



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: September 6, 2022

REPORT NO. 101

ATTENTION: Park and Recreation Board  
Agenda of September 15, 2022

SUBJECT: EPOCA NEIGHBORHOOD PARK GENERAL DEVELOPMENT PLAN

### SUMMARY

Issue: Should the Park and Recreation Board recommend approval of the proposed General Development Plan (GDP) for Epoca Neighborhood Park, located in the Otay Mesa Community?

Department Recommendation: Recommend approval of the proposed General Development Plan (GDP) (Attachment 1) for Epoca Neighborhood Park, located in the Otay Mesa Community.

Other Recommendations: This community does not have an active Community Recreation Group. Therefore, the Otay Mesa Community Planning Group has provided the community input in accordance with Council Policy 600-33, Public Notification and Input for City-wide park Development Projects. The Community Planning Group has reviewed and considered the proposed GDP as detailed below:

On November 17, 2021 the Otay Mesa Community Planning Group voted (9-1-0) to recommend approval of the proposed General Development Plan for Epoca Neighborhood Park, previously known as Epoca Village Central Park.

### Fiscal Impact:

Capital Funding: The General Development Plan (GDP) inclusive of the environmental document, design and construction of the neighborhood park, will be funded by the developer, CR Lumina Group, LLC.

Water and Energy Conservation Status: The proposed project complies with all water and energy conservation guidelines contained in Council Policy 200-14.

Environmental:

The Environmental Policy Section of the Planning Department has conducted a consistency evaluation of the proposed Project in accordance with CEQA Guidelines Section 15162 and has determined that the Project 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 Project would not result in new impacts or changed circumstances that would require a new environmental document. For more information please refer to the 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 Memorandum (Attachments 2 and 3).

Please note: Final Recreation Value Points for this park were increased to 252 RVP's subsequent to the preparation of Attachment 3.

BACKGROUND

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 252 Recreation Value Points of population-based recreational opportunities in a park deficient community per current City park standards (Attachment 4).

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 No. 555609) were 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 1,868 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.

CR Lumina Group, LLC (Developer) will construct the Epoca Neighborhood Park commensurate with the adjacent residential development. The park will be conveyed to the City in fee-title and the park will be privately maintained through execution of Maintenance Assessment District (MAD) or other developer identified fund in perpetuity. Please refer to Attachment 5, letter from Colrich dated July 22, 2022.

The terms of park conveyance 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 Developer initially attended two public input meetings at the Ocean View Hills Community Recreation Group (CRG); however, there was no quorum at either meeting. Per Council Policy 600-33, in absence of a CRG in good standing, the GDP public input process can be advanced through the recognized Community Planning Group (CPG).

### DISCUSSION

Through the community input process, the Community Planning Group identified the following improvements they would like incorporated into the proposed park.

The General Development Plan will provide the following:

- Children's play area and inclusive recreational features with safety surfacing
- Passive turf area with landforms
- Comfort station with concessions
- Shade structure with picnic area
- 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
- Trees

The children's play area will include play structures for 2-5 year-olds and for 5-12 year-olds. A play feature incorporating interactive technology will be included. A separate "quiet area" will be provided for children with special needs to allow a place of refuge as well as transitioning to and from the busy playground. Other features for children with special needs will be provided, such as communication panels, sensory panels, roller slides and adaptive swings and spinners. The entire playground will have resilient safety surfacing.

A large passive recreation turf area will be provided at the center of the park that will also be used for performance/event space with permanent utilities for power, data and sound. Active programmed sports are not planned for this site.

The southeast corner of the park will be the location of the comfort stations, a concession stand, and group picnicking. Restrooms will be gender neutral. The concession stand may provide food and beverages to park visitors. The structure will be constructed of natural stone and patinaed steel to provide a rustic look but with contemporary lines.

Two pickleball courts will be located to the west of the comfort station to meet a growing demand in the community.

Sensory gardens will be planted along the northern edge and at the southwest entrance. These gardens are along a perimeter walking path and will be landscaped with plants that stimulate the senses of touch, sight and smell.

Walkways and small plaza/gathering spaces are provided throughout the park. Paving surfaces will include standard concrete, textured/colored concrete, flagstone and stabilized decomposed granite.

Site furniture will include benches, chairs, picnic tables, drinking fountains, seat walls, trash and recycling containers, bike racks and wayfinding signage. Security lighting will be provided throughout the park.

## CONCLUSION

The proposed GDP for Epoca Neighborhood Park has been vetted with the Otay Mesa Community Planning Group per Council Policy 600-33 and has received a recommendation of approval. While the proposed GDP does deviate from several Parks and Recreation Department standards, those deviations are accepted with the knowledge that the Developer will maintain the park in perpetuity. Therefore, the Department recommends approval of the proposed GDP.

## ALTERNATIVES

1. Recommend approval of the proposed GDP with conditions.
2. Do not recommend approval of the proposed GDP.

Respectfully submitted,

*Tom Tomlinson*

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Tom Tomlinson  
Assistant Director, Parks and Recreation

*Shannon B. Scoggins*

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Prepared by Shannon Scoggins  
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Attachments:

1. Epoca Neighborhood Park General Development Plan
2. Epoca Neighborhood Park Notice of Determination (Subsequent Action)
3. Consistency Evaluation for the Approval of the Martinez Neighborhood Park General Development Plan and the Epoca Neighborhood Park General Development Plan Memorandum
4. Recreational Value Scoring Epoca Neighborhood Park
5. July 22, 2022 Letter from ColRich