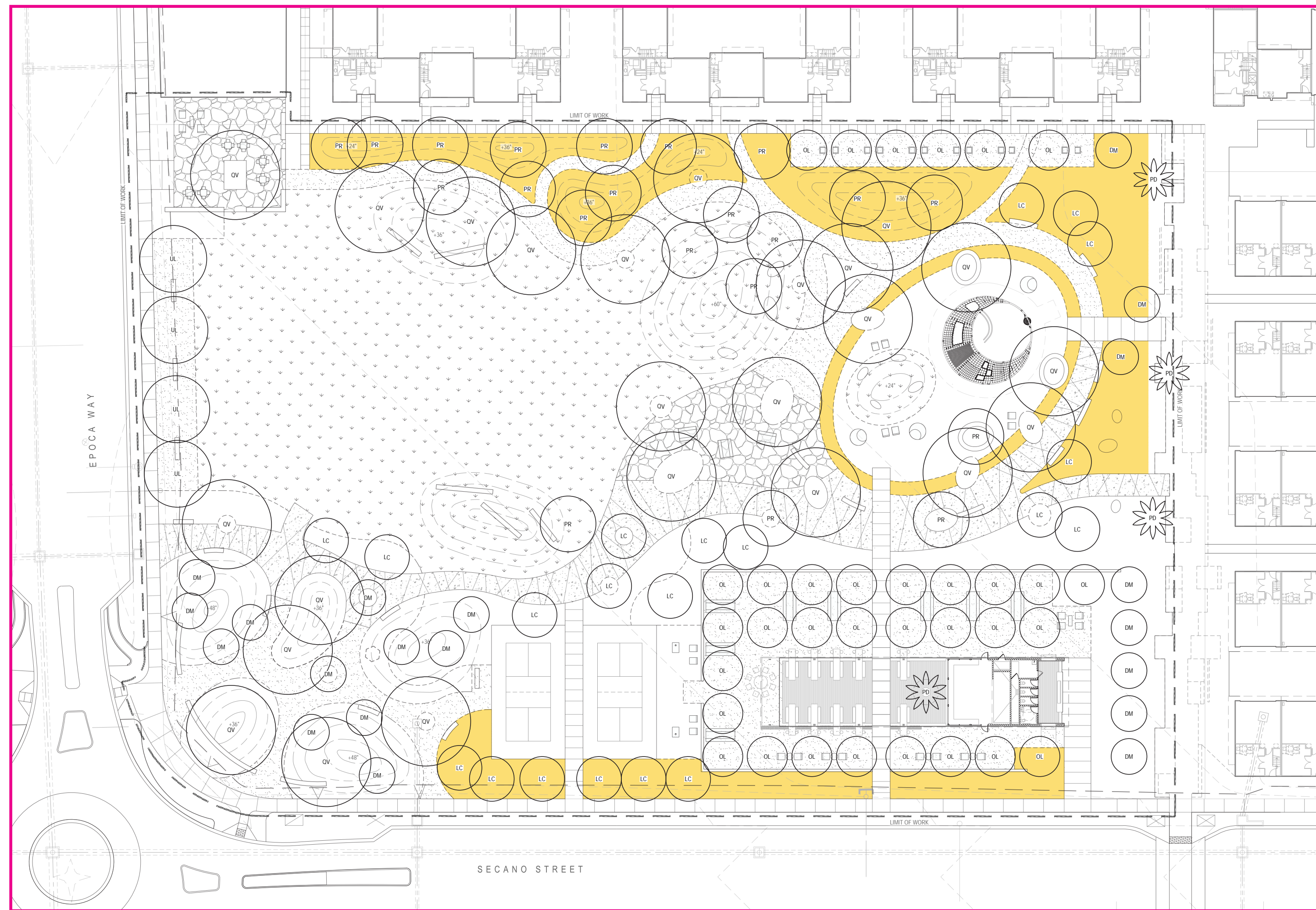


**RHAMPHIOLEPIS INDICA 'SPRINGTIME'®**  
Pink India Hawthorn



**WESTRINGIA 'BLUE GEM'**  
Blue Gem Westringia

KEY MAP - N.T.S.



BUFFER  
PLANTING  
IMAGERY

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

# EPOCA NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246





**AGAVE ATTENUATA 'BLUE FLAME'**  
Blue Flame Agave



**AGAVE DESMETIANA 'VARIEGATA'**  
Variegated Smooth Agave



**AGAVE GEMINIFLORA**  
Twin-flowered Agave



**ALOE 'LEO 3711'**  
Super Red Aloe



**DASYLIRION WHEELERI**  
Spoon Yucca



**DRACAENA DRACO**  
Dragon Tree



**FURCRAEA MACDOUGALII**  
MacDougal's Century Plant



**PACHYPODIUM MARGINATUS**  
Mexican Fence Post Cactus



**PEDILANTHUS MACROCARPUS**  
Slipper Plant



**TRICHOCEREUS TERSCHECKII**  
Argentine Saguaro

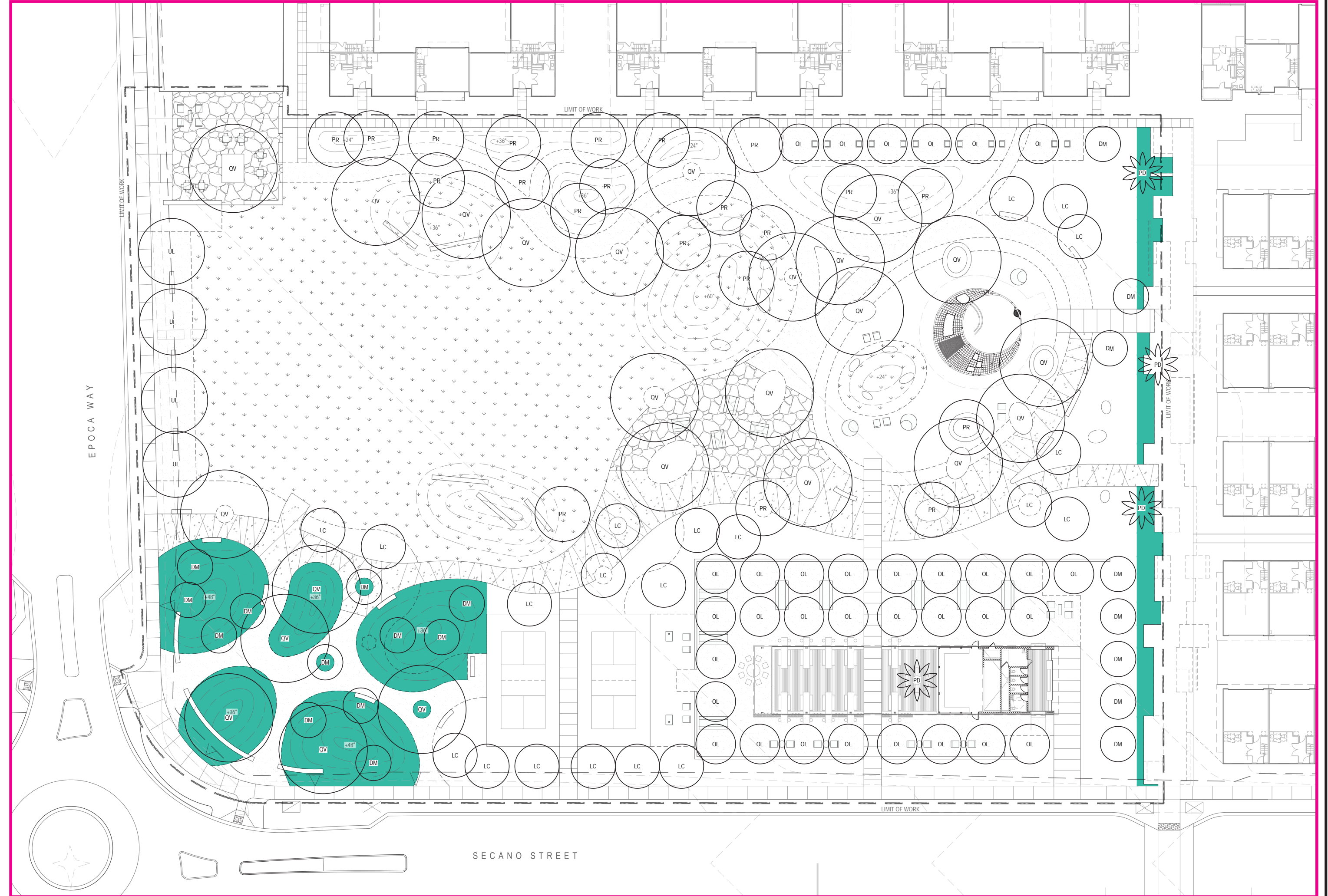


**PACHYPODIUM LAMEREI**  
Madagascar Palm



**CEREUS PERUVIANUS**  
Peruvian Cactus

KEY MAP - N.T.S.



**SENSORY  
PLANTING  
IMAGERY**

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	GDP CONSULTANT HIRED	RESO. NO.	NAME:		
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:		
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.1 AC	PAVED WALKWAYS	49,000 SF	FENCING	315 LF
ARTIFICIAL TURF	3,100 SF	PLAY SURFACING	5,400 SF	SHADE STRUCTURES	7 EA
TURF (SEEDED)	37,500 SF	BOULDERS (2X2X3)	350 +/- EA	BIKE RACK SYSTEMS	10 EA
1 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	850 LF	BENCHES	15 EA
5 GAL. SHRUBS / G.C.	3,000 +/- EA	RESTROOM	1 EA	LAWN EDGING	4,500 LF
15 GAL. SHRUBS / G.C.	3,000 +/- EA	SPORTS COURTS	2 EA	MULTI-PURPOSE COURT LIGHTS	4
NATURAL PAVING	5,500 SF	SECURITY LIGHTS	27		
INTEGRAL COLOR	9,500 SF				
D.G. PAVING	28,000 SF				
BARK MULCH	44,500 SF				
FLAGSTONE	6,000 SF				
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

**EPOCA NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246



## NOTICE OF DETERMINATION (SUBSEQUENT ACTION)

TO:   X   Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

FROM: City of San Diego  
Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

       Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Project Number: N/A

State Clearinghouse Number: 2004651076

Project Title: Approval of the Epoca Neighborhood Park General Development Plan

Project Location: Epoca Neighborhood Park is located northeast of the intersection of future streets Epoca Way and Secano Street in the Central Village Specific Plan Boundary within the Otay Mesa Community Plan area in Council District 8.

Description of Subsequent Action: Approval of the Epoca Neighborhood Park General Development Plan.

This project provides for the design and construction of the Epoca Neighborhood Park which is located northeast of the intersection of future streets Epoca Way and Secano Street in the Central Village Specific Plan Boundary within the Otay Mesa Community, within Council District 8. The approval of this park will provide an additional 3.1 acres and 175 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards.

The Epoca Neighborhood Park is part of the Central Village Specific Plan within the Epoca Development (formerly known as the Lumina Development). The Lumina Neighborhood Development Plan (NDP), Site Development Permit (SDP) and Tentative Map (Project Nos 555609, 625830, 651806) was approved by the City Council on July 29, 2019 and by Resolution No. R-312589. The permit allows for the future development for up to 2,025 residential dwelling units and 6.6 acres of parks. The Epoca Neighborhood Park satisfies 3.1 acres of the development's population-based park requirement, which was the metric for environmental review at the time the Central Village Specific Plan was adopted.

The Epoca Development Developer (Developer) will construct the Epoca Neighborhood Park commensurate with the adjacent residential development. The park will remain in private ownership with a Recreation Easement recorded over the park to provide for public use in perpetuity or will be conveyed in fee-title to the City. The park will be privately maintained through execution of Maintenance Assessment District (MAD), a Community Facilities District (CFD) or other developer identified fund.

The terms of park ownership and maintenance assignment will be addressed in a Park Development Agreement (PDA) and Park Maintenance Agreement (PMA) with the City. The Developer will be required to enter into a PDA and PMA for Epoca Neighborhood Park prior to final inspection of the first residential building permit.

The General Development Plan will provide the following:



- Children's play area with safety surfacing (approximately 5,400 SF)
- Passive turf area with landforms (approximately 33,000 SF)
- Comfort station with concessions
- Shade structure with picnic area (approximately 2,600 SF)
- Pickleball sports courts (2)
- Interpretive/ Sensory Garden
- Wayfinding signage
- Public Art/Placemaking elements
- Interpretative/Education/Cultural elements
- Seatwalls and boulders
- Shrub and succulent plantings
- Decorative paving
- Site furniture and bicycle racks
- Security lighting
- Drinking fountain and BBQ's
- Trees

Project Applicant: City of San Diego Parks & Recreation Department, 2150 Pan American Rd., MS 39, San Diego, CA 92101. Contact: Shannon Scoggins, Landscape Architect, Park Designer. Phone: (619) 236-6894. Email: [Sscoggins@sandiego.gov](mailto:Sscoggins@sandiego.gov).

This is to advise that on \_\_\_\_\_ the City of San Diego Parks & Recreation Department Director, or his designee, as designated by the City Manager, approved the above described project and the Planning Department made the following determinations:

1. The activity in its approved form will not have significant effects on the environment beyond those identified in the Otay Mesa Community Plan Update Program Environmental Impact Report (PEIR) (Project No. 30330/304032; SCH No. 2004651076) certified by the City of San Diego City Council on March 11, 2014, Resolution No. R-308810; Addendum to PEIR No. 30330/304032 for the Central Village Specific Plan (Project No. 408329) adopted by the City of San Diego City Council on April 13, 2017, Resolution No. R-11019; and Addendum to PEIR No. 30330/304032 for the Lumina Tentative Map/Right-of-Way Vacation/Easement Vacation/Neighborhood Development Permit and MHPA Boundary Line Adjustment project (Project No. 555609, TM No. 1972222, NDP No. 2106744, SDP No. 2287794), adopted by the City of San Diego City Council on July 29, 2019, Resolution No. R-312589.
2. Mitigation measures were adopted in association with the Final EIR certification process by the City of San Diego City Council for the above listed environmental documents and are being implemented as part of this action.
3. Pursuant to CEQA Guidelines Section 15091, Findings were made by the City of San Diego City Council in association with the Final EIR certification process for the above listed environmental documents.
4. A Statement of Overriding Considerations was adopted by the City of San Diego City Council in association with the Final EIR certification process for the above listed environmental documents.
5. Record of the project approvals may be examined at the address below.

It is hereby certified that the final environmental impact report and addenda, including comments and responses, are available to the general public at the office of the Planning Department, 9485 Aero Drive, MS 413, San Diego, CA 92123.



Analyst: Sureena Basra, Associate Planner  
City of San Diego Planning Department  
9485 Aero Drive, MS 413  
San Diego, CA 92123

Telephone: (619) 533-5994

Filed by:

\_\_\_\_\_  
Signature

Reference: California Public Resources Code, Sections 21108 and 21152.





## THE CITY OF SAN DIEGO

### MEMORANDUM

**DATE:** July 8, 2022

**TO:** Shannon Scoggins, Landscape Architect, Park Designer, Parks and Recreation Department

**FROM:** Rebecca Malone, AICP, Program Manager, Planning Department  
Sureena Basra, Associate Planner, Planning Department

**SUBJECT:** CEQA Guidelines Section 15162 Consistency Evaluation for the Approval of the Martinez Neighborhood Park General Development Plan and the Epoca Neighborhood Park General Development Plan

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The Environmental Policy Section of the Planning Department has completed a California Environmental Quality Act (CEQA) Guidelines Section 15162 consistency evaluation for the approval of the Martinez Neighborhood Park General Development Plan and the Epoca Neighborhood Park General Development Plan (herein after referred to as the “Projects”) located within the Otay Mesa Community Planning Area. This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require preparation of a subsequent Environmental Impact Report (EIR) or subsequent negative declaration (ND) for the Projects. As outlined in this memo, the Planning Department has determined that the Projects are consistent with the Otay Mesa Community Plan Update Program Environmental Impact Report (PEIR) (Project No. 30330/304032; SCH No. 2004651076) certified by the City of San Diego City Council on March 11, 2014, Resolution No. R-308810; the Central Village Specific Plan PEIR Addendum (Project No. 408329) adopted by the City of San Diego City Council on April 13, 2017, Resolution No. R-11019; and the Lumina PEIR Addendum (Project No. 555609, TM No. 1972222, NDP No. 2106744, SDP No. 2287794), adopted by the City of San Diego City Council on July 29, 2019, Resolution No. R-312589. Implementation of the Projects would not result in new or more severe significant impacts over and above those disclosed in the previously certified and adopted environmental documents.

#### **Background**

##### *Martinez Neighborhood Park*

This project provides for the design and construction of the Martinez Neighborhood Park which is located south of the intersection of future streets Epoca Way and Saguaro Street in the Central Village Specific Plan Boundary within the Otay Mesa Community, within Council District 8. The approval of this park will provide an additional 3.5 acres and 196 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards (please refer to Attachment 1).



The Martinez Neighborhood Park is part of the Central Village Specific Plan within the Epoca Development (formerly known as the Lumina Development). The Lumina Neighborhood Development Plan (NDP), Site Development Permit (SDP) and Tentative Map (Project Nos. 555609, 625830, 651806) was approved by the City Council on July 29, 2019 and by Resolution No. R-312589. The permit allows for the future development for up to 2,025 residential dwelling units and 6.6 acres of parks. The Martinez Neighborhood Park satisfies 3.5 acres of the development's population-based park requirement, which was the metric for environmental review at the time the Central Village Specific Plan was adopted.

The Epoca Development Developer (Developer) will construct the Martinez Neighborhood Park commensurate with the adjacent residential development. The park will remain in private ownership with a Recreation Easement recorded over the park to provide for public use in perpetuity or will be conveyed in fee-title to the City. The park will be privately maintained through execution of Maintenance Assessment District (MAD), a Community Facilities District (CFD) or other developer identified fund. Please refer to Attachment 3, letter from ColRich dated May 4, 2022.

The terms of park ownership and maintenance assignment will be addressed in a Park Development Agreement (PDA) and Park Maintenance Agreement (PMA) with the City. The Developer will be required to enter into a PDA and PMA for Martinez Neighborhood Park prior to final inspection of the first residential building permit.

The General Development Plan will provide the following:

- Multi-purpose turf field (approximately 65,000 SF)
- Children's play area with safety surfacing (approximately 4,000 SF)
- Off-leash dog park (approximately 7,000 SF)
- Kite Hill landform
- Comfort station
- Basketball sports court (1) with sports court lighting
- Bocce ball sports courts (2)
- Visitor off-street parking (12 spaces)
- Interpretive/ Sensory Garden
- Fitness stations
- Wayfinding signage
- Public Art/Placemaking elements
- Interpretative/Education/Cultural elements
- Seatwalls and boulders
- Shrub and succulent plantings
- Decorative paving
- Site furniture and bicycle racks
- Drinking fountain
- Security lighting
- Trees



### *Epoca Neighborhood Park*

This project provides for the design and construction of the Epoca Neighborhood Park which is located northeast of the intersection of future streets Epoca Way and Secano Street in the Central Village Specific Plan Boundary within the Otay Mesa Community, within Council District 8. The approval of this park will provide an additional 3.1 acres and 175 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards (please refer to Attachment 2).

The Epoca Neighborhood Park is part of the Central Village Specific Plan within the Epoca Development (formerly known as the Lumina Development). The Lumina Neighborhood Development Plan (NDP), Site Development Permit (SDP) and Tentative Map (Project Nos 555609, 625830, 651806) was approved by the City Council on July 29, 2019 and by Resolution No. R-312589. The permit allows for the future development for up to 2,025 residential dwelling units and 6.6 acres of parks. The Epoca Neighborhood Park satisfies 3.1 acres of the development's population-based park requirement, which was the metric for environmental review at the time the Central Village Specific Plan was adopted.

The Epoca Development Developer (Developer) will construct the Epoca Neighborhood Park commensurate with the adjacent residential development. The park will remain in private ownership with a Recreation Easement recorded over the park to provide for public use in perpetuity or will be conveyed in fee-title to the City. The park will be privately maintained through execution of Maintenance Assessment District (MAD), a Community Facilities District (CFD) or other developer identified fund. Please refer to Attachment 3, letter from Colrich dated May 4, 2022.

The terms of park ownership and maintenance assignment will be addressed in a Park Development Agreement (PDA) and Park Maintenance Agreement (PMA) with the City. The Developer will be required to enter into a PDA and PMA for Epoca Neighborhood Park prior to final inspection of the first residential building permit.

The General Development Plan will provide the following:

- Children's play area with safety surfacing (approximately 5,400 SF)
- Passive turf area with landforms (approximately 33,000 SF)
- Comfort station with concessions
- Shade structure with picnic area (approximately 2,600 SF)
- Pickleball sports courts (2)
- Interpretive/ Sensory Garden
- Wayfinding signage
- Public Art/Placemaking elements
- Interpretative/Education/Cultural elements
- Seatwalls and boulders
- Shrub and succulent plantings
- Decorative paving
- Site furniture and bicycle racks
- Security lighting
- Drinking fountain and BBQ's



- Trees

### **Previously Certified and Adopted CEQA Documents**

#### *Otay Mesa Community Plan Update PEIR (2014)*

Both Project sites are within the plan boundaries of the Otay Mesa Community Plan (OMCP). The Otay Mesa Community Plan Update Final Program Environmental Impact Report (Project No. 30330/304032; SCH No. 2004651076) (hereinafter referred to as the OMCPU PEIR), was certified by the San Diego City Council on March 11, 2014, Resolution No. R-308810. The OMCPU is a comprehensive update of the 1981 community plan. The OMCPU establishes land use designations and policies to guide future development consistent with the City's General Plan (2008). The OMCPU is intended to implement the General Plan policies through the provision of community-specific recommendations. The Plan involves amendments to the City's Land Development Code (LDC) to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones and an update of the Otay Mesa Community Plan Public Facilities Financing Plan (PFFP).

In accordance with CEQA Guidelines Section 15168, the OMCPU PEIR examined the environmental impacts of the OMCP. The OMCPU PEIR concluded that the project would result in significant and unmitigated environmental impacts to air quality, greenhouse gas (GHG) emissions, noise, traffic/circulation, and utilities. The following issue areas were determined to be significant but mitigated to below a level of significance with mitigation: land use, biological resources, historical resources, human health/public safety/hazardous materials, hydrology/water quality, geology/soils, and paleontological resources. All other impacts analyzed in the PEIR were determined to be less than significant.

#### *Central Village Specific Plan PEIR Addendum (2017)*

The Central Village Specific Plan (CVSP) prepared an Addendum to the OMCPU PEIR (Project No. 30330/304032; SCH No. 2004651076) (referred to herein as CVSP PEIR Addendum). The CVSP PEIR Addendum was adopted by the San Diego City Council on April 13, 2017, Resolution No. R-311019. The CVSP involved an update to the OMCPU to revise the Community Plan to reflect the land use plan proposed as part of the CVSP; the adoption of the CVSP; and a rezone to change the zoning of the CVSP property to accommodate the proposed uses, to establish base zones throughout the CVSP area, and to provide supplemental use regulations and development standards that would apply specifically and exclusively to the CVSP area. Both the Martinez Neighborhood Park and Epoca Neighborhood Park project sites are located within the plan boundaries of the CVSP.

#### *Lumina PEIR Addendum (2019)*

Both Project sites were previously analyzed and mass graded in conjunction with the "Lumina project" (TM No. 1972222/NDP No. 2106744/SDP No. 228779). On July 29, 2019, the City of San Diego certified an Addendum to the OMCPU PEIR for the Lumina project, Resolution No. 312589. The Lumina project allowed for grading and public improvements and analyzed the future development of up to 1,868 dwelling units on a 93.3-acre site. The



current project is located within the boundaries of the area evaluated by the previous Lumina project and is a subsequent approval to allow for the construction of structures on-site.

The Lumina PEIR Addendum concluded that the project would result in significant and unmitigated environmental impacts to air quality, noise, traffic/circulation, and utilities. The following issue areas were determined to be significant but mitigated to below a level of significance with mitigation: land use, biological resources, historical resources, human health/public safety/hazardous materials, hydrology/water quality, geology/soils, paleontological resources, and GHG emissions. All other impacts analyzed in the PEIR Addendum were determined to be less than significant. Overall, it was determined that the Lumina project would not create new significant impacts, nor would it result in a substantial increase in the severity of impacts from that described in the OMCPU PEIR.

**CEQA Guidelines Section 15162 Criteria**

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, based on substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.



None of the three criteria listed above has occurred, therefore the Environmental Policy Section of the Planning Department has determined that there is no need to prepare subsequent or supplemental environmental documents for the Projects. The OMCPU PEIR, the CVSP PEIR Addendum, and the Lumina PEIR Addendum, have been incorporated by reference pursuant to CEQA Guidelines Section 15150.

#### **CEQA Guidelines Section 15162 Consistency Evaluation**

The proposed Projects would not result in a significant impact to biological resources. As identified in the Lumina PEIR Addendum, mitigation for impacts to sensitive biological resources on the project site was previously fulfilled as part of the Lumina project, by setting aside habitat within the City's Multi-Habitat Planning Area (MHPA) and outside of the MHPA off-site adjacent to the project site. The Lumina PEIR Addendum concluded that with implementation of mitigation measures, impacts to biological resources would be less than significant. Mitigation for impacts to sensitive biological resources were identified by the OMCPU PEIR and Lumina PEIR Addendum to reduce impacts to below a level of significance. Mitigation on the project site was previously fulfilled as part of the Lumina project, as identified by the Lumina PEIR Addendum.

As mentioned above, both Project sites have been previously mass graded in association with the Lumina PEIR Addendum and are not adjacent to or within the immediate vicinity of any MHPA lands and do not contain any jurisdictional waters or wetlands. The Projects would not impact any MHPA lands and the project site does not contain a major movement corridor for wildlife species. Thus, development of both Projects would not result in any impacts to biological resources beyond those identified in the Lumina PEIR Addendum.

As referenced in the OMCPU PEIR, open space policies and recommendations contained in the OMCPU include identifying and providing population-based parks per the General Plan standards at locations that are accessible and centrally located. The Sustainability section of the OMCPU also identifies the need for land acquisition for the creation of public parks, with a special effort to locate new parkland within the community that promotes connectivity, safety, public health, and sustainability, and includes strategies to expand programming within existing public spaces. The Recreation Element of the OMCPU includes policies to provide adequate parkland sufficient to meet the needs of the community through plan buildout. Policies 7.1-1 through 7.1-11 provide guidance for assessing park needs and locations and Policies 7.2-1 through 7.2-6 pertain to the provision of access to open space areas (non-developed) and trails, while balancing the needs of biological communities. In addition, the Recreation Element of the OMCPU includes the following goals which the proposed Projects will help implement:

- An efficient and comprehensive park system for Otay Mesa that serves the broad resident and workforce population.
- Village areas that are enhanced by frequent and well-located public spaces and parks.
- A Grand Park that serves the residential, commercial, and industrial users of Otay Mesa.
- Open Space areas that balance the recreational needs of the community with habitat protection.



As identified in the CVSP PEIR Addendum, the CVSP allows for the development of 16.1 acres of population-based park land uses, and 15.9 acres preserved as open space. The Parks and Open Space Element of the CVSP provides design standards and policies for the planned parks and open space system, which was designed to provide residents with convenient access to a variety of outdoor recreation and social activities in community gathering areas. The CVSP encourages the development of new park facilities due to the increased population in the community area. Therefore, impacts associated with the construction of the proposed Projects including new parks and recreation facilities, would be less than significant.

The proposed Projects would not result in new significant environmental effects or substantially increase the severity of previously identified significant impacts. Thus, the Projects are consistent with the environmental analysis of the previously certified and adopted environmental documents.

### **Conclusion**

The Environmental Policy Section of the Planning Department has conducted a consistency evaluation of the proposed Projects in accordance with CEQA Guidelines Section 15162 and has determined that the Projects would not result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously certified Otay Mesa Community Plan Update PEIR, the Central Village Specific Plan PEIR Addendum, and the Lumina PEIR Addendum. The Projects would not result in new impacts or changed circumstances that would require a new environmental document.

  
\_\_\_\_\_  
Elena Pascual, Senior Planner  
Planning Department

7/8/2022  
Date

RM:sb

Cc: Sureena Basra, Associate Planner, Planning Department  
Rebecca Malone, Program Manager, Planning Department  
Kelley Stanco, Interim Deputy Director, Planning Department

Attachments: Recreational Value Scoring for Martinez Neighborhood Park (Attachment 1)  
Recreational Value Scoring for Epoca Neighborhood Park (Attachment 2)  
Colrich Letter (Attachment 3)



Attachment 1

Recreational Value Scoring - Martinez Neighborhood Park

Park Size Category	Points	Proposed Improvements/ expansion	Notes
<i>Scoring : Based on overall park acreage (population-serving only)</i>			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	21	3.5 acres park
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
<i>Does not apply to MHPA or MSCP lands</i>			
<b>AMENITIES/RECREATION OPPORTUNITIES</b>			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area <sup>1</sup>	21	3,960 SF play area, not showing separate play area for age groups
Nature Exploration Playground <sup>11</sup>	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	14	65,000 SF
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field <sup>6</sup>	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) <sup>6</sup>	7	1 basketball courts
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum <sup>5</sup>	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court <sup>12</sup>	3.5	Sports lighting on the basketball court
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field <sup>12</sup>	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. <sup>12</sup>	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	21	3 pieces per stations
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	7	2 bocce ball courts
Specialty Recreation: disc golf or similar (min. 1/2 acre) <sup>2</sup>	7 pt. each; 14 pts. maximum	0	



**Recreational Value Scoring - Martinez Neighborhood Park**

<b>Social Spaces Category</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	10.5	7,000 SF
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	0	
Community Garden <sup>3</sup>	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) <sup>8</sup>	21; 21 pts. maximum	0	
<b>Site Amenities Category</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	35	5 shade structures
Restroom building	21 pt. per building	21	Comfort Station
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access <sup>8</sup>	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System <sup>9</sup>	3.5 pt per system; 7 pts. maximum	7	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	7	4 elements
Creation of wetlands area(s) or native planting restoration area(s) <sup>7</sup>	10.5 pt per acre	0	
<b>ACCESS/CONNECTIVITY</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
<i>Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset</i>			
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>			
	<b>Points</b>		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	0	
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	



**Recreational Value Scoring - Martinez Neighborhood Park**

<b>ACTIVATION &amp; ENGAGEMENT</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
<i>Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together</i>			
<i>Scoring : 0 (no component present) or 7-21 (component present)</i>			
	<b>Points</b>		
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	7	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	0	
Recreational Features for the Disabled <sup>4</sup>	21; 21 pts maximum	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) <sup>7</sup>	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy <sup>10</sup>	14; 14 pts maximum	14	
<b>TOTAL VALUE POINTS PER PARK:</b>		<b>196</b>	

<b>Recreation Value Points Tabulation Summary:</b>	
Total Proposed Facility Value Points	196
<b>Total Recreation Value Points</b>	<b>196</b>
<b>Population Served</b>	<b>1960 Residents</b>

\* See PMP Appendix D for Notes



Attachment 2

Recreational Value Scoring - Epoca Neighborhood Park

Park Size Category	Points	Proposed Improvements/ expansion	Notes
<i>Scoring : Based on overall park acreage (population-serving only)</i>			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	21	3.1 acres park
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
<i>Does not apply to MHPA or MSCP lands</i>			
<b>AMENITIES/RECREATION OPPORTUNITIES</b>			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area <sup>1</sup>	21	5,400 SF play area, will be separate play areas for both age groups
Nature Exploration Playground <sup>11</sup>	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	7	33,000 SF
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field <sup>6</sup>	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) <sup>6</sup>	14	2 pickleball courts
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum <sup>5</sup>	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court <sup>12</sup>	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field <sup>12</sup>	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. <sup>12</sup>	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) <sup>2</sup>	7 pt. each; 14 pts. maximum	0	



**Recreational Value Scoring - Epoca Neighborhood Park**

<b>Social Spaces Category</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	7	1,000 SF Concessions
Community Garden <sup>3</sup>	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	0	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) <sup>8</sup>	21; 21 pts. maximum	0	
<b>Site Amenities Category</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	42	2,600 SF
Restroom building	21 pt. per building	21	Comfort Station
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access <sup>8</sup>	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System <sup>9</sup>	3.5 pt per system; 7 pts. maximum	7	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	7	3 elements
Creation of wetlands area(s) or native planting restoration area(s) <sup>7</sup>	10.5 pt per acre	0	
<b>ACCESS/CONNECTIVITY</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
<i>Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset</i>			
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>			
	<b>Points</b>		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	0	Class 1 bike lane is on Airway Road, with connection through Paseo
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	Requesting bus stop in Phase 2 on Airway Road
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	7	Adjacent retail space
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0	Adjacent to future school site
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	



**Recreational Value Scoring - Epoca Neighborhood Park**

<b>ACTIVATION &amp; ENGAGEMENT</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
<i>Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together</i>			
<i>Scoring : 0 (no component present) or 7-21 (component present)</i>			
	<b>Points</b>		
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	7	
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	0	
Recreational Features for the Disabled <sup>4</sup>	21; 21 pts maximum	0	
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) <sup>7</sup>	7 pt per 1/2 mile	0	
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy <sup>10</sup>	14; 14 pts maximum	14	
<b>TOTAL VALUE POINTS PER PARK:</b>		<b>175</b>	

<b>Recreation Value Points Tabulation Summary:</b>	
Total Proposed Facility Value Points	175
<b>Total Recreation Value Points</b>	<b>175</b>
<b>Population Served</b>	<b>1750 Residents</b>

\* See PMP Appendix D for Notes





444 West Beech St. Suite 300  
San Diego, CA 921001  
(858) 490-2300 Fax (858) 490-0264

City of San Diego  
Parks and Recreation Department

5/4/22

**Tom Tomlinson**  
Assistant Director  
City of San Diego  
Parks and Recreation Department

RE: EPOCA – Otay Mesa GDP Process (Village Central Park and Trails Park)

Dear Mr. Tomlinson,

We appreciate the help and support that city staff is providing as we work through the GDP process for the Village Central Park and Trails Park that will be located at our Epoca master planned community in the Otay Mesa area of the City of San Diego.

We understand how important parks are for communities and it is our desire to build highly amenitized parks in the Epoca Community. We understand that by doing this additional maintenance will be required that is outside of what the city typically provides. It is our intent to form a Private Maintenance Assessment District (M.A.D.) to offset the additional maintenance requirements. We also intend to dedicate the parks in fee to the City of San Diego or we will record a recreation easement for public access in perpetuity for the park sites.

We look forward to finalizing all the terms in a Park Development Agreement. If you have any questions or need any additional information please let me know.

Best regards,

A handwritten signature in blue ink, appearing to read 'Jason Shepard'.

**Jason Shepard**  
*Director of Project Management*  
Office: 858-490-2326  
Mobile: 858-395-9997  
Fax: 858-490-0264  
[jsheward@colrich.com](mailto:jsheward@colrich.com)

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San Diego, CA, 92101  
[www.colrich.com](http://www.colrich.com)





## Recreational Value Scoring - Epoca Neighborhood Park

Park Size Category	Points	Proposed Improvements/ expansion	Notes
<i>Scoring : Based on overall park acreage (population-serving only)</i>			
Park Acreage: Points are awarded to parks based on their overall acreage.	7 point per acre	21	3.1 acres park
Parks under an acre will receive 0.875 points for each 1/8 acre.	0.875 points for each 1/8 acre	0	
<i>Does not apply to MHPA or MSCP lands</i>			
<b>AMENITIES/RECREATION OPPORTUNITIES</b>			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area <sup>1</sup>	49	5,400 SF play area, will be separate play areas for both age groups
Nature Exploration Playground <sup>11</sup>	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	7	37,500 SF
Active Recreation Fields	56 points for an active recreation field module (1 soccer field and 2 softball fields) or 28 points for a single softball or soccer field <sup>6</sup>	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) <sup>6</sup>	14	2 pickleball courts
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum <sup>5</sup>	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court <sup>12</sup>	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field <sup>12</sup>	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. <sup>12</sup>	0	
Splash Pad (water playground)	14; 14 pts. maximum	0	
Multi-use Pathways: (Route Type 6, per SD Pedestrian Master Plan)	7 pt. per 1/2 mile	0	
Decomposed Granite or Dirt Trails: 4 ft. min. width, (Route Type 7, SD Pedestrian Master Plan)	7 pt. per 1 mile	0	
Fitness Circuit	7 pt. for ea. 3 pieces of equip. w/ signage; 21 pts. maximum per 5 acres	0	
Specialty Recreation (hard-surface) pump tracks, skate plaza or similar	7 pt. per 5,000 sf each	0	
Specialty Recreation (soft-surface)	3.5 pt. each; 7 pts. Maximum	0	
Specialty Recreation: disc golf or similar (min. 1/2 acre) <sup>2</sup>	7 pt. each; 14 pts. maximum	0	



**Recreational Value Scoring - Epoca Neighborhood Park**

<b>Social Spaces Category</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
Off-Leash Dog Area - 1/8 acre minimum fenced area	10.5 pts. for ea. area less than 3 acres	0	
Off-Leash Dog Area - 3 acres minimum fenced area	21 pts. for ea. area 3 acres and larger; 42 pts. Maximum	0	
Food Area/Concessions or Clubhouse Building (if separate from Rec Center), 250 s.f. minimum size	7 pt, 7 pt. maximum	7	1,000 SF Concessions
Community Garden <sup>3</sup>	7 pt for ea. 10 plots; 14 pts. maximum	0	
Interactive/Technology Element	7 pt. maximum	7	
Performance/Event Space: 5,000 s.f. minimum size paved area with seating, lighting and utilities (power, data, sound) <sup>8</sup>	21; 21 pts. maximum	21	
<b>Site Amenities Category</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	21	1,500 SF
Restroom building	21 pt. per building	21	Comfort Station
Ranger Station Facilities: with public educational/interpretive display areas(s)	7 pt. per 1,000 sf	0	
Amphitheater: with hardscape seating and universal access <sup>8</sup>	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System <sup>9</sup>	3.5 pt per system; 7 pts. maximum	7	
Public Art/Placemaking Elements (only 1 element per space)	3.5 pt. for each element; 7 pts. maximum	7	3 elements
Creation of wetlands area(s) or native planting restoration area(s) <sup>7</sup>	10.5 pt per acre	0	
<b>ACCESS/CONNECTIVITY</b>		<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
<i>Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset</i>			
<i>Scoring: 0 (no component present) or 7-21 (component present)</i>			
	<b>Points</b>		
Linkages: connection to a CI 1 Bike or Cycle Track	21; 21 pts maximum	21	Class 1 bike lane on east bound Secano Street
Linkages: connection to a trail system in open space	14; 14 pts maximum	0	
Integrated with transit: within 500 ft. walking distance to a transit stop or closer	14; 14 pts maximum	0	
Integrated with transit: within 1/4-mile walking distance to a transit stop	7; 7 pt. maximum	0	
Connection to Active Public Realm (less than 50 feet to café, restaurants, gym/fitness, retail)	7; 7 pt. maximum	7	Adjacent retail space
Connection to Public/Civic Use (co-location with school, library, non-profit)	7; 7 pts maximum	0	
Connection to Natural Area/Scenic View Corridor (must have physical structure to connect or provide view access)	7; 7 pts maximum	0	



**Recreational Value Scoring - Epoca Neighborhood Park**

<b>ACTIVATION &amp; ENGAGEMENT</b>	<b>Proposed Improvements/ expansion</b>	<b>Notes</b>
<i>Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together</i>		
<i>Scoring : 0 (no component present) or 7-21 (component present)</i>		
	<b>Points</b>	
Interpretive/Education/Cultural Elements, such as Tribal cultural elements: minimum of 10 square feet of sign art/copy display area	7; 7 pt. maximum	7
Space dedicated to programmed activities, weekly minimum occurrences: 7 pt. for 5,000-10,000 s.f.; 14 pts. for 10,000 or more s.f.	14; 14 pts maximum	0
Inclusive Play Recreational Features <sup>4</sup>	21; 21 pts maximum	21
Trails or Multi-use Pathways contiguous with wetland area(s), or significant water body, or native planting restoration area(s) <sup>7</sup>	7 pt per 1/2 mile	0
Urban Forestry: at 5-year growth 50% of all site hardscape (roads, sidewalks, parking lots) have greater than 60% tree canopy <sup>10</sup>	14; 14 pts maximum	14
<b>TOTAL VALUE POINTS PER PARK:</b>	<b>252</b>	

<b>Recreation Value Points Tabulation Summary:</b>	
Total Proposed Facility Value Points	252
<b>Total Recreation Value Points</b>	<b>252</b>
<b>Population Served</b>	<b>2520 Residents</b>

\* See PMP Appendix D for Notes

\*RVP summary is subject to change pending final acceptance by the City after construction



# Attachment 5



444 West Beech St. Suite 300  
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City of San Diego  
Parks and Recreation Department

7/22/22

Tom Tomlinson  
Assistant Director  
City of San Diego  
Parks and Recreation Department

RE: EPOCA – Otay Mesa GDP Process (Village Central Park/Epoca Neighborhood Park and Trails Park/Martinez Neighborhood Park)

Dear Mr. Tomlinson,

We previously submitted a letter stating our intent to form a Private Maintenance Assessment District (M.A.D) to offset the additional maintenance requirements for the highly amenitized parks that we intend to build at our Epoca project that is located in the Otay Mesa area of the City of San Diego.

We wanted to provide further clarification that we intend to dedicate the parks in fee to the City of San Diego. We look forward to finalizing all the terms in a Park Development Agreement. Please let us know if any additional information is needed for this matter. We greatly appreciate yours and all of staff's help through out this process.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Jason Shepard'.

**Jason Shepard**

*Director of Project Management*

Office: 858-490-2326

Mobile: 858-395-9997

Fax: 858-490-0264

[jsheward@colrich.com](mailto:jsheward@colrich.com)

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cc : Shannon Scoggins  
Charles Daniels  
Rita Mahoney  
Heather Riley