

Attachment 1

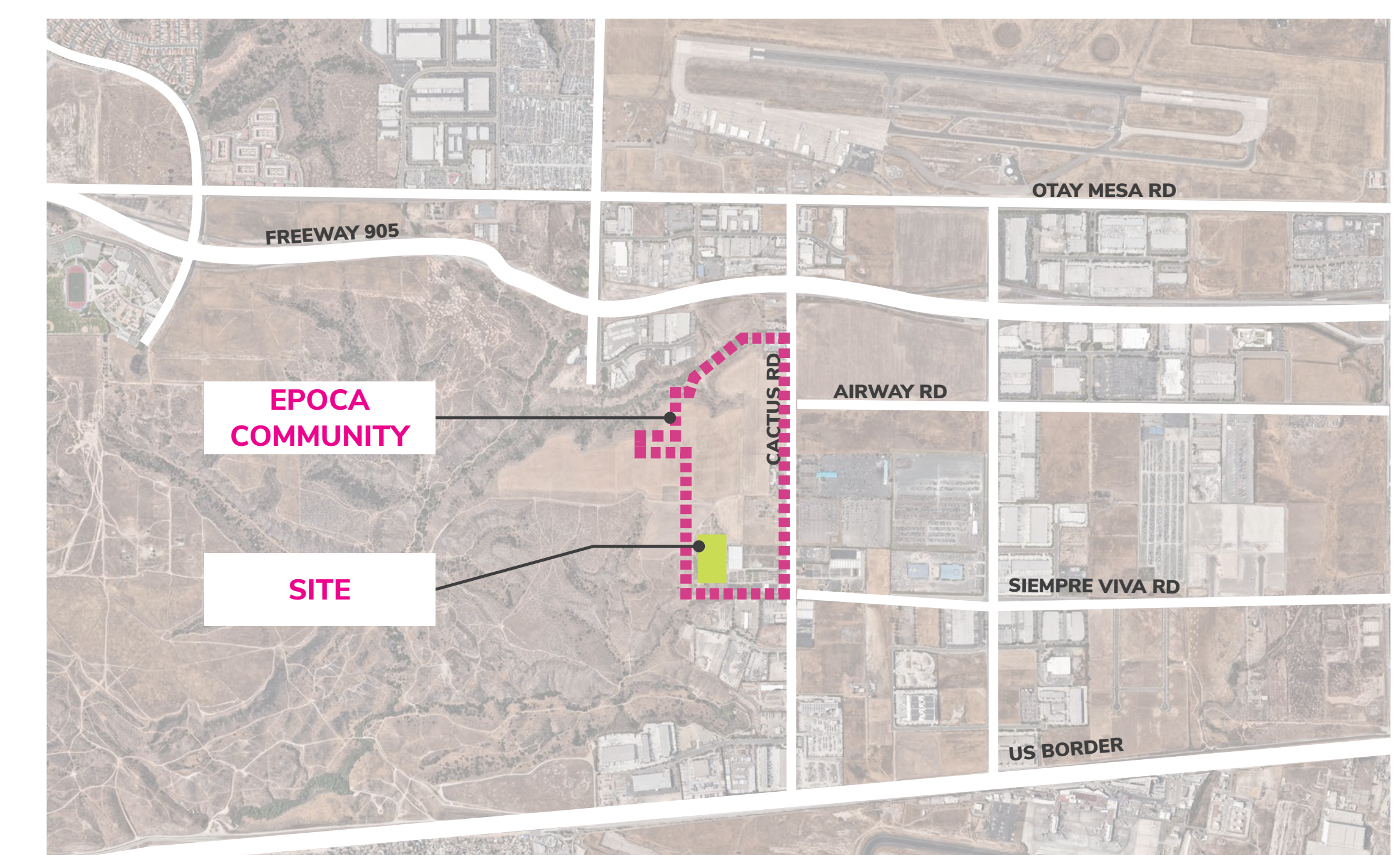


MARTINEZ NEIGHBORHOOD PARK

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					
	SITE ACQUIRED	RESO. NO.	COST \$:				ACRES:
	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.		
		CIP NO.	J.O. NO.		DRWG. NO.		
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)							
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.5 AC	PLAY STRUCTURE	3+ EA	PAVED WALKWAYS	34,050 SF	FENCING	500 LF
ARTIFICIAL TURF	10,850 SF	BOCCE BALL COURTS	2 EA	SHADE STRUCTURES	8 EA	BBO	5 EA
TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA	BIKE RACK SYSTEMS	12 EA	BENCHES	15 EA
1 GAL. SHRUBS / G.C.	5,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA	BENCHES	20 EA	PICNIC TABLES	15 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	LAWN EDGING	3,000 LF	TABLES	15 EA
15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA	SECURITY LIGHTS	27	TRASH RECEPTACLES	15 EA
5 GAL. VINES	500 +/- EA	SPORTS COURTS	4,250 SF	MULTI-PURPOSE COURT LIGHTS	4	MONUMENT SIGN	1 EA
NATURAL PAVING	19,300 SF	SPORTS SURFACING	3,825 SF				
D.G. PAVING	10,500 SF	PARKING STALLS - STD.	11 EA				
BARK MULCH	47,000 SF	ACCESS. PARKING STALLS	1 EA				
AC PARKING LOT	4,500 SF					REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

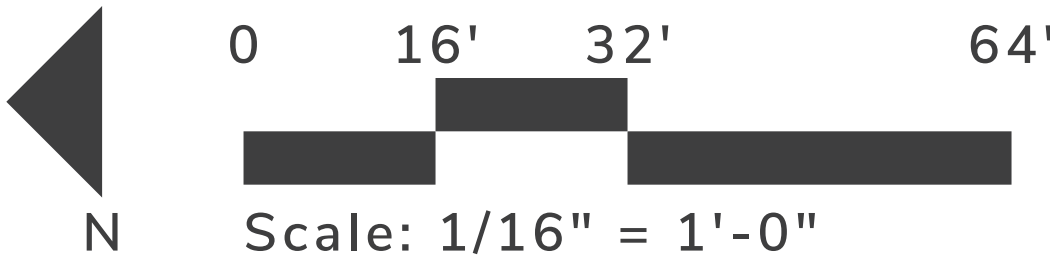
MARTINEZ NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



OVERALL
SITE PLAN



COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

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TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA	BIKE RACK SYSTEMS	12 EA
1 GAL. SHRUBS / G.C.	5,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA	BENCHES	20 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	LAWN EDGING	3,000 LF
15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA	SECURITY LIGHTS	27
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				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

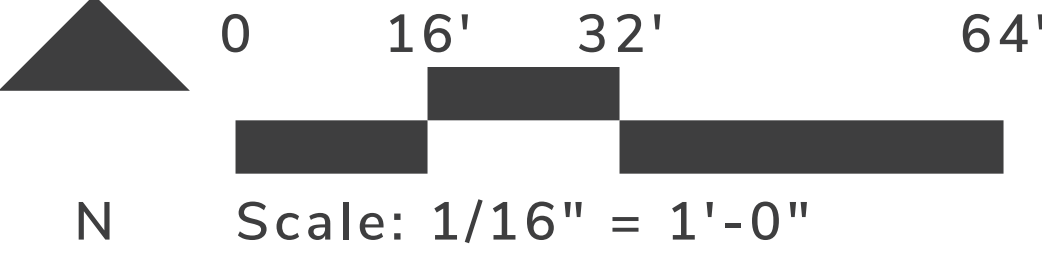
NEIGHBORHOOD PARK

PTS-0701246



- LEGEND:**
- 1 Park Entry Signage
 - 2 Visitor Parking (10 Standard, 1 ADA)
 - 3 Sports Court with Multi-Purpose Court Lights
 - 4 Shade Shelters (8)
 - 5 Game Tables - ADA Accessible
 - 6 Bocce Ball Courts (2)
 - 7 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
 - 8 Public Restroom
 - 9 Multi-Purpose Turf Area
 - 10 Performance/ Event Space with Seating, Lighting, Power, Data, and Sound Connection
 - 11 Picnic Tables - ADA Accessible
 - 12 Dog Park Entry Plaza
 - 13 Dog Park with ADA Inner Circulation Path
 - 14 Dog Park Enclosure
 - 15 Interpretive/ Educational/ Cultural Element/ Sensory Garden with Walking Paths
 - 16 Fitness Station, ADA Accessible. 3 Pieces Each Station.
 - 17 Public Art/ Placemaking Opportunities.
 - 18 Community Trail Connection
 - 19 Future Trail and Park Connection
 - 20 Pedestrian Residential Connection
 - 21 Existing Bluff/ Canyon
 - 22 10' Wide Accessible Walking Loop
 - 23 Inclusive Play/ Recreational Features
 - 24 Park-Wide Security Lighting
 - 25 "The Porch" with Shade Covering and ADA Transition Space into Tot Lot.
 - 26 Designated Quiet Zone. Low Fencing and Surrounding Shrubs with Group Seating Areas to Create a Sense of Safety and Enclosure.
 - 27 Wayfinding Signage System

OVERALL
SITE PLAN



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D.G. PAVING	10,500 SF	PARKING STALLS - STD.	11 EA		
BARK MULCH	47,000 SF	ACCESS. PARKING STALLS	1 EA		
AC PARKING LOT	4,500 SF			REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
**MARTINEZ
NEIGHBORHOOD PARK**

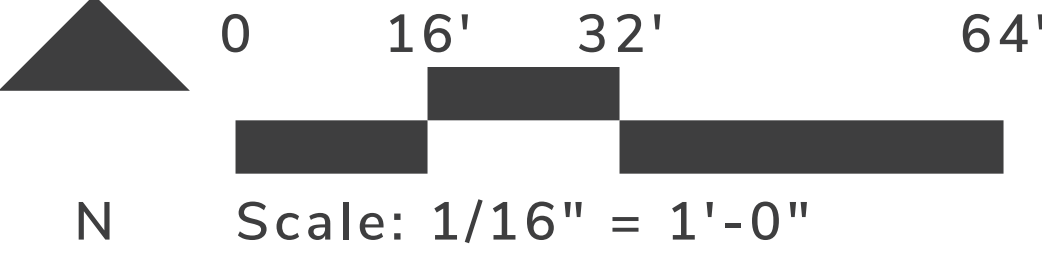
NEIGHBORHOOD PARK

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5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	PICNIC TABLES	15 EA
15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA	TABLES	15 EA
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AC PARKING LOT	4,500 SF			REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
**MARTINEZ
NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246



KEYMAP - N.T.S



RENDERINGS

COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

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TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA	BIKE RACK SYSTEMS	12 EA	BENCHES	15 EA
1GAL. SHRUBS / G.C.	5,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA	BENCHES	20 EA	PICNIC TABLES	15 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	LAWN EDGING	3,000 LF	TABLES	15 EA
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AC PARKING LOT	4,500 SF					REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



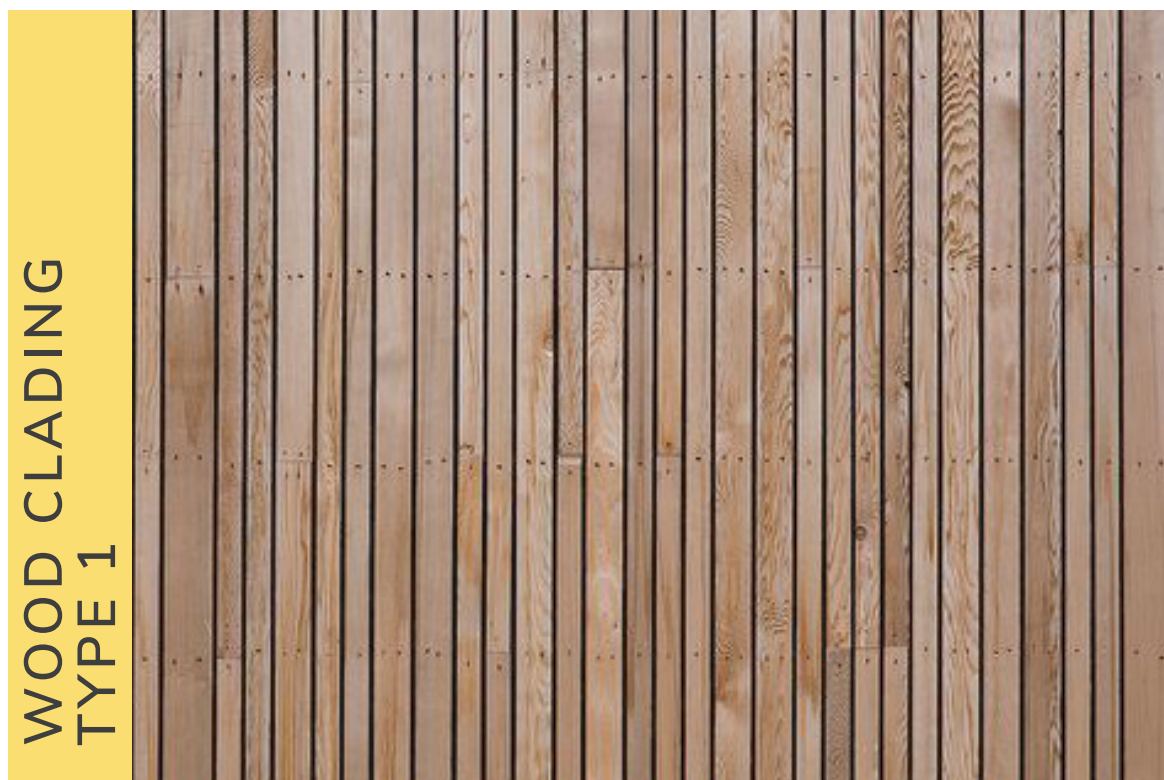
CORTEN



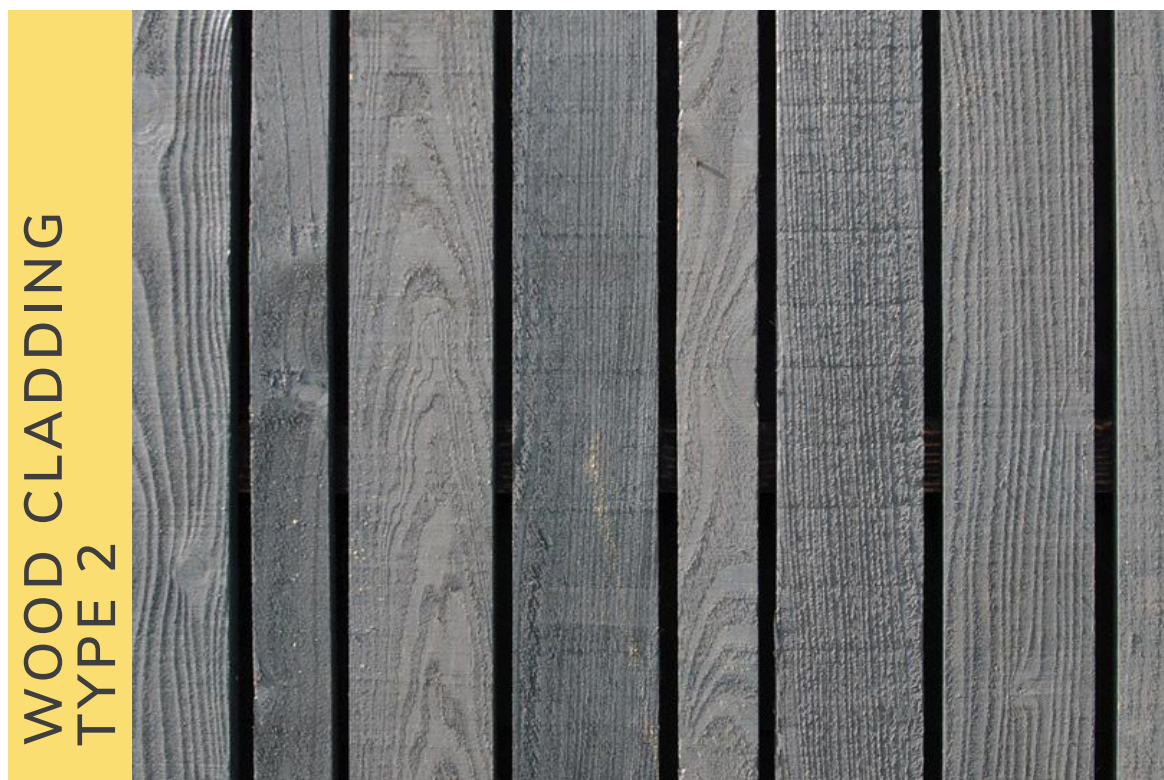
CONCRETE - BOARD FORM



STONE WALL



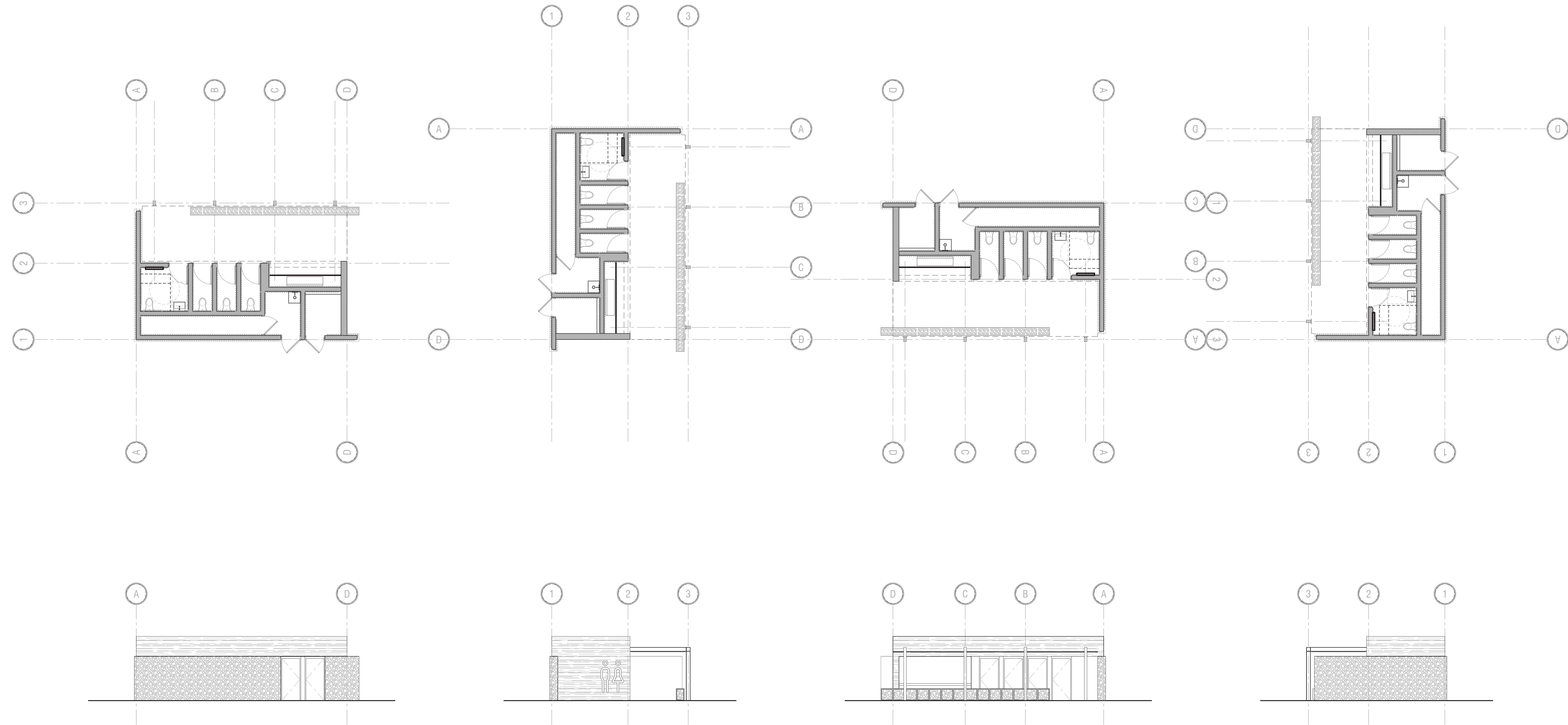
WOOD CLADDING TYPE 1



WOOD CLADDING TYPE 2

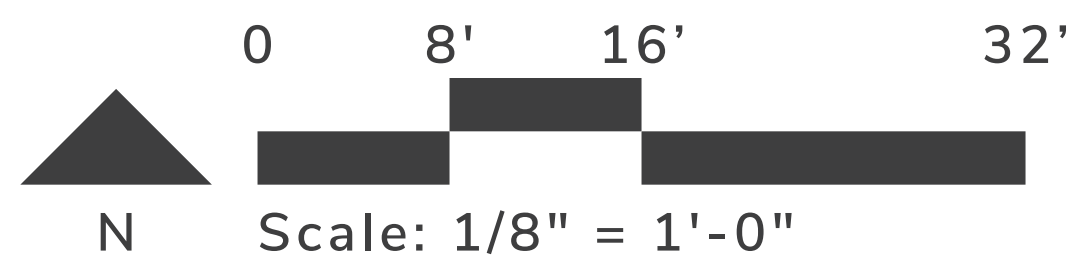


GABION WALL



PLANS, ELEVATIONS AND GRAPHIC RENDERINGS PROVIDED BY ARCHITECTURAL CONSULTANT.

ARCHITECTURE - RESTROOM



COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

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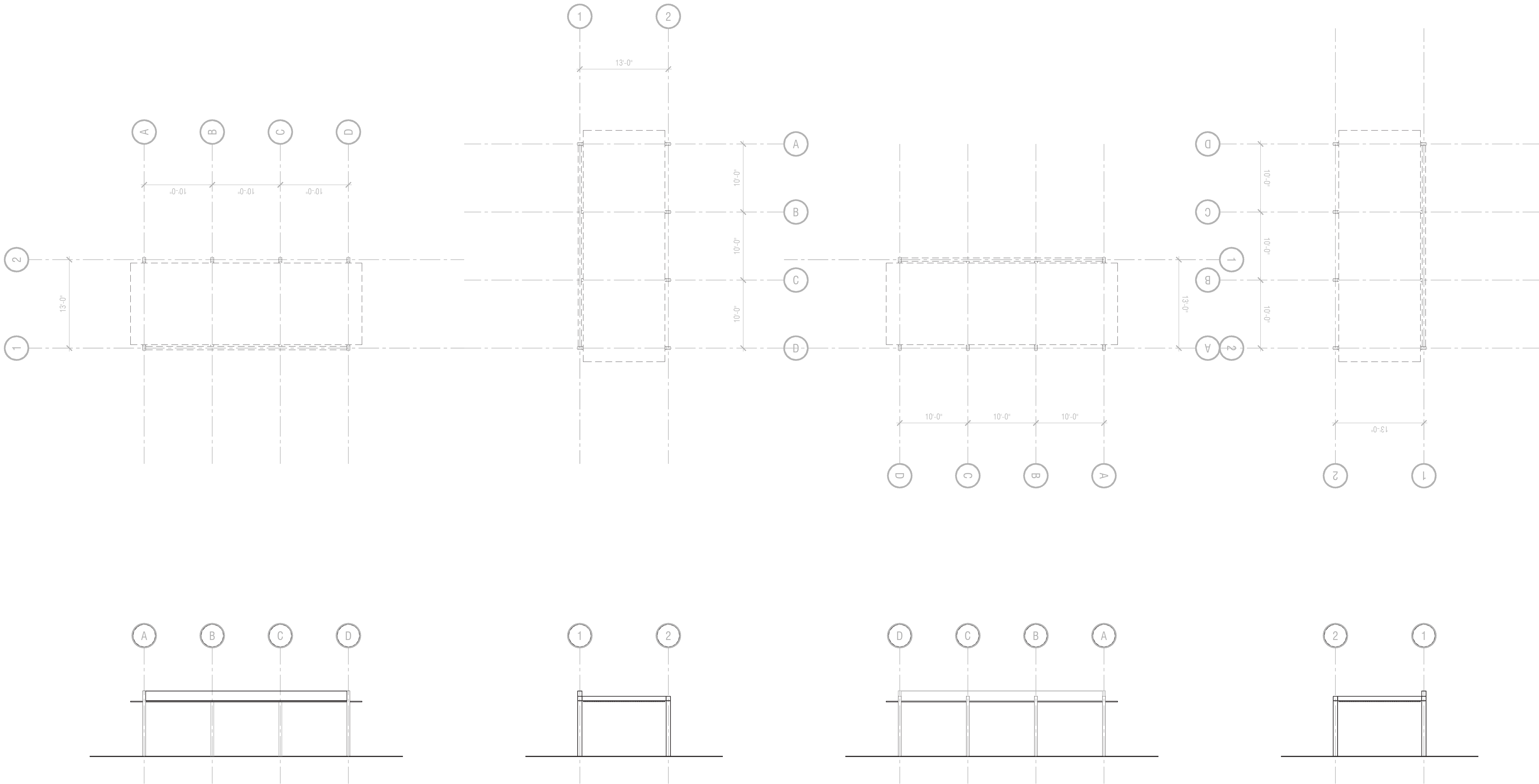
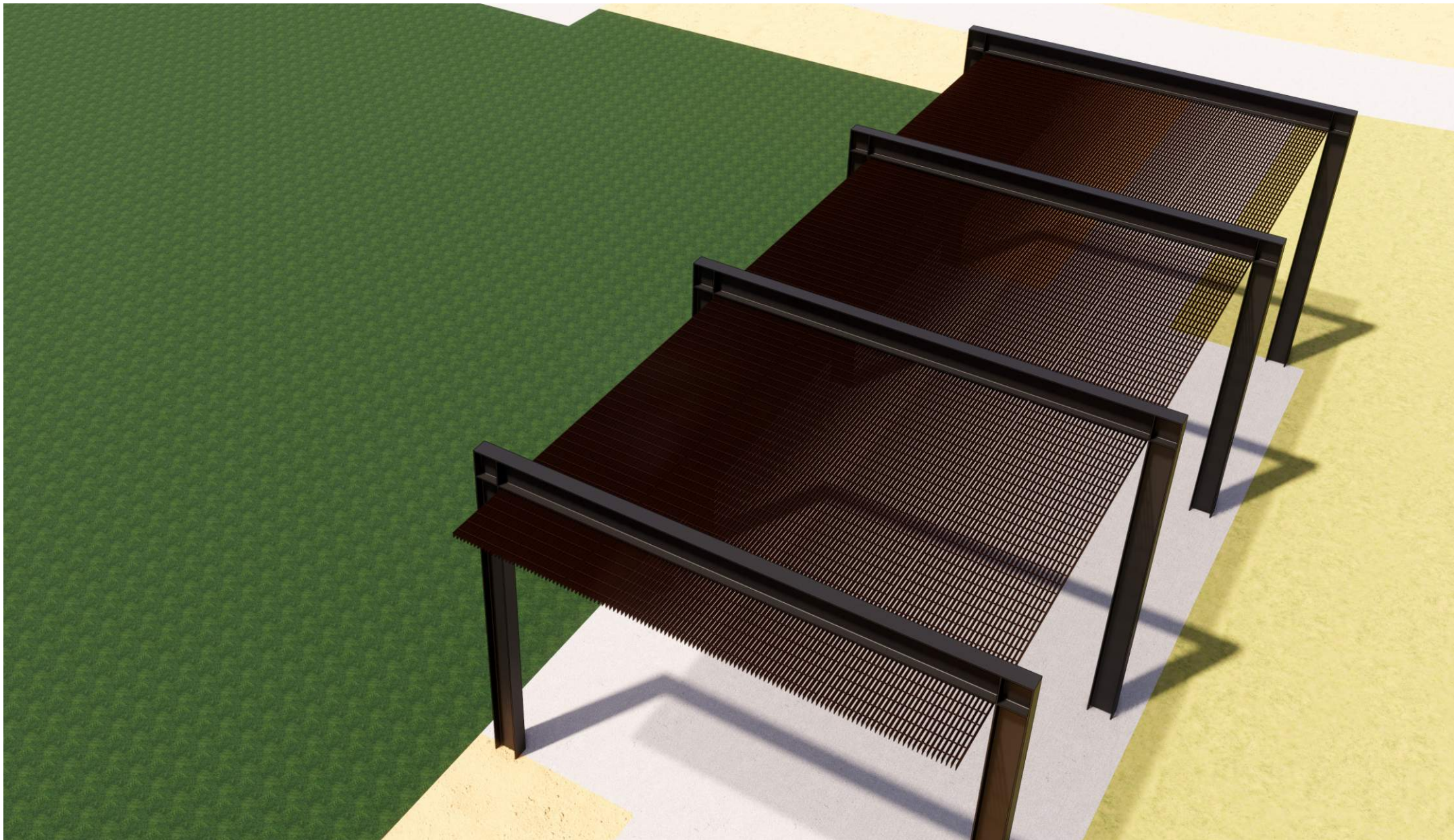
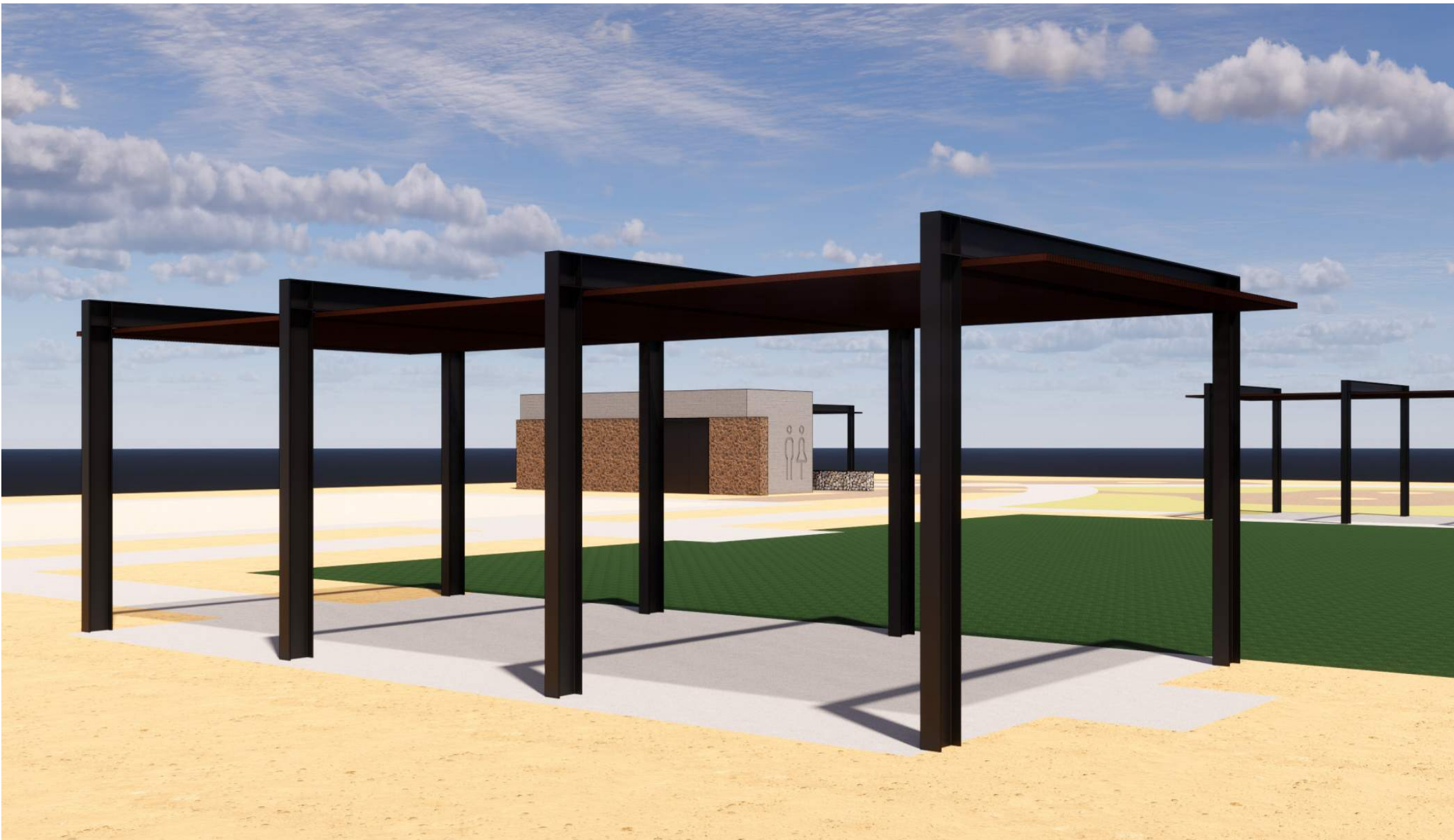
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AC PARKING LOT	4,500 SF				
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN MARTINEZ NEIGHBORHOOD PARK

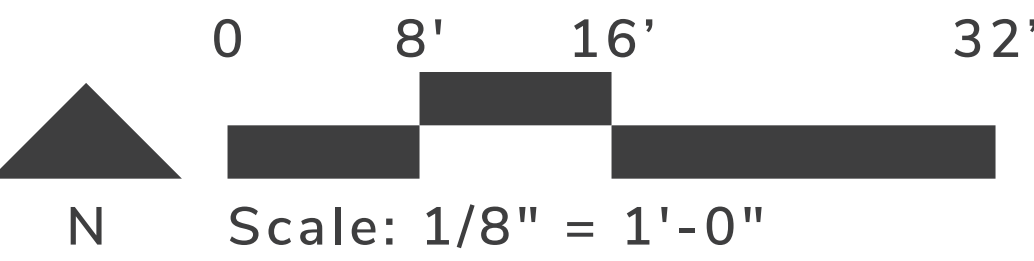
NEIGHBORHOOD PARK

PTS-0701246



PLANS, ELEVATIONS AND GRAPHIC RENDERINGS PROVIDED BY ARCHITECTURAL CONSULTANT.

ARCHITECTURE - PICNIC SHELTER



COUNCIL DISTRICT:

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN MARTINEZ NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



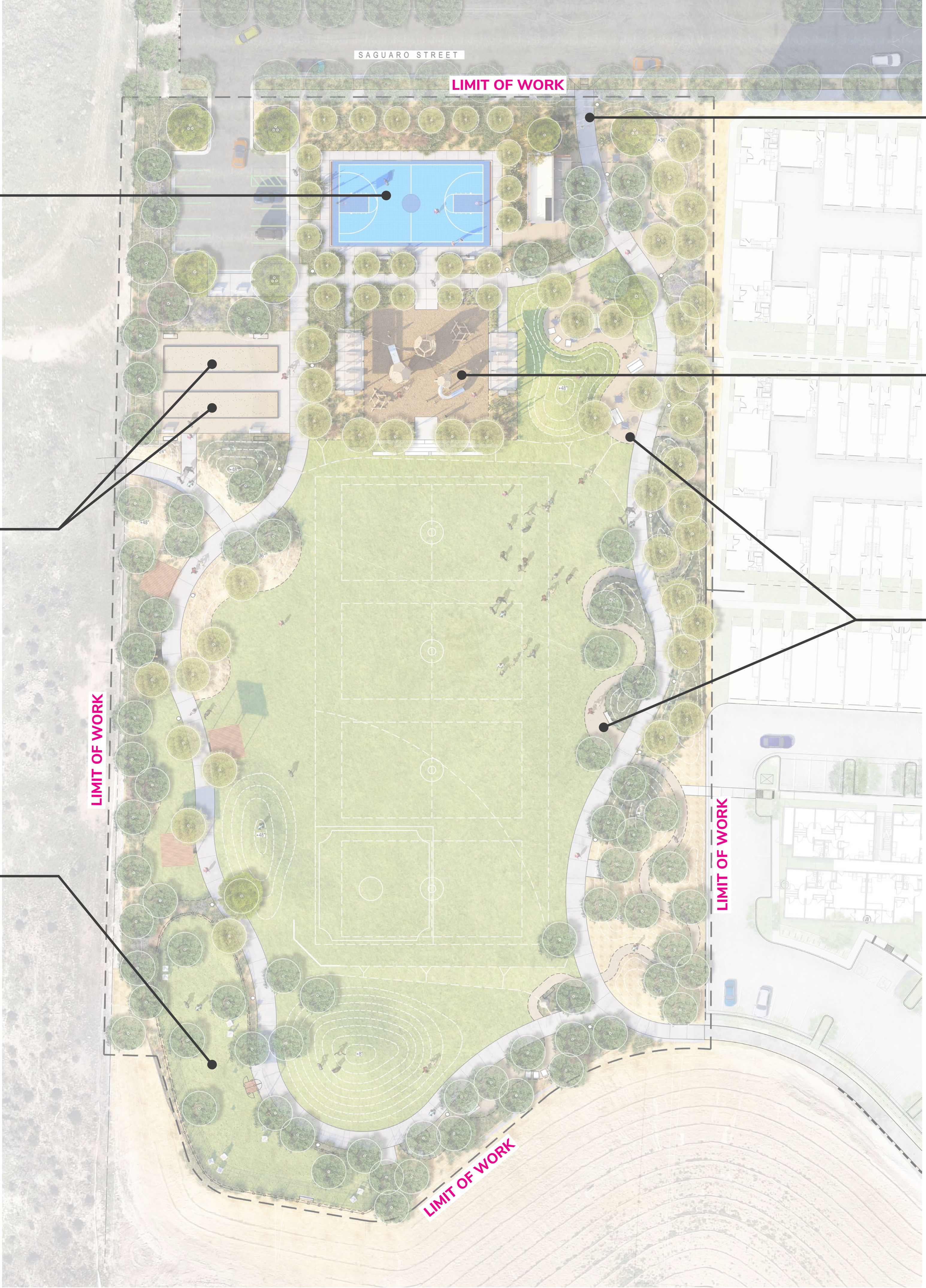
BASKETBALL COURT ACRYLIC SURFACING



CRUSHED OYSTER SHELLS AT BOCCIE BALL COURT



ARTIFICIAL TURF AT DOG PARK



CONCRETE PAVING



RESILIENT ACCESSIBLE PLAY SURFACE

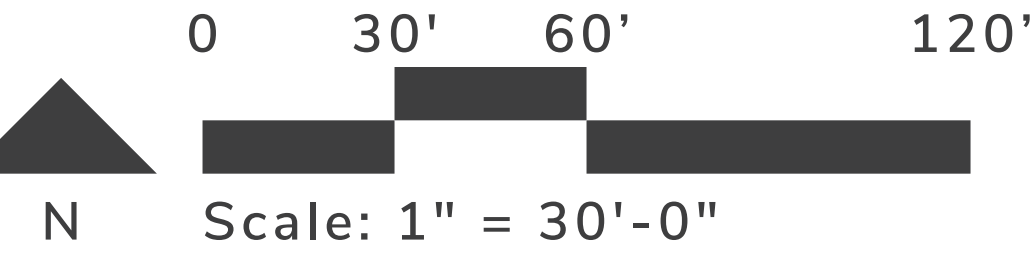


STABILIZED DECOMPOSED GRANITE



LANDSCAPE BOULDERS

CONSTRUCTION MATERIALS BOARD



COUNCIL DISTRICT:

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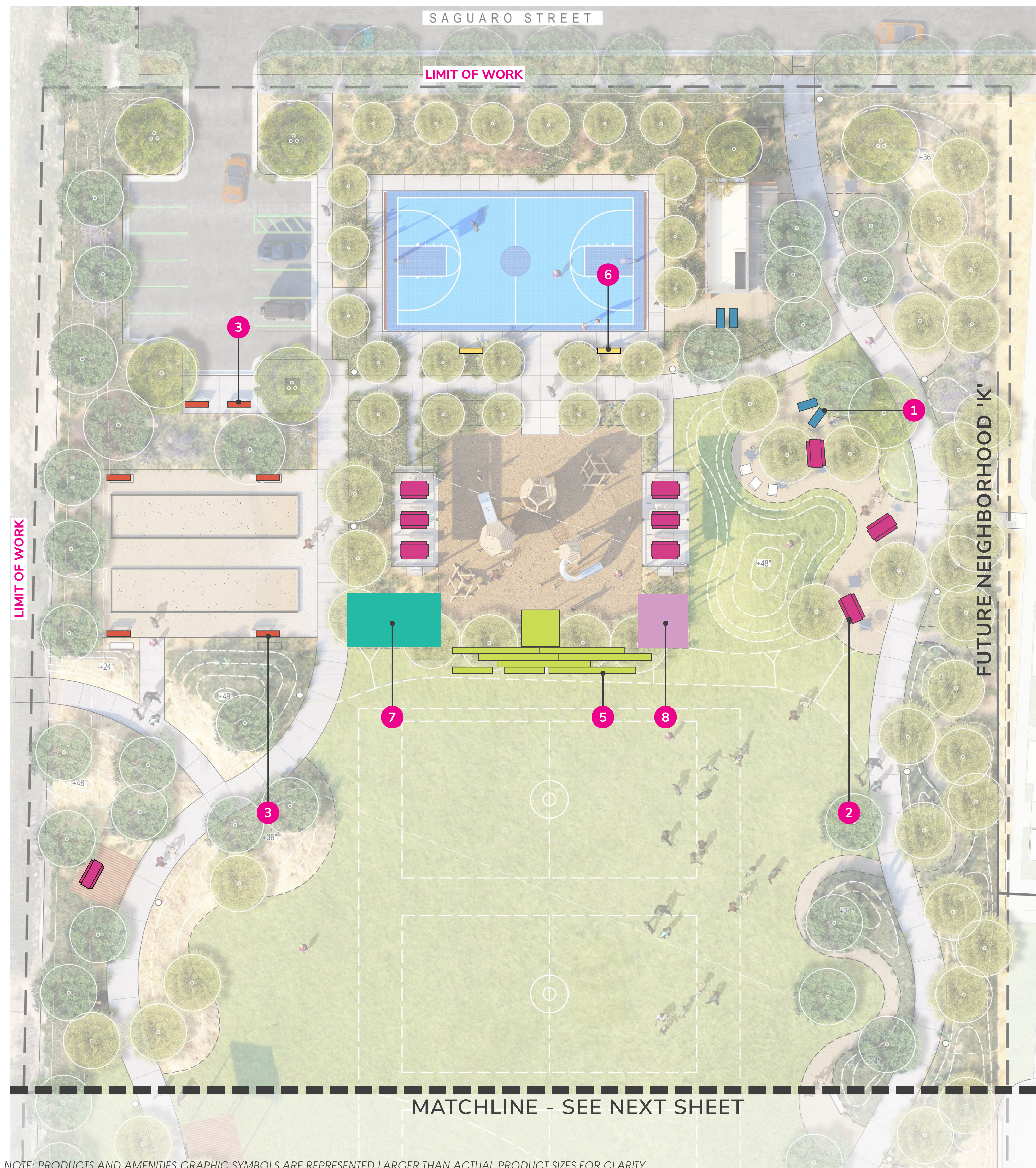
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ NEIGHBORHOOD PARK

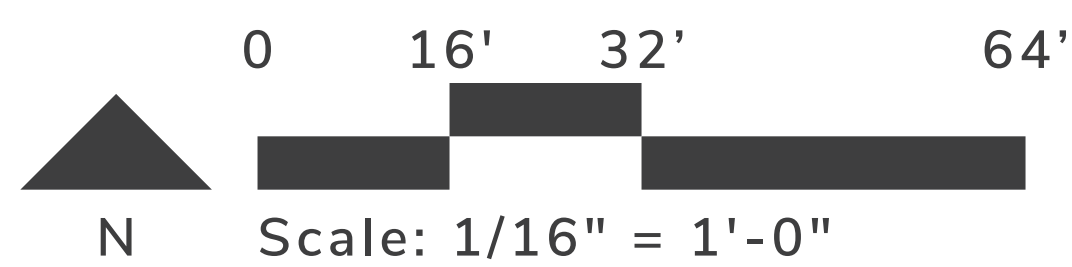
NEIGHBORHOOD PARK

PTS-0701246



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

SITE FURNISHING



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:	
	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.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.5 AC	PAVED WALKWAYS	34,050 SF	FENCING	500 LF
ARTIFICIAL TURF	10,850 SF	PLAY STRUCTURE	3+ EA	SHADE STRUCTURES	8 EA
TURF (SEEDED)	65,000 SF	BOCCE BALL COURTS	2 EA	BIKE RACK SYSTEMS	12 EA
1 GAL. SHRUBS / G.C.	5,000 +/- EA	FITNESS CIRCUIT	3 EA	BENCHES	15 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA	PICNIC TABLES	15 EA
15 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	TABLES	15 EA
5 GAL. VINES	500 +/- EA	RESTROOM	1 EA	TRASH RECEPTACLES	15 EA
NATURAL PAVING	19,300 SF	SPORTS COURTS	4,250 SF	MONUMENT SIGN	1 EA
D.G. PAVING	10,500 SF	SPORTS SURFACING	3,825 SF		
BARK MULCH	47,000 SF	PARKING STALLS - STD.	11 EA		
AC PARKING LOT	4,500 SF	ACCESS. PARKING STALLS	1 EA		
				REVISION	

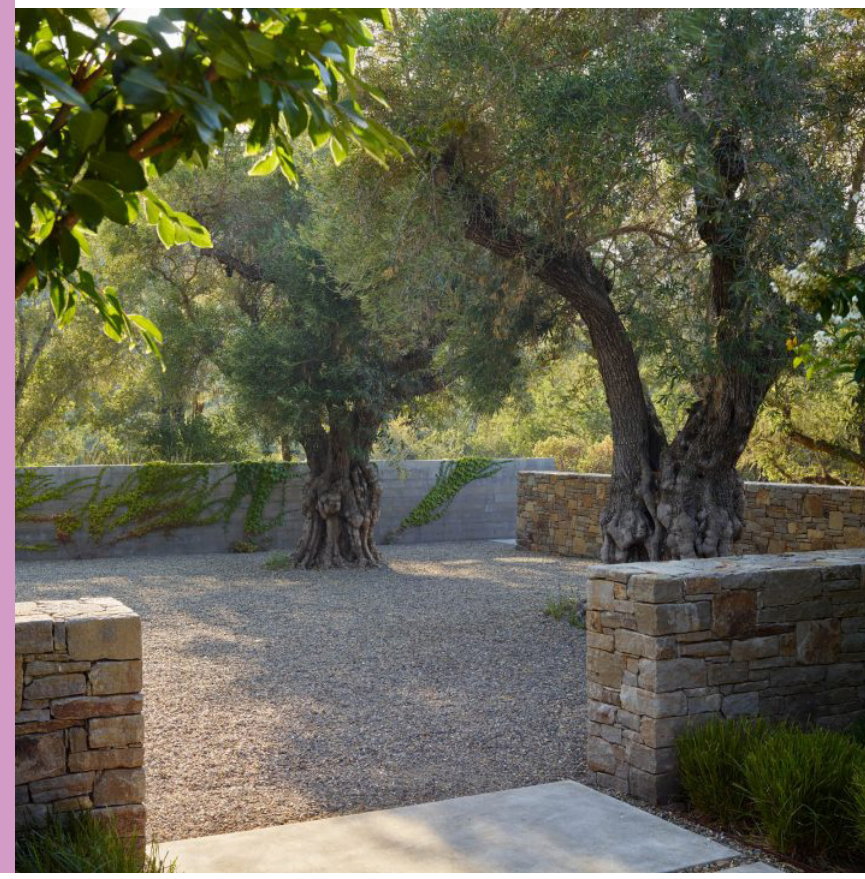
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN MARTINEZ NEIGHBORHOOD PARK

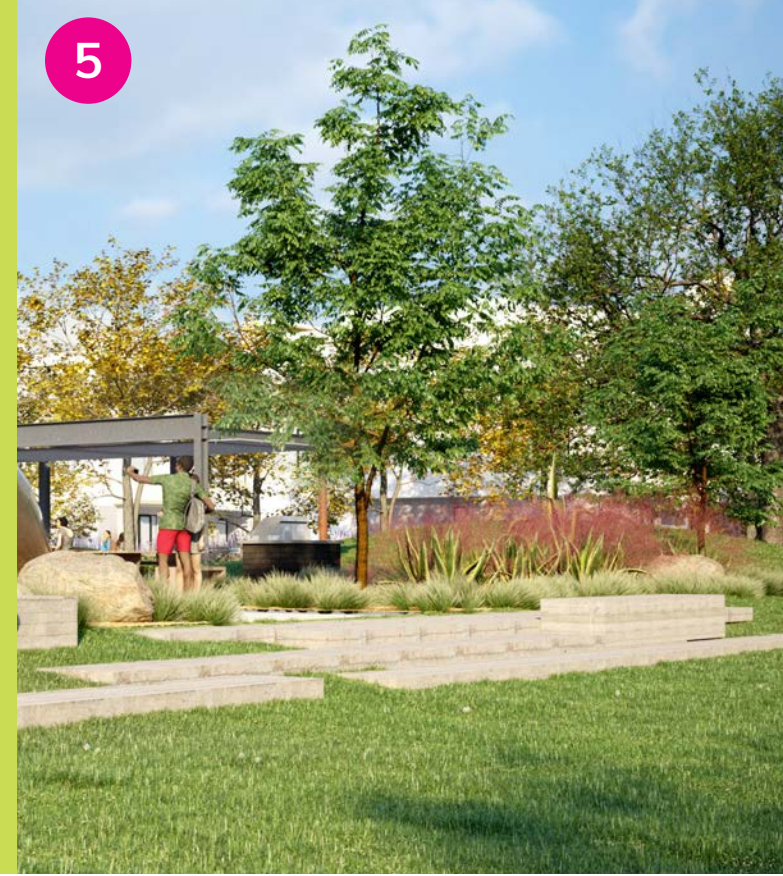
NEIGHBORHOOD PARK

PTS-0701246

DESIGNATED QUIET ZONE TO CREATE A SENSE OF SAFETY AND ENCLOSURE



PERFORMANCE/ EVENT SPACE WITH SEATING, LIGHTING, POWER, DATA, AND SOUND CONNECT



LOUNGE SEATING



PICNIC BENCHES



CHAIRS AND WOOD BENCHES TYPE 2



WOOD BENCHES TYPE 1



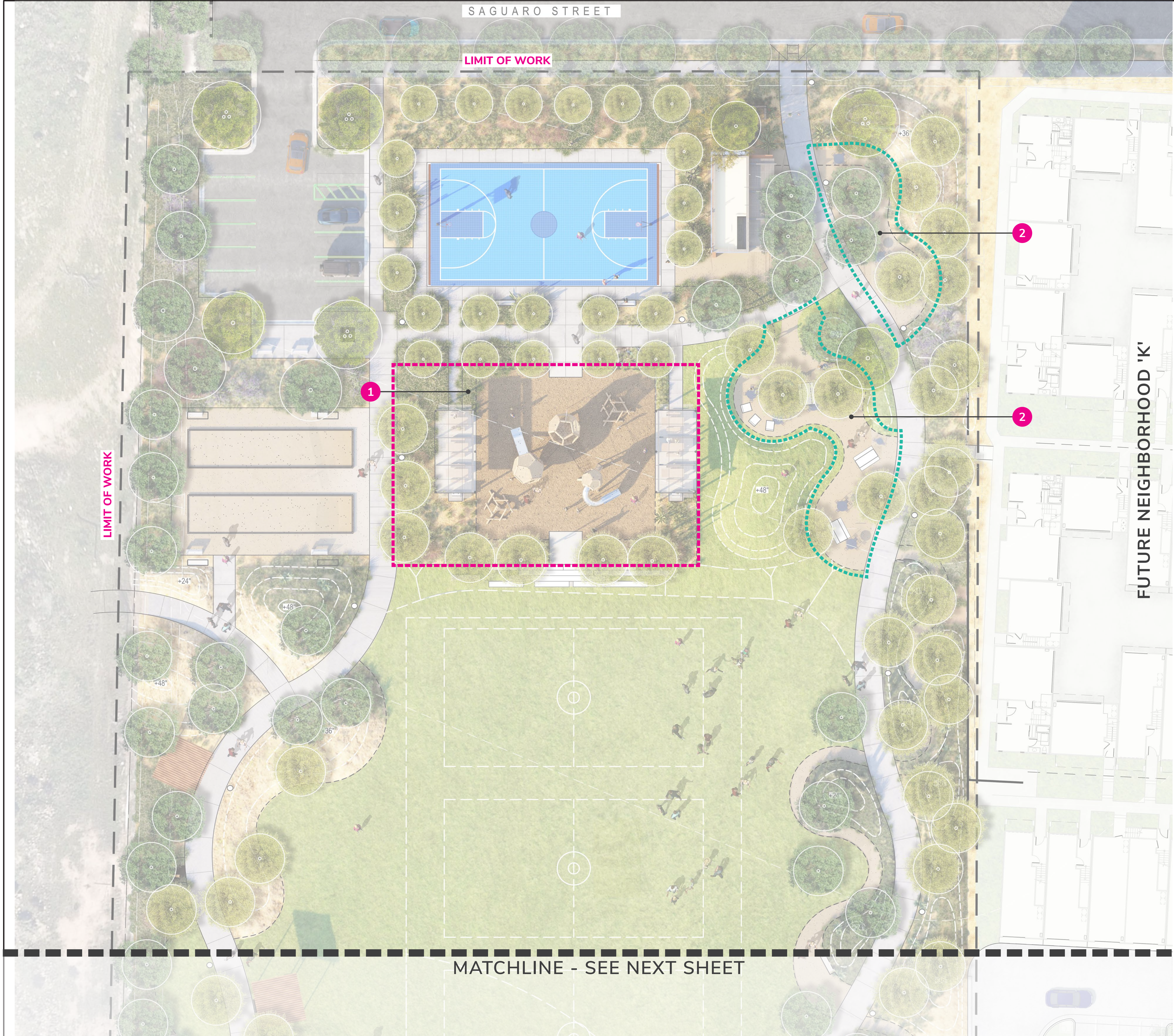
ENTRY PORCH COVERED TRANSITION SPACE INCLUSIVE PLAY ELEMENTS



C.I.P. CONCRETE SEAT WALL - BOARD FORM



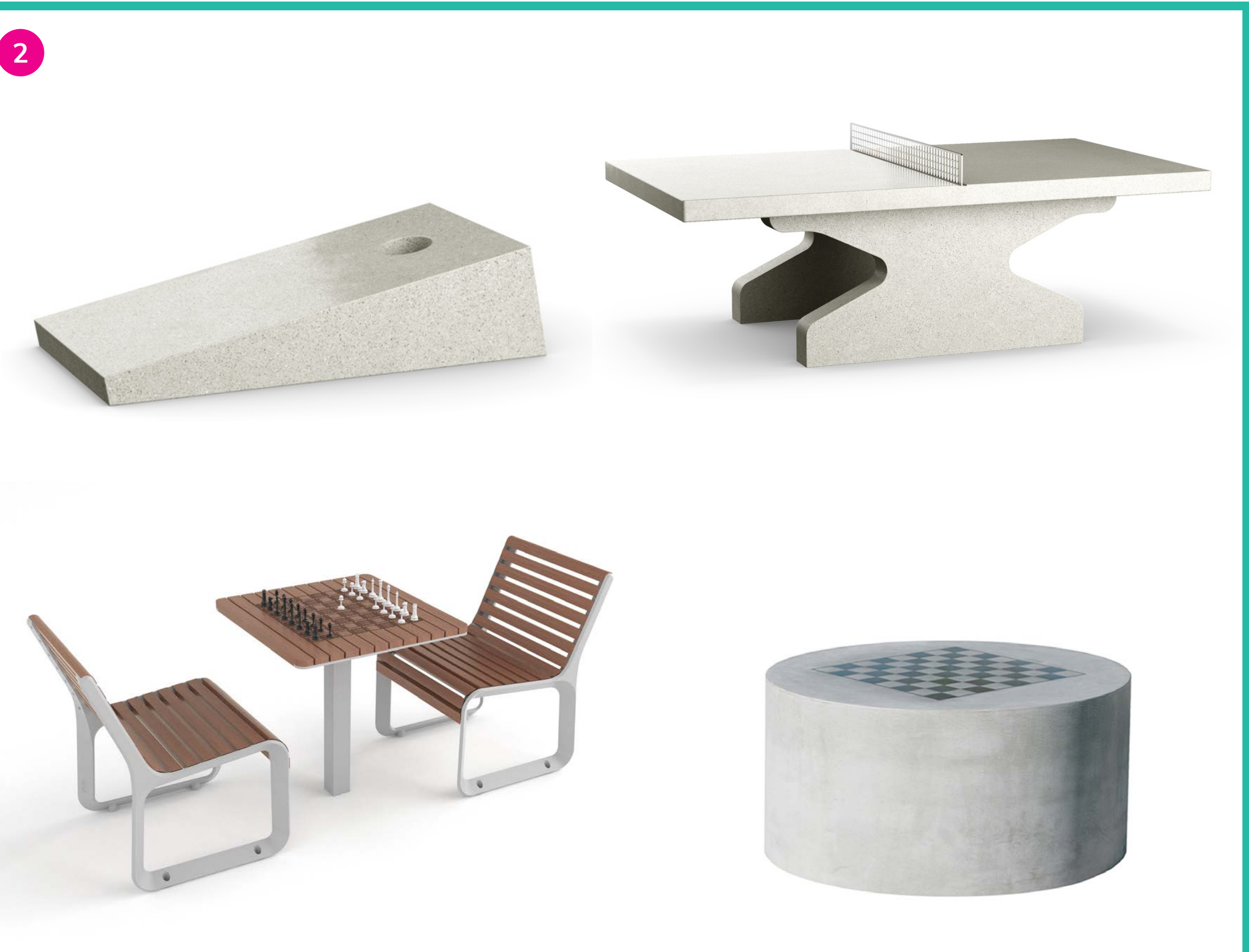




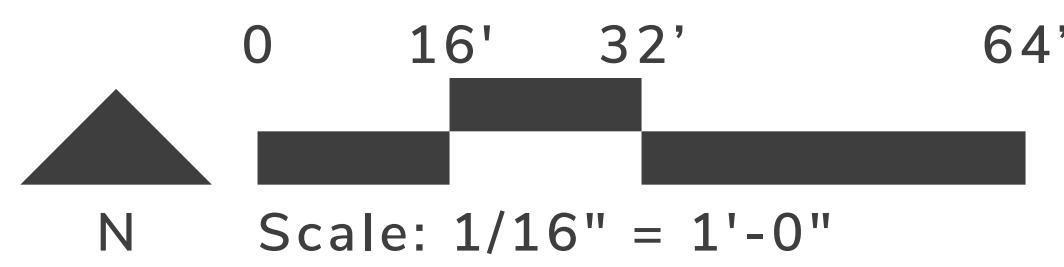
INCLUSIVE PLAY / RECREATIONAL FEATURES, INTERACTIVE TECHNOLOGY ELEMENTS



GAME TABLES



SITE FURNISHING



COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
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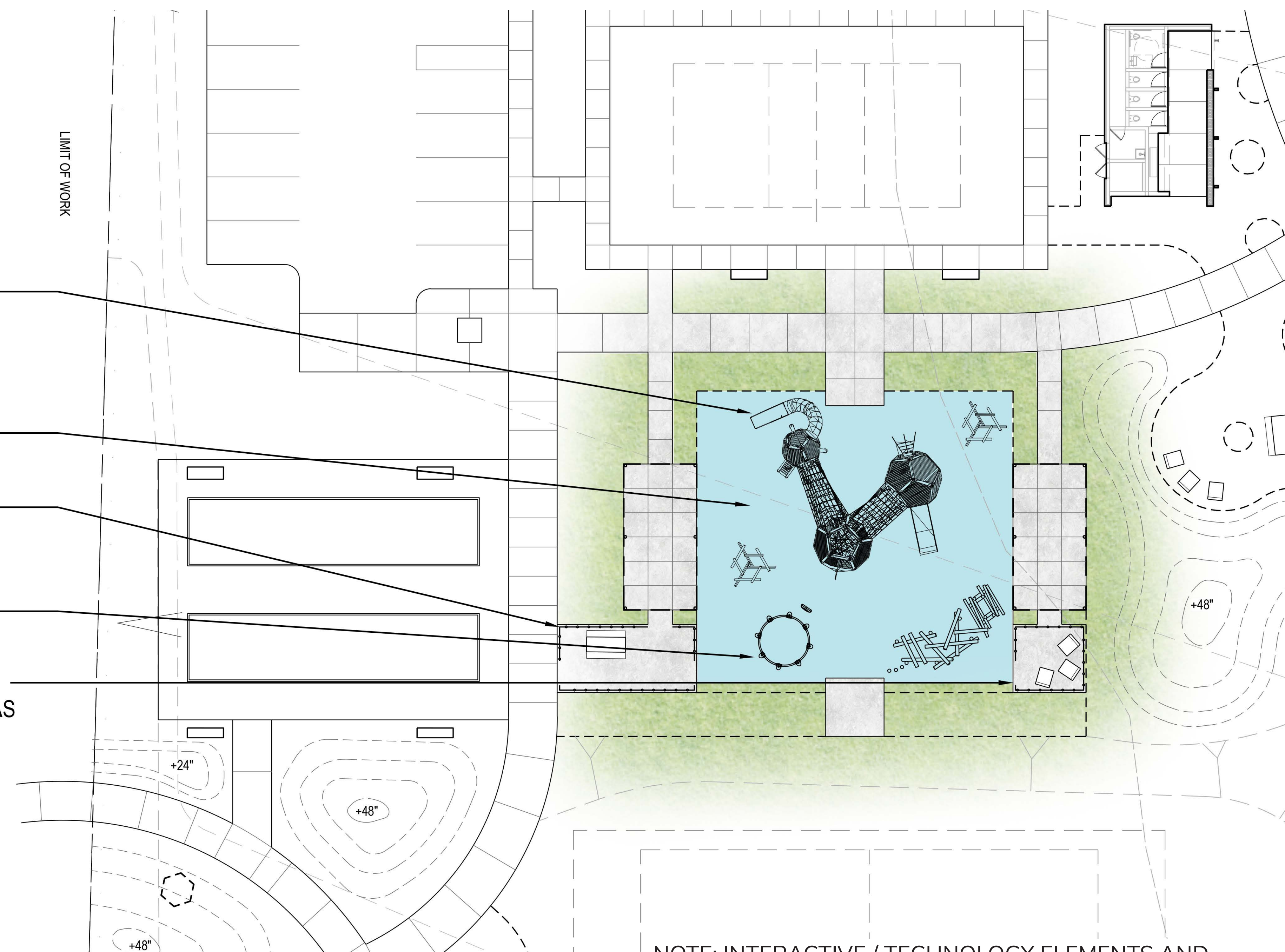
IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.5 AC	PLAY STRUCTURE	3+ EA	PAVED WALKWAYS	34,050 SF
ARTIFICIAL TURF	10,850 SF	BOCCE BALL COURTS	2 EA	SHADE STRUCTURES	8 EA
TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA	BIKE RACK SYSTEMS	12 EA
1 GAL. SHRUBS / G.C.	5,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA	BENCHES	20 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	LAWN EDGING	3,000 LF
15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA	SECURITY LIGHTS	27
5 GAL. VINES	500 +/- EA	SPORTS COURTS	4,250 SF	MULTI-PURPOSE COURT LIGHTS	4
NATURAL PAVING	19,300 SF	SPORTS SURFACING	3,825 SF		
D.G. PAVING	10,500 SF	PARKING STALLS - STD.	11 EA		
BARK MULCH	47,000 SF	ACCESS. PARKING STALLS	1 EA		
AC PARKING LOT	4,500 SF				
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
**MARTINEZ
NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246



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

FULLY ACCESSIBLE RESILIENT SURFACING
THROUGHOUT PLAY AREA

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

INTERACTIVE / TECHNOLOGY PLAY EQUIPMENT

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

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



GAMETIME - WHIRL INCLUSIVE PLAY SYSTEM



LOW SWING INCLUSIVE PLAY SYSTEM



PLAYWORLD -
TIMBER STACKS
INTERACTIVE 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

[illegible]

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ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
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ARTIFICIAL TURF	10,850 SF	BOCCE BALL COURTS	2 EA	SHADE STRUCTURES	8 EA	BBQ	5	EA	
TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA	BIKE RACK SYSTEMS	12 EA	BENCHES	15	EA	
1GAL. SHRUBS / G.C.	5,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA	BENCHES	20 EA	PICNIC TABLES	15	EA	
5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	LAWN EDGING	3,000 LF	TABLES	15	EA	
15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA	SECURITY LIGHTS	27	TRASH RECEPTACLES	15	EA	
5 GAL. VINES	500 +/- EA	SPORTS COURTS	4,250 SF	MULTI-PURPOSE COURT LIGHTS	4	MONUMENT SIGN	1	EA	
NATURAL PAVING	19,300 SF	SPORTS SURFACING	3,825 SF						
D.G. PAVING	10,500 SF	PARKING STALLS - STD.	11 EA						
BARK MULCH	47,000 SF	ACCESS. PARKING STALLS	1 EA						
AC PARKING LOT	4,500 SF					REVISION			

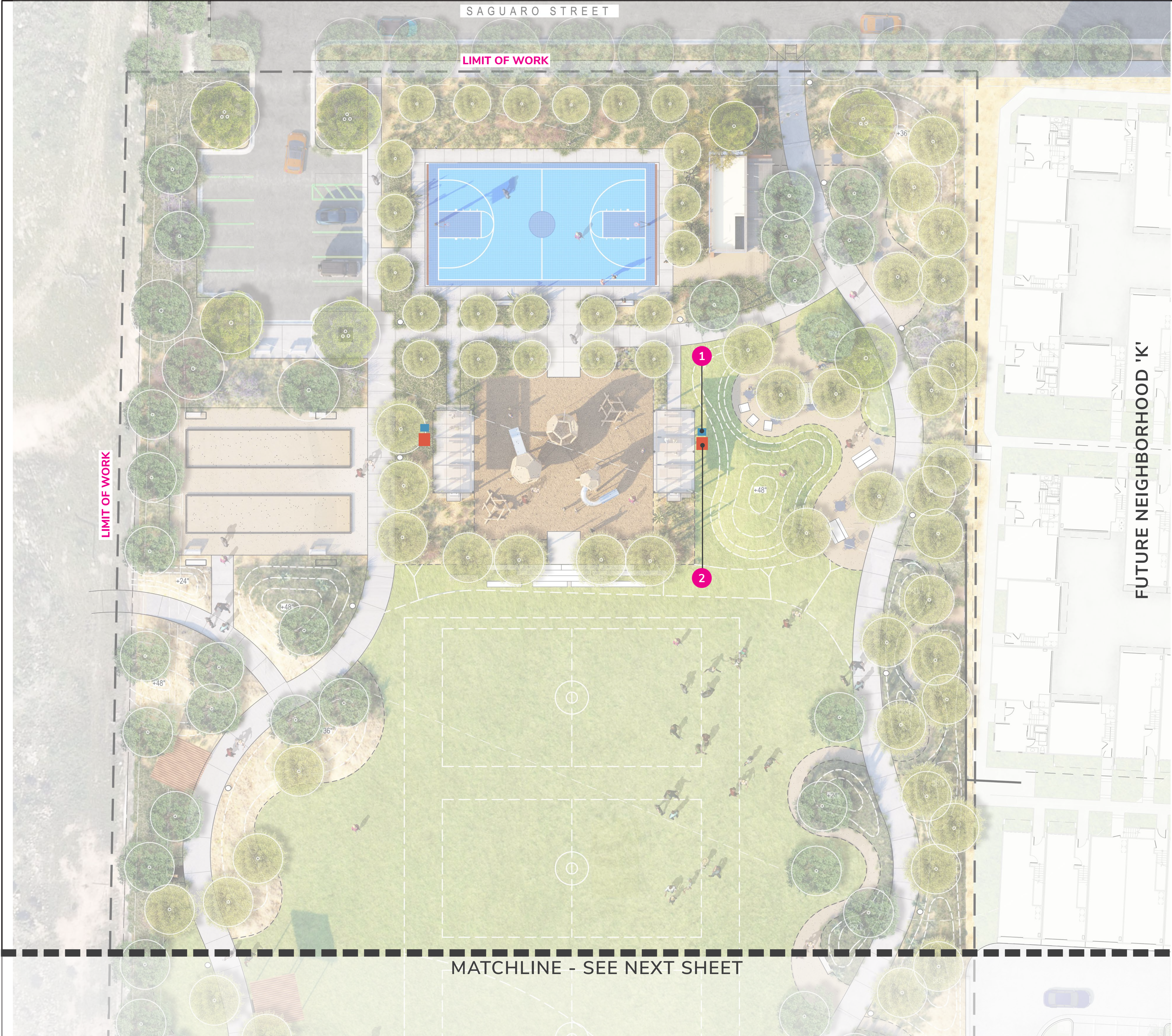
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



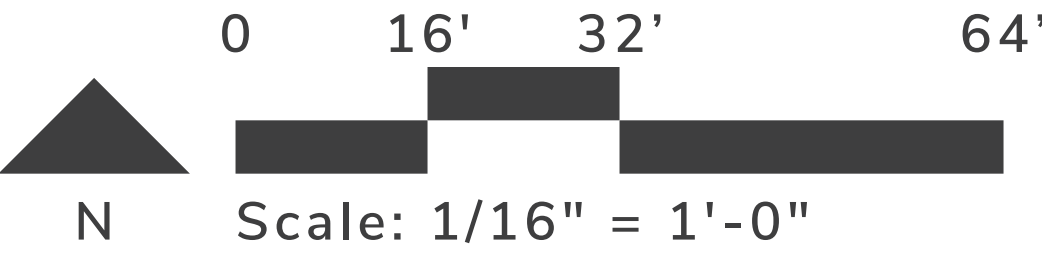
1
HOT COAL LITTER BIN



2
CHARCOAL BARBEQUE GRILL



SITE FURNISHING



COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS		COST \$:		ACRES:
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	SITE DEDICATED	ORD. NO.				
	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.	
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		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	3.5 AC	PLAY STRUCTURE	3+ EA	PAVED WALKWAYS	34,050 SF
ARTIFICIAL TURF	10,850 SF	BOCCE BALL COURTS	2 EA	FENCING	500 LF
TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA	SHADE STRUCTURES	8 EA
1 GAL. SHRUBS / G.C.	5,000 +/- EA	BIKE RACK SYSTEMS	12 EA	BENCHES	15 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	BENCHES	20 EA	PICNIC TABLES	15 EA
15 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	TABLES	15 EA
5 GAL. VINES	500 +/- EA	RESTROOM	1 EA	TRASH RECEPTACLES	15 EA
NATURAL PAVING	19,300 SF	SPORTS COURTS	4,250 SF	MONUMENT SIGN	1 EA
D.G. PAVING	10,500 SF	SPORTS SURFACING	3,825 SF		
BARK MULCH	47,000 SF	PARKING STALLS - STD.	11 EA		
AC PARKING LOT	4,500 SF	ACCESS. PARKING STALLS	1 EA		
				REVISION	

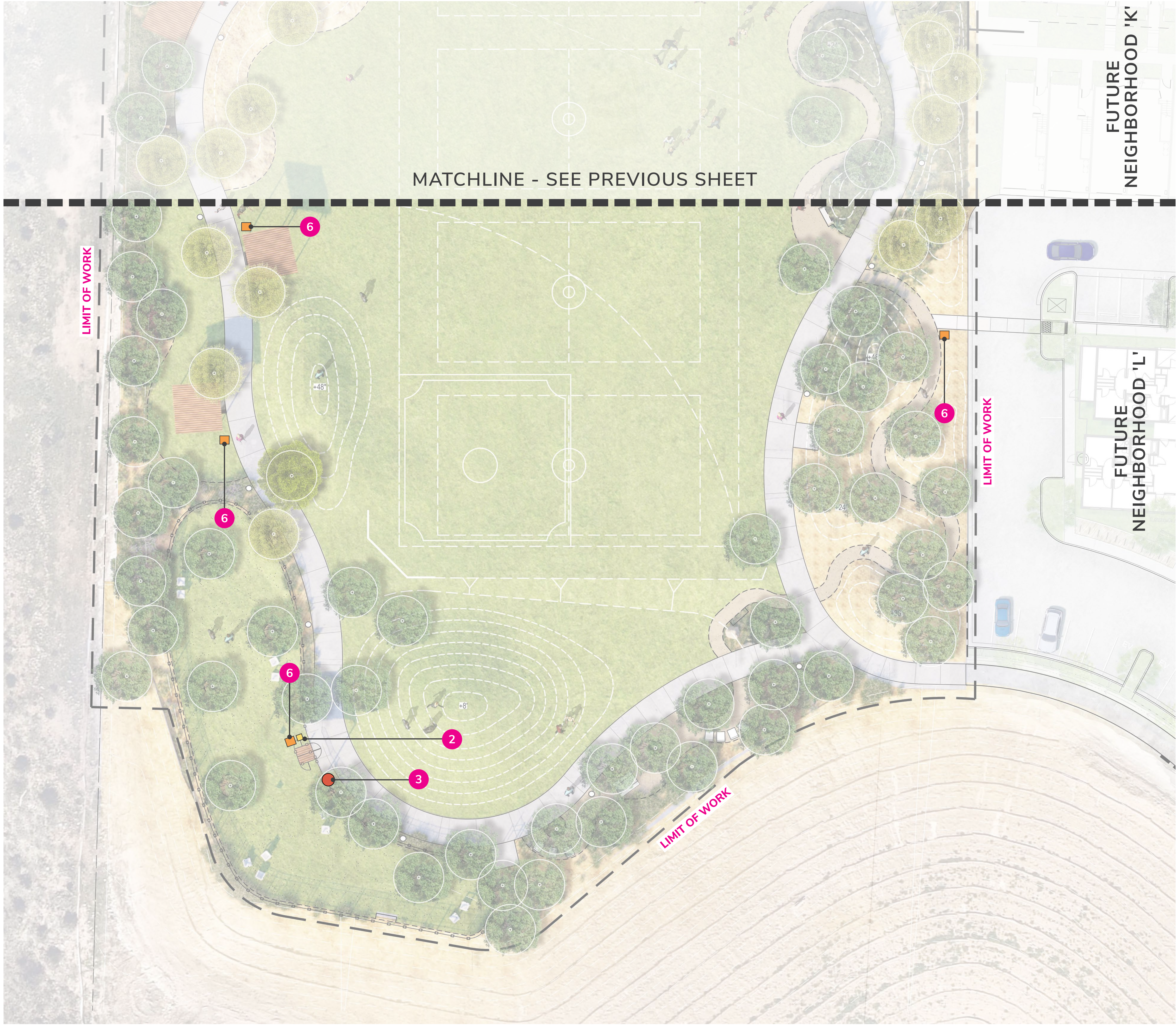
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



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

1

BOLLARDS

2

SANITATION STATION

3

HYDRATION STATION

4

BIKE RACK WITH CHARGING STATION

5

CHARGING STATION WITH ACCENT LIGHT

6

TRASH RECEPTACLE

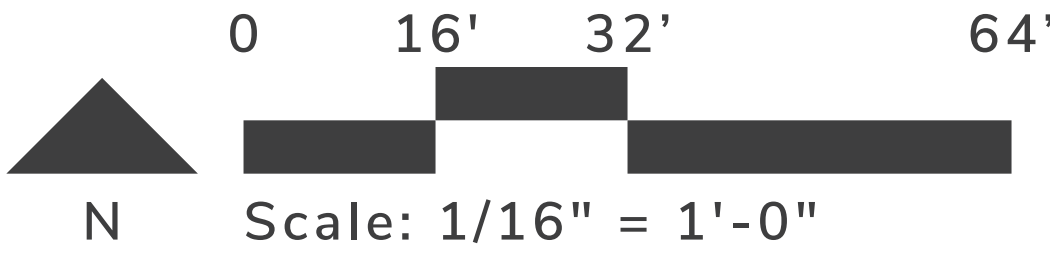
7

BOCCE BALL COURT

8

BASKETBALL COURT

SITE FURNISHING



COUNCIL DISTRICT:		COMMUNITY PLAN AREA:	
DATE	ACTION	REFERENCE DOCUMENTS	
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	SITE DEDICATED	ORD. NO.	ACRES:
	GDP CONSULTANT HIRED	RESO. NO.	NAME:
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:
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		CIP NO.	J.O. NO.
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
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TURF (SEEDED)	65,000 SF	BIKE RACK SYSTEMS	12 EA
BOULDERS (2X2X3)	350 +/- EA	BENCHES	15 EA
1GAL. SHRUBS / G.C.	5,000 +/- EA	BENCHES	20 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	PICNIC TABLES	15 EA
15 GAL. SHRUBS / G.C.	4,000 +/- EA	TABLES	15 EA
SEATWALLS	100 LF	TRASH RECEPTACLES	15 EA
RESTROOM	1 EA	MONUMENT SIGN	1 EA
SPORTS COURTS	4,250 SF		
SPORTS SURFACING	3,825 SF		
PARKING STALLS - STD.	11 EA		
ACCESS. PARKING STALLS	1 EA		
BARK MULCH	47,000 SF		
AC PARKING LOT	4,500 SF		
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

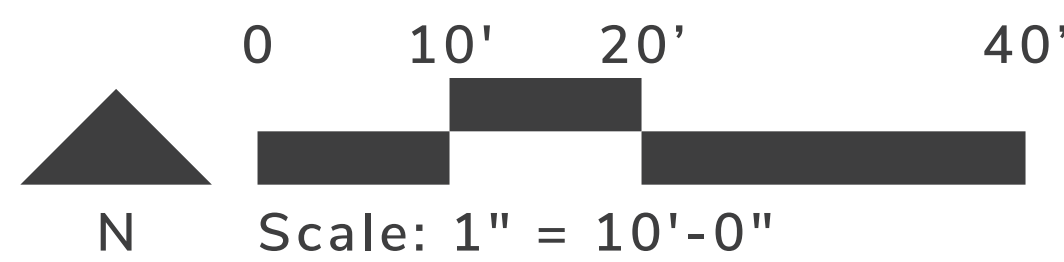
NEIGHBORHOOD PARK

PTS-0701246



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

SITE FURNISHING - DOG PARK



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:
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.
		CIP NO.	J.O. NO.
		CIP NO.	J.O. NO.
		CIP NO.	J.O. NO.
		CIP NO.	J.O. NO.
		CIP NO.	J.O. NO.
		CIP NO.	J.O. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)			
ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.5 AC	PLAY STRUCTURE	3+ EA
ARTIFICIAL TURF	10,850 SF	BOCCE BALL COURTS	2 EA
TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA
1GAL. SHRUBS / G.C.	5,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF
15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA
5 GAL. VINES	500 +/- EA	SPORTS COURTS	4,250 SF
NATURAL PAVING	19,300 SF	SPORTS SURFACING	3,825 SF
D.G. PAVING	10,500 SF	PARKING STALLS - STD.	11 EA
BARK MULCH	47,000 SF	ACCESS. PARKING STALLS	1 EA
AC PARKING LOT	4,500 SF		

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT			
THE GENERAL DEVELOPMENT PLAN			
MARTINEZ NEIGHBORHOOD PARK			
NEIGHBORHOOD PARK			
PTS-0701246		REVISION	

1
PET WASTE STATION

2
HYDRATION STATION WITH PET FOUNTAIN

3
CONCRETE SONO TUBE AT DOG PARK

4
CONCRETE PIPE AT DOG PARK

LEGEND

- 1. CONCRETE PIPE PER MANUFACTURER
- 2. DOWEL CONNECTION
- 3. CONCRETE FOOTING
- 4. ARTIFICIAL TURF PER SEPARATE DETAIL
- 5. BASE AND SURFPADE PREPARATION PER GEOTECHNICAL REPORT

NOTES

- A. CONCRETE COLOR AND FINISH PER CONSTRUCTION SCHEDULE
- B. PROVIDE CONCRETE PIPE WITH FEMALE PROFILE ON BOTH ENDS

5
SANITATION STATION

6
TRASH RECEPTACLE

7
DOG PARK STEEL MESH GATE & FENCE WITH INTERNAL ADA ACCESS LOOP



FITNESS STATION 3

FITNESS STATION 1

FITNESS STATION 2

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

Fitness Route Graphic Panels and Sequencing Options

A complete Standard Fitness Route includes 19 graphic panels in the sequence shown here. Sequence numbers can be changed and shorter routes can be renumbered to reflect a different sequence. When ordering, indicate model number and station number.

1. HILL CLIMB, 2. THE MARCH, 3. THE CLIMB, 4. THE CLIMB, 5. THE CLIMB, 6. THE CLIMB, 7. THE CLIMB, 8. THE CLIMB, 9. THE CLIMB, 10. THE CLIMB, 11. THE CLIMB, 12. THE CLIMB, 13. THE CLIMB, 14. THE CLIMB, 15. THE CLIMB, 16. THE CLIMB, 17. THE CLIMB, 18. THE CLIMB, 19. THE CLIMB



ADA ACCESSIBLE FITNESS ROUTE GRAPHIC PANELS / SIGNAGE



FITNESS STATION 1

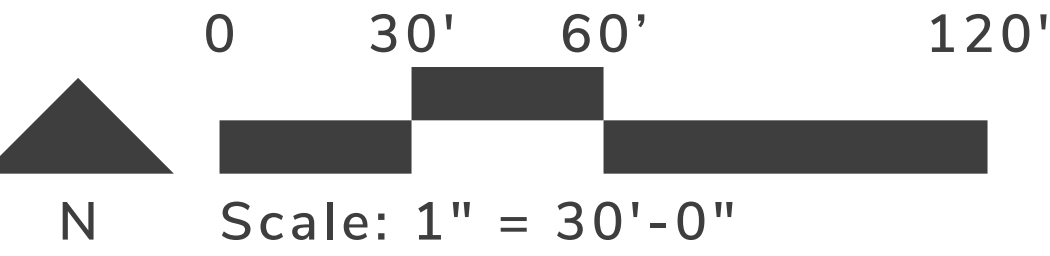


FITNESS STATION 2



FITNESS STATION 3

SITE FURNISHING -
FITNESS STATIONS



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SPORTS SURFACING	3,825 SF		
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PARKING STALLS - STD.	11 EA		
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ACCESS. PARKING STALLS	1 EA		
AC PARKING LOT	4,500 SF		
		REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



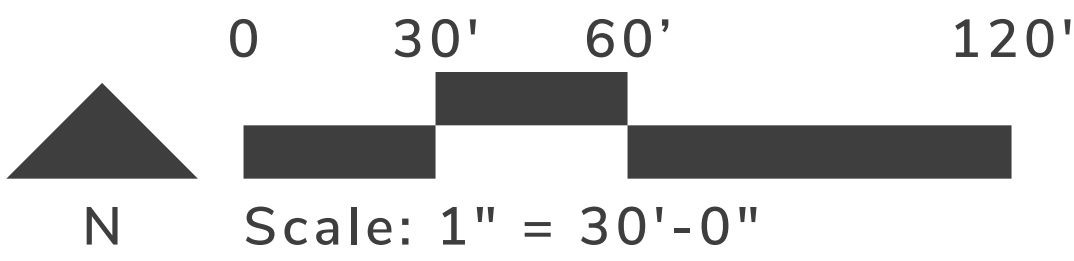
WAYFINDING SIGNAGE SYSTEM / INTERPRETIVE, EDUCATIONAL CULTURAL ELEMENT INFORMATION



ART AND SCULPTURE OPPORTUNITIES



SITE FURNISHING
- ART AND
SCULPTURE



COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
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	SITE DEDICATED	ORD. NO.		ACRES:
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AC PARKING LOT	4,500 SF				
				REVISION	

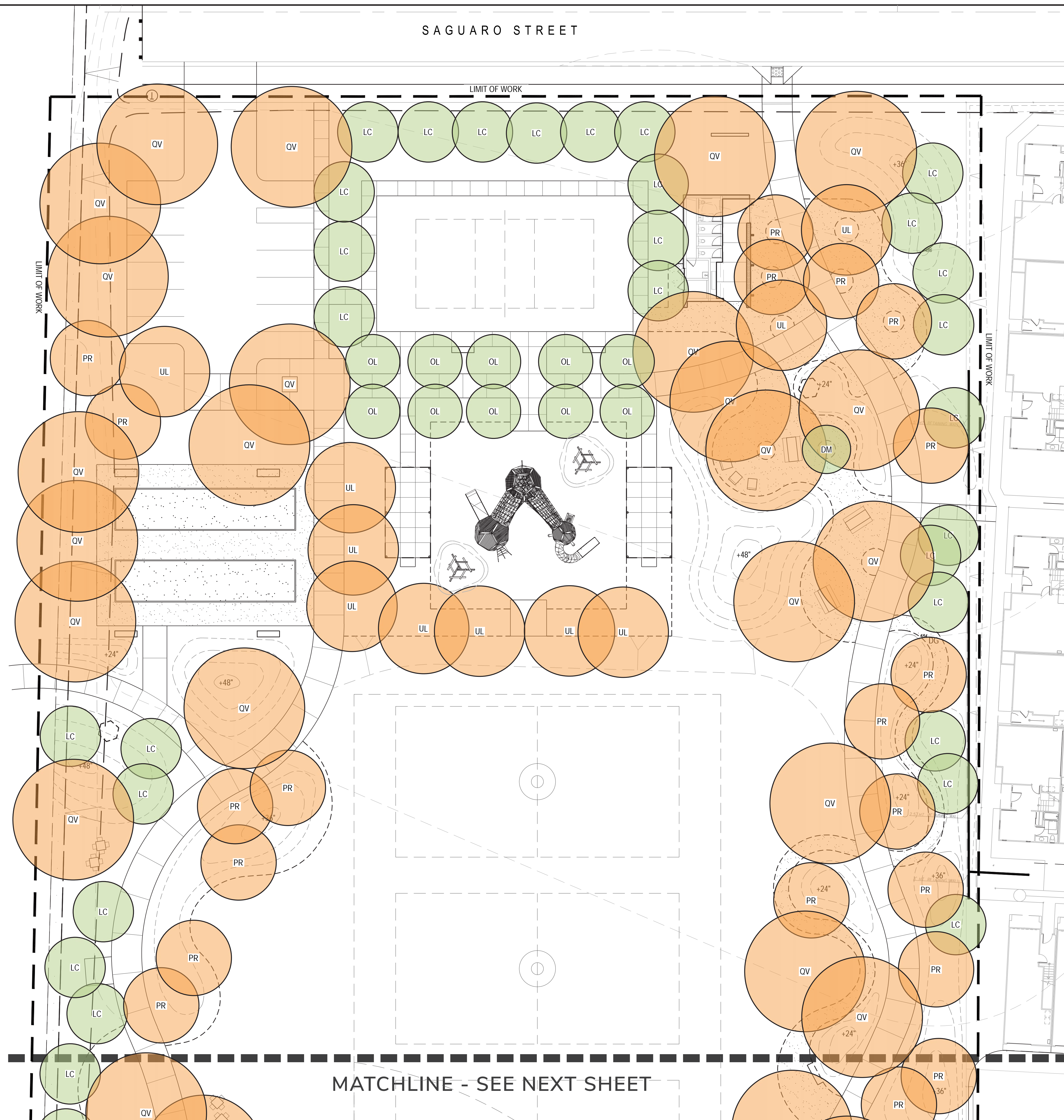
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



PLANTING LEGEND

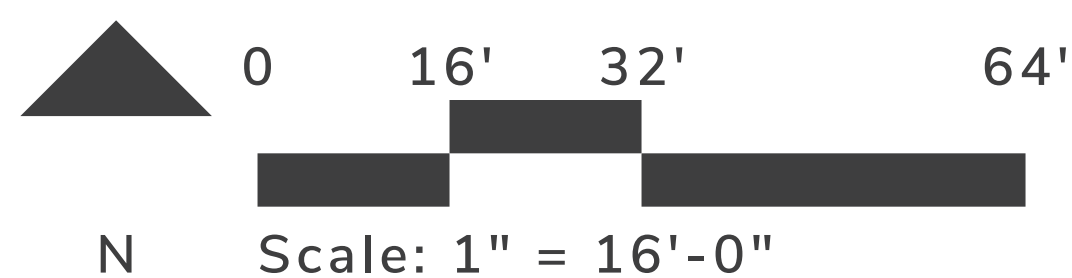
ACCENT TREE SUCH AS:

- DM Parkinsonia x 'Desert Museum' (36" Box)
- LC Lophostomen confertus (36" Box)
- OL Olea wilsonii (48" Box)

CANOPY TREE SUCH AS:

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

PLANTING BOARD
- TREES



COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

DATE	ACTION	REFERENCE DOCUMENTS		COST \$:	ACRES:
		RESO. NO.	NAME:		
	SITE ACQUIRED	ORD. NO.			
	SITE DEDICATED	RESO. NO.			
	GDP CONSULTANT HIRED	PF&R APPROVAL	DATE:		
	P&R BOARD APPROVAL	CIP NO.	J.O. NO.	DRWG. NO.	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.	
		CIP NO.	J.O. NO.	DRWG. NO.	
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IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	3.5 AC	PLAY STRUCTURE	3+ EA	PAVED WALKWAYS	34,050 SF
ARTIFICIAL TURF	10,850 SF	BOCCE BALL COURTS	2 EA	FENCING	500 LF
TURF (SEEDED)	65,000 SF	FITNESS CIRCUIT	3 EA	SHADE STRUCTURES	8 EA
1 GAL. SHRUBS / G.C.	5,000 +/- EA	BOULDERS (2X2X3)	350 +/- EA	BIKE RACK SYSTEMS	12 EA
5 GAL. SHRUBS / G.C.	4,000 +/- EA	SEATWALLS	100 LF	BENCHES	20 EA
15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA	PICNIC TABLES	15 EA
5 GAL. VINES	500 +/- EA	SPORTS COURTS	4,250 SF	TABLES	15 EA
NATURAL PAVING	19,300 SF	SPORTS SURFACING	3,825 SF	TRASH RECEPTACLES	15 EA
D.G. PAVING	10,500 SF	PARKING STALLS - STD.	11 EA	MONUMENT SIGN	1 EA
BARK MULCH	47,000 SF	ACCESS. PARKING STALLS	1 EA		
AC PARKING LOT	4,500 SF				
				REVISION	

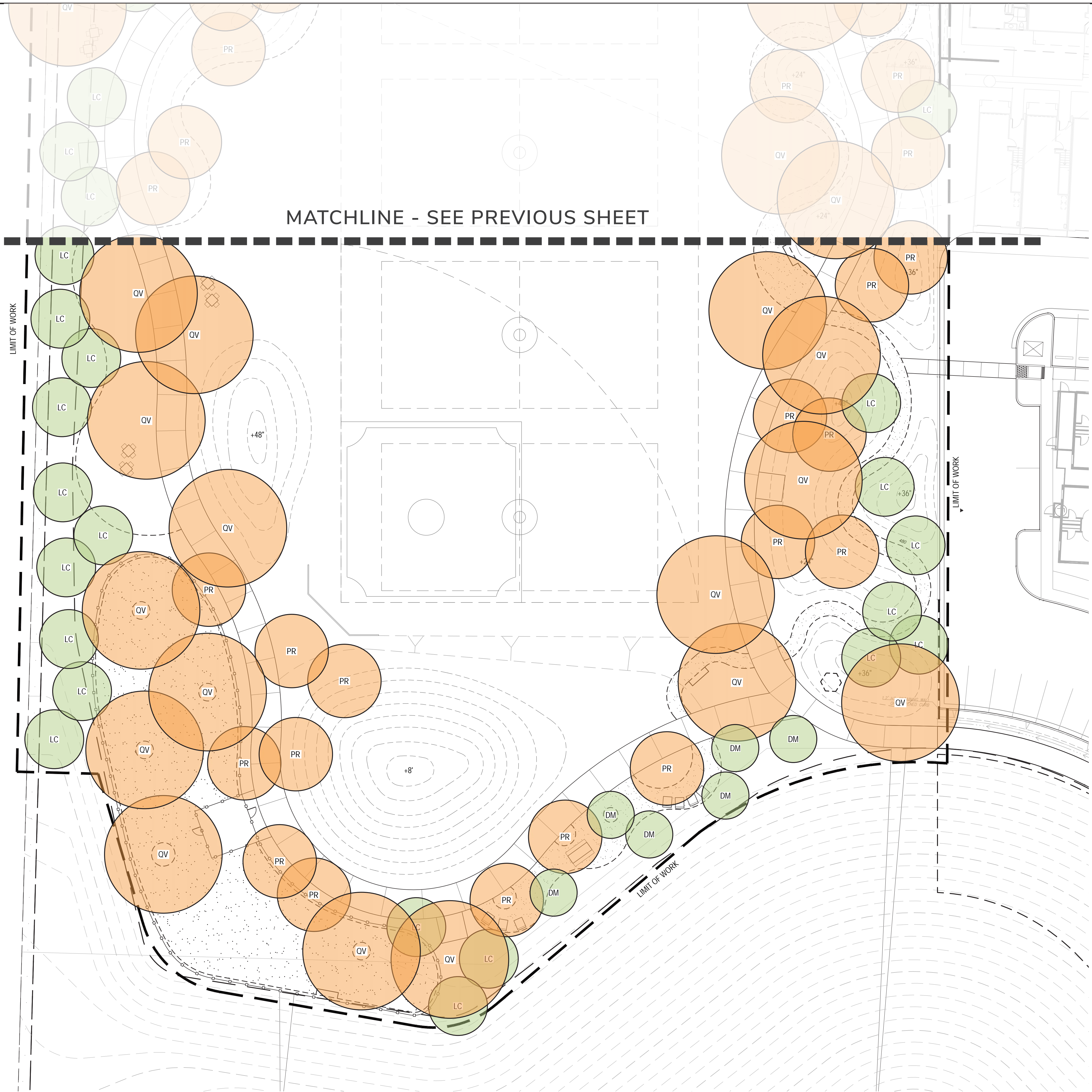
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



PLANTING LEGEND

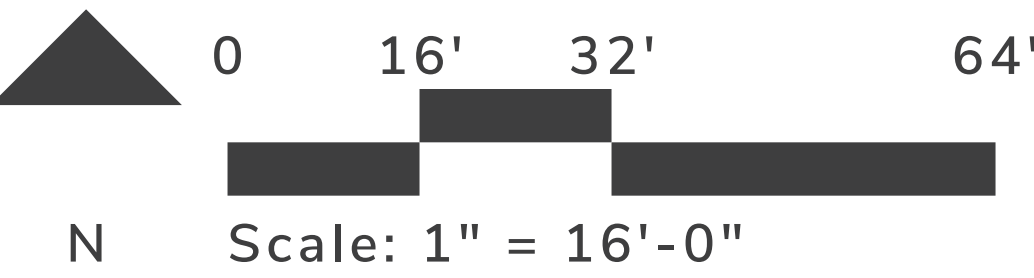
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PLANTING BOARD
- TREES, continued



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				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246

ACCENT TREES:



PARKINSONIA X 'DESERT MUSEUM'
Desert Museum Palo Verde



LOPHOSTEMON CONFERTUS
Brisbane Box



OLEA WILSONII
Wilson Olive

CANOPY TREES:



PLATANUS RACEMOSA
Western Sycamore

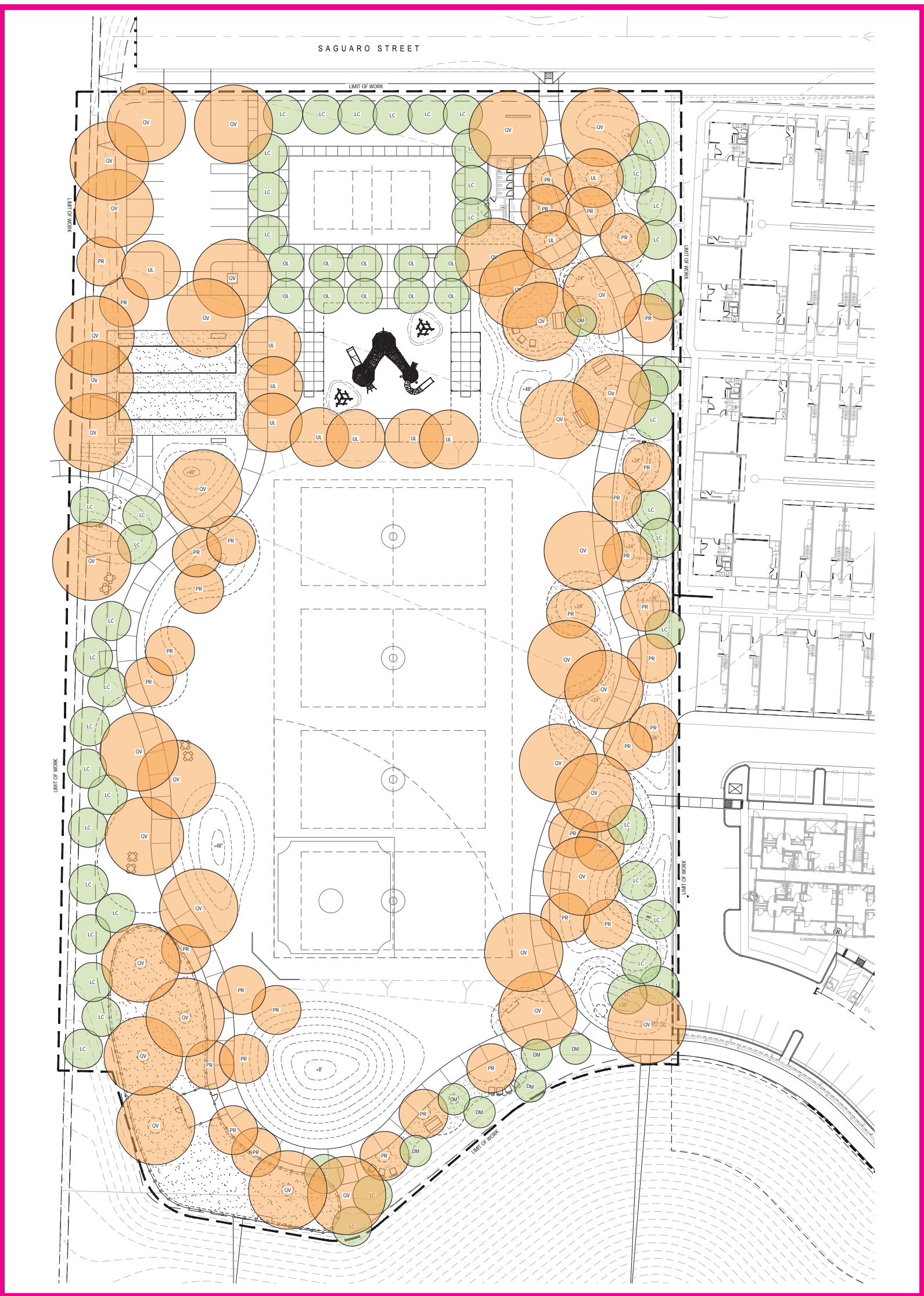


QUERCUS VIRGINIANA
Southern Live Oak



ULMUS PARVIFOLIA 'TRUE GREEN'
True Green Chinese Elm

KEYMAP - N.T.S



TREE
PLANTING
IMAGERY

COUNCIL DISTRICT:

COMMUNITY PLAN AREA:

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN
**MARTINEZ
NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246

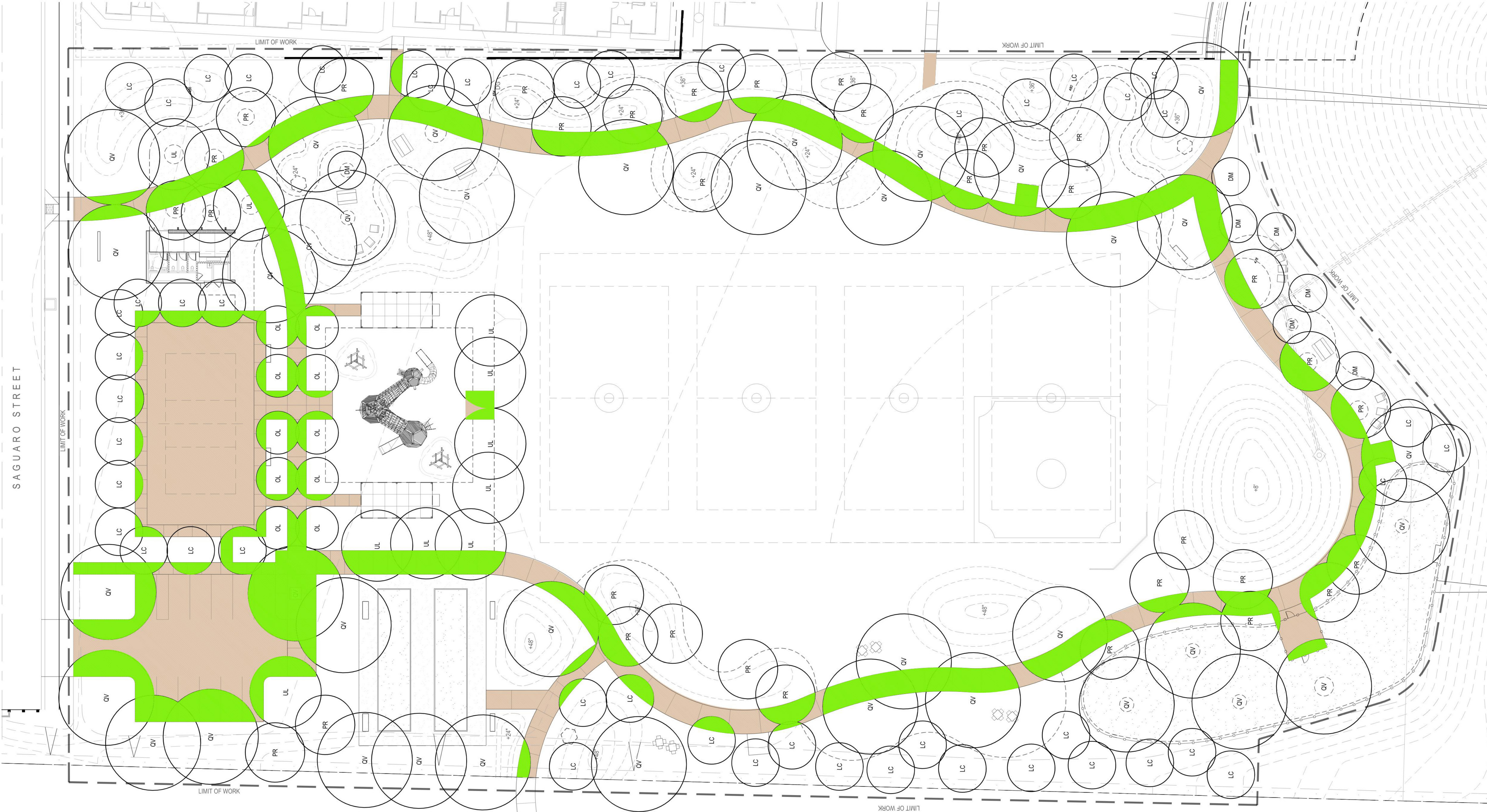
Urban Forestry Calculations

Proposed Hardscape = 26,065 SF

Proposed Tree Coverage at 5-Year Growth = 16,502 SF

63.6% Coverage

- DM - Parkinsonia x 'Desert Museum' (36" Box)
- LC - Lophostomen confertus (36" Box)
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5-YEAR URBAN
FOREST TREE
GROWTH

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15 GAL. SHRUBS / G.C.	4,000 +/- EA	RESTROOM	1 EA	SECURITY LIGHTS	27
5 GAL. VINES	500 +/- EA	SPORTS COURTS	4,250 SF	MULTI-PURPOSE COURT LIGHTS	4
NATURAL PAVING	19,300 SF	SPORTS SURFACING	3,825 SF		
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				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



0 16' 32' 64'

N

Scale: 1" = 16'-0"

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**MARTINEZ
NEIGHBORHOOD PARK**

NEIGHBORHOOD PARK

PTS-0701246



AEONIUM 'DINNER PLATE'
Dinner Plate Aeonium



AGAVE ATTENUATA 'BLUE FLAME'
Blue Flame Agave



AGAVE 'WEBERI'
Weberi Agave



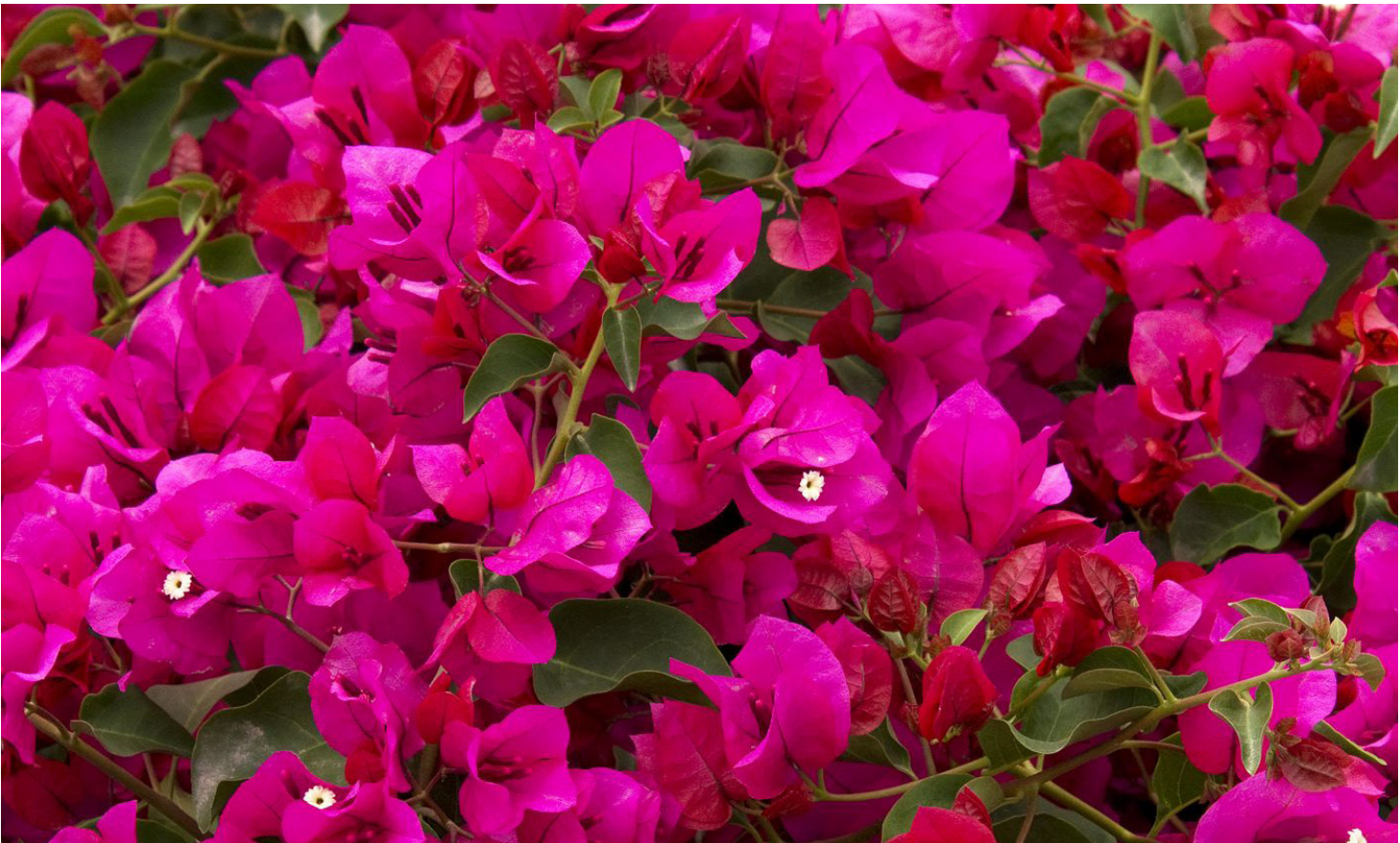
ALOE 'ALWAYS RED'
Always Red Aloe



ALOE 'BLUE ELF'
Blue Elf Aloe



ASPARAGUS DENSIFLORUS 'MYERS'
Foxtail Fern



BOUGAINVILLEA 'OO LA LA'
Oo La La Bougainvillea



CRASSULA 'BLUEBIRD'
Bluebird Crassula



DIANELLA 'CLARITY BLUE'
Clarity Blue™ Dianella



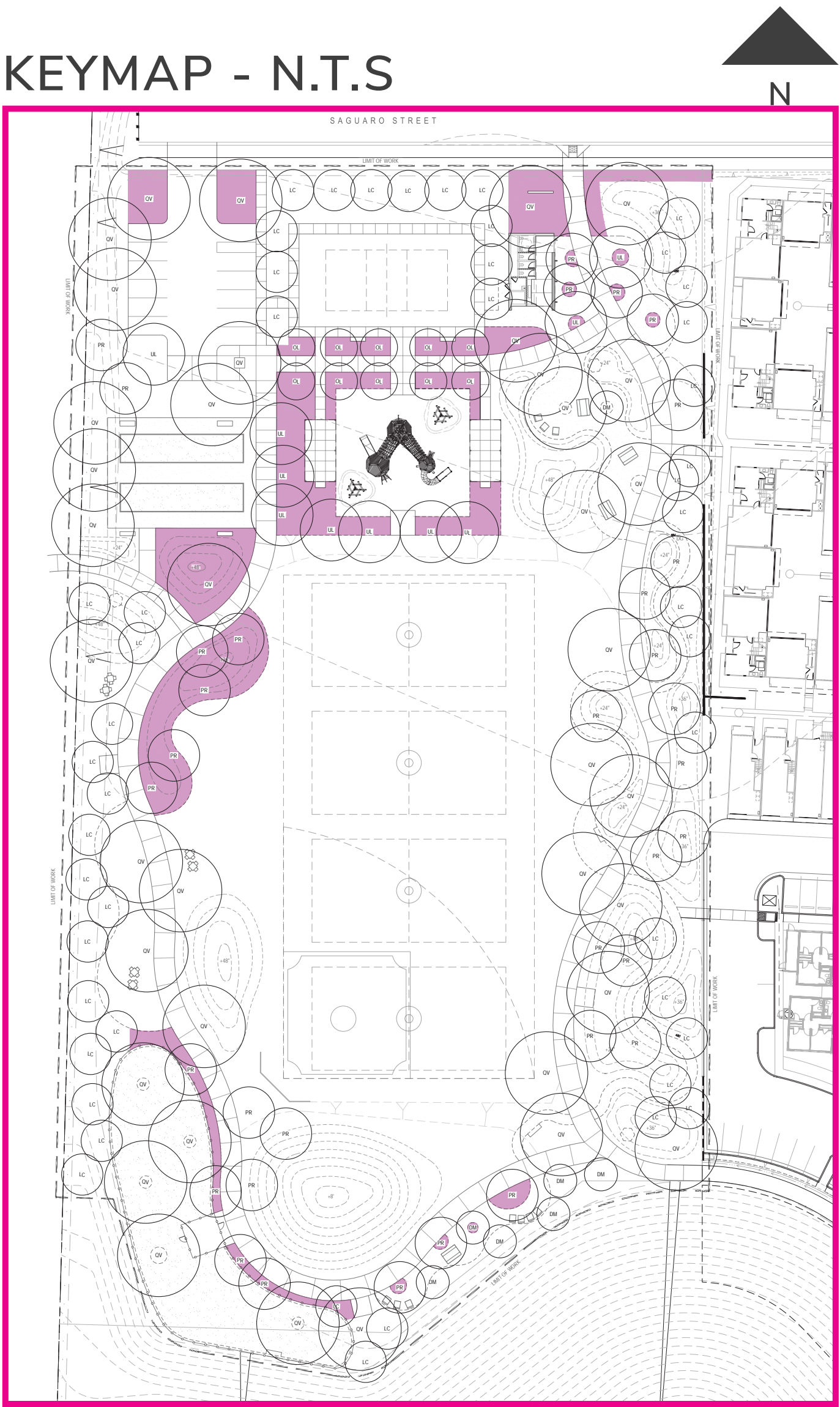
FURCRAEA FOETIDA 'MEDIOPICTA'
Giant False Agave



RHAPHIOLEPIS UMBELLATA 'MINOR'
Indian Hawthorn



SESLERIA AUTUMNALIS
Autumn Moor Grass



ACCENT
PLANTING
IMAGERY

COUNCIL DISTRICT:		COMMUNITY PLAN AREA:			
DATE	ACTION	REFERENCE DOCUMENTS		COST \$:	
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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
NEIGHBORHOOD PARK

NEIGHBORHOOD PARK

PTS-0701246



CALLISTEMON VIMINALIS '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



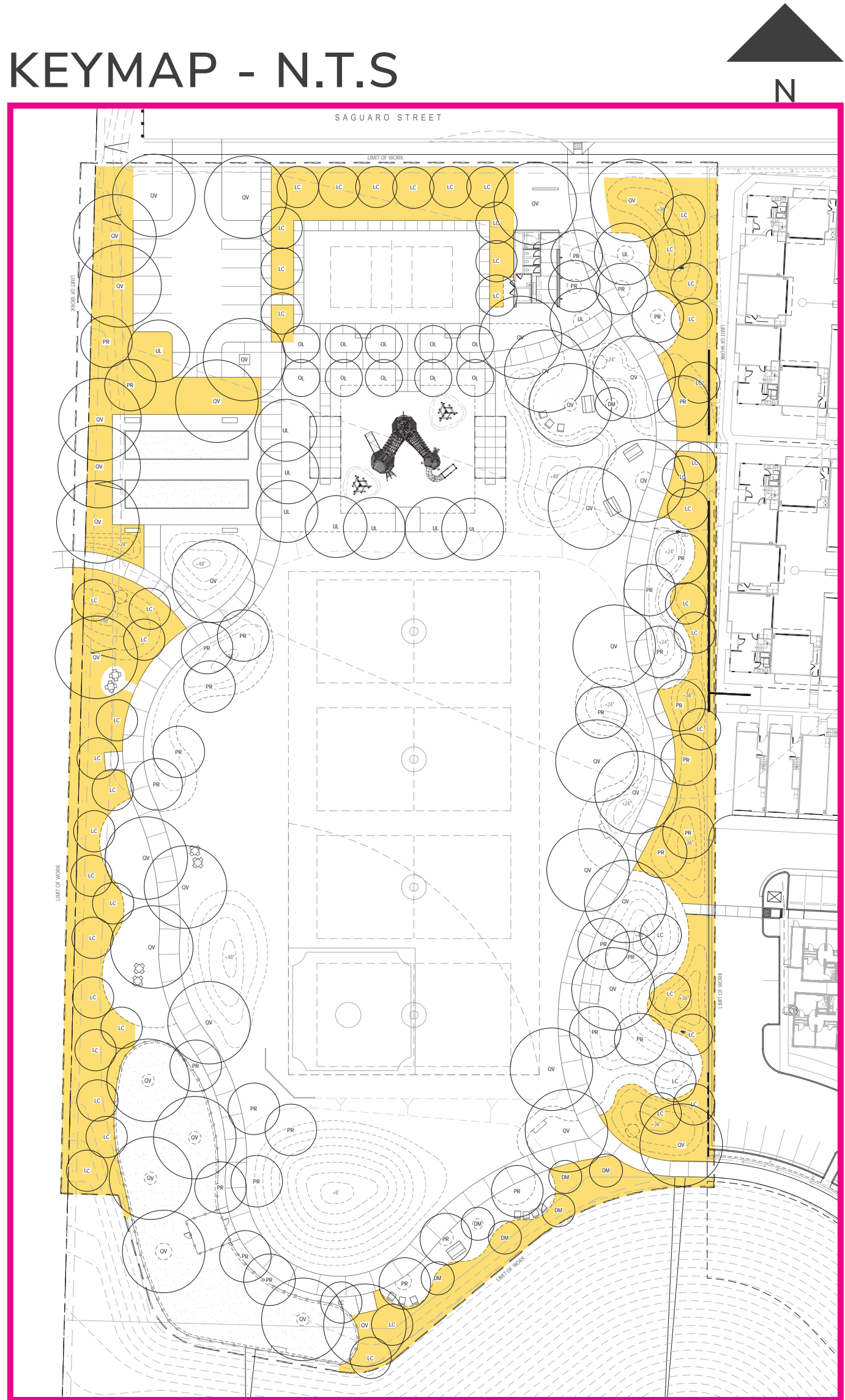
MUHLENBERGIA CAPILLARIS
Muhly Grass



RHAPHIOLEPIS INDICA 'SPRINGTIME' ®
Pink India Hawthorn



WESTRINGIA 'BLUE GEM'
Blue Gem Westringia



**BUFFER
PLANTING
IMAGERY**

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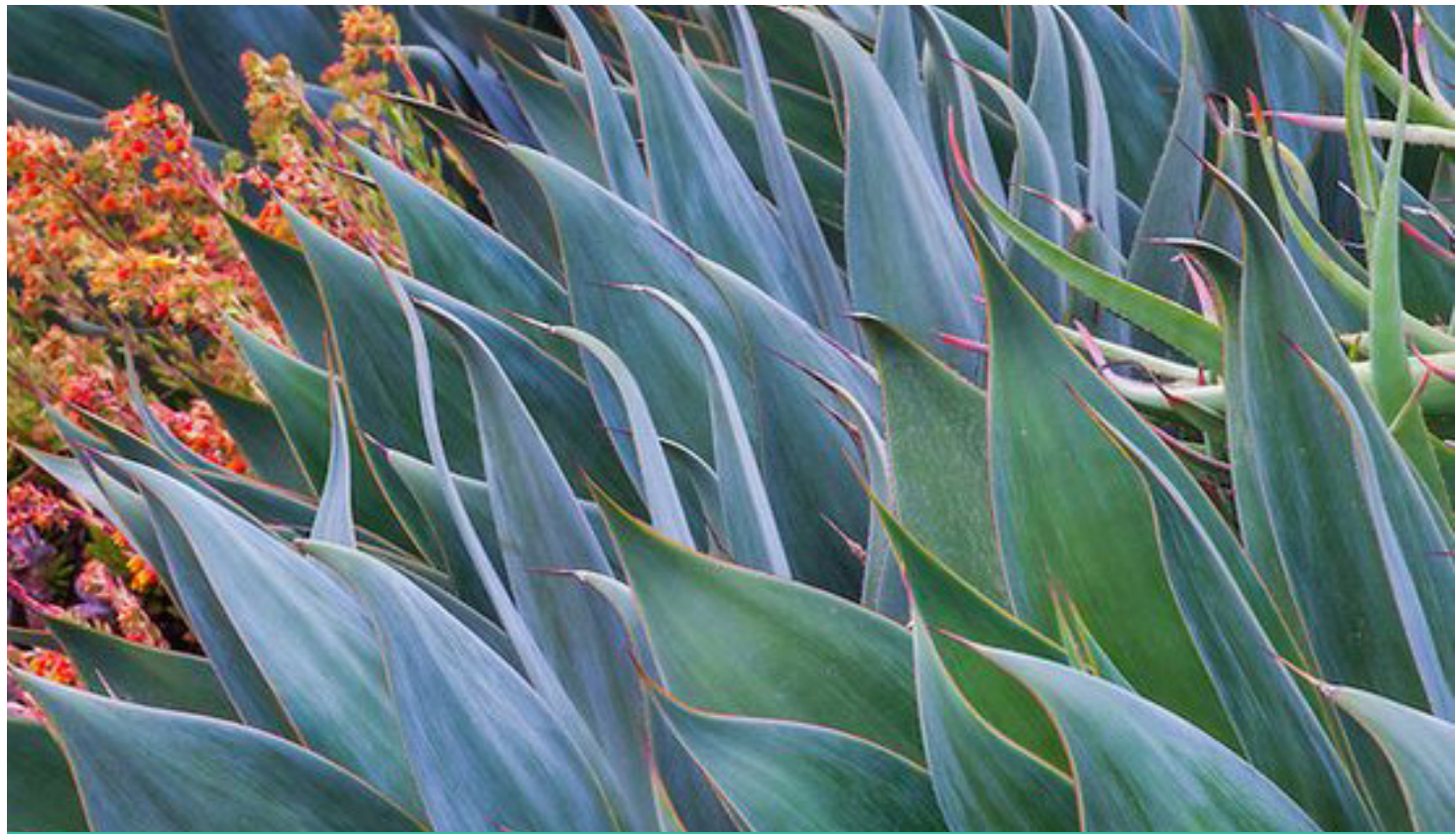
CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

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AGAVE ATTENUATA 'BLUE FLAME'
Blue Flame Agave



AGAVE DESMETIANA 'VARIEGATA'
Variegated Smooth Agave



DASYLIIRION WHEELERI
Spoon Yucca



DRACAENA DRACO
Dragon Tree



PACHYPODIUM MARGINATUS
Mexican Fence Post Cactus



PEDILANTHUS MACROCARPUS
Slipper Plant



AGAVE GEMINIFLORA
Twin-flowered Agave



FURCRAEA MACDOUGALII
MacDougal's Century Plant



ALOE 'LEO 3711'
Super Red Aloe



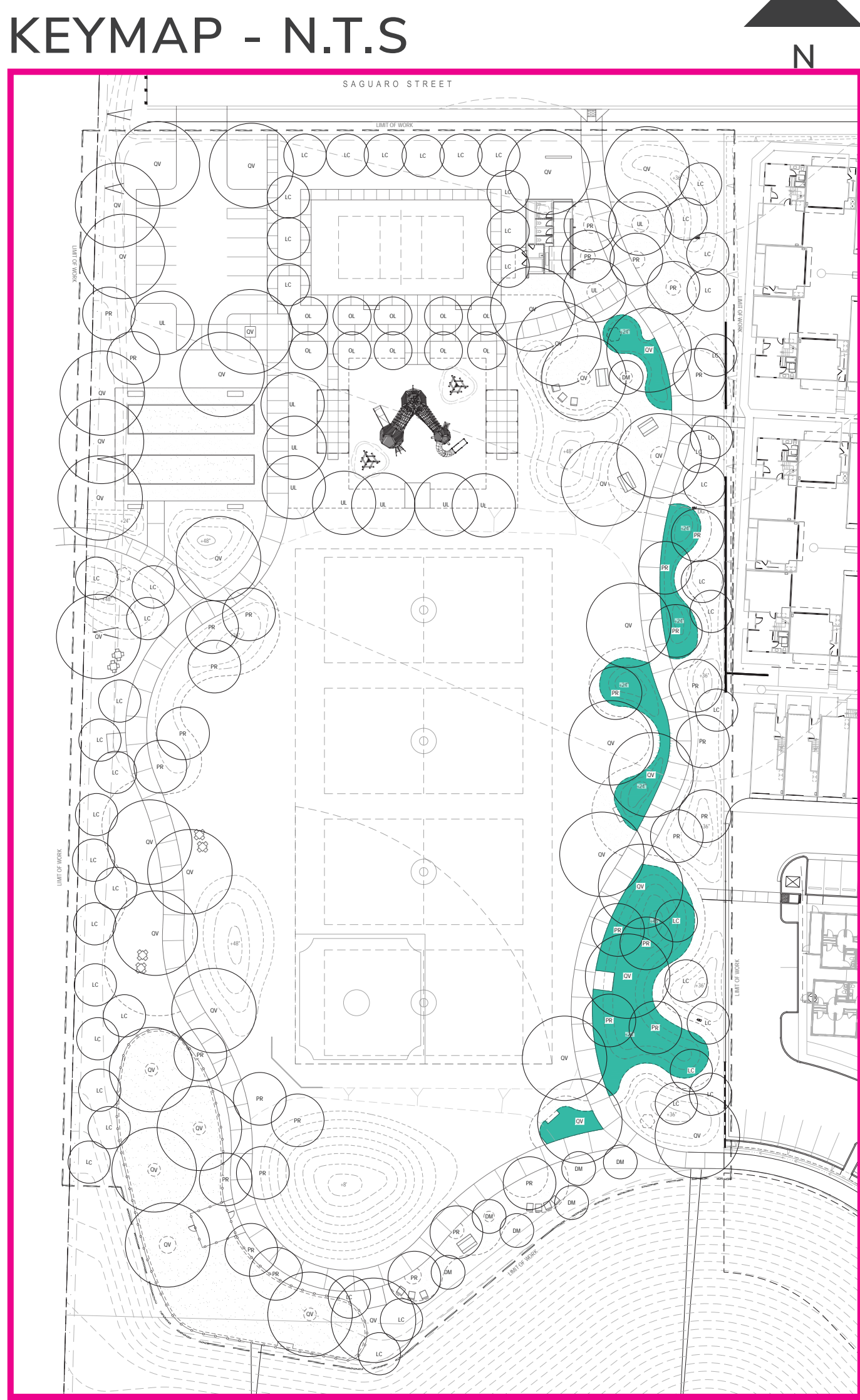
PACHYPODIUM LAMEREI
Madagascar Palm



TRICHCEREUS TERSCHECKII
Argentine Saguaro



CEREUS PERUVIANUS
Peruvian Cactus



SENSORY
PLANTING
IMAGERY

COUNCIL DISTRICT:

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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

MARTINEZ
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 Martinez Neighborhood Park General Development Plan

Project Location: Martinez Neighborhood Park 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 Plan area in Council District 8.

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

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.

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.

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
- Interpretive/Education/Cultural elements
- Seatwalls and boulders
- Shrub and succulent plantings
- Decorative paving
- Site furniture and bicycle racks
- Drinking fountain
- Security lighting
- 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.

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

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
Scoring : Based on overall park acreage (population-serving only)			
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	
Does not apply to MHPA or MSCP lands			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	21	3,960 SF play area, not showing separate play area for age groups
Nature Exploration Playground ¹¹	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 ⁶	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	7	1 basketball courts
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	3.5	Sports lighting on the basketball court
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	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) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Martinez Neighborhood Park

Social Spaces Category		Proposed Improvements/ expansion	Notes
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 ³	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) ⁸	21; 21 pts. maximum	0	
Site Amenities Category		Proposed Improvements/ expansion	Notes
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 ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	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) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset			
Scoring: 0 (no component present) or 7-21 (component present)			
	Points		
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

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	Notes
Definition : Measures ability of space or facility to spark social interaction and learning-based recreation and bring diverse users together			
Scoring : 0 (no component present) or 7-21 (component present)			
	Points		
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 ⁴	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) ⁷	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 ¹⁰	14; 14 pts maximum	14	
TOTAL VALUE POINTS PER PARK:		196	

Recreation Value Points Tabulation Summary:	
Total Proposed Facility Value Points	196
Total Recreation Value Points	196
Population Served	1960 Residents

* See PMP Appendix D for Notes

Attachment 2

Recreational Value Scoring - Epoca Neighborhood Park

Park Size Category	Points	Proposed Improvements/ expansion	Notes
Scoring : Based on overall park acreage (population-serving only)			
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	
Does not apply to MHPA or MSCP lands			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	21	5,400 SF play area, will be separate play areas for both age groups
Nature Exploration Playground ¹¹	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 ⁶	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	14	2 pickleball courts
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	0	
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	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) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Epoca Neighborhood Park

Social Spaces Category		Proposed Improvements/ expansion	Notes
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 ³	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) ⁸	21; 21 pts. maximum	0	
Site Amenities Category		Proposed Improvements/ expansion	Notes
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 ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	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) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset			
Scoring: 0 (no component present) or 7-21 (component present)			
	Points		
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

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	Notes
<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>			
	Points		
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 ⁴	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) ⁷	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 ¹⁰	14; 14 pts maximum	14	
TOTAL VALUE POINTS PER PARK:		175	

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

* 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
jshepard@colrich.com

444 West Beech St. Suite 300
San Diego, CA, 92101
www.colrich.com



Recreational Value Scoring - Martinez Neighborhood Park

Park Size Category	Points	Proposed Improvements/ expansion	Notes
Scoring : Based on overall park acreage (population-serving only)			
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	
Does not apply to MHPA or MSCP lands			
AMENITIES/RECREATION OPPORTUNITIES			
Health/Fitness/Sports Category	Points	Proposed Improvements/ expansion	Notes
Play Area	7 pt. per 750 sf of play area ¹	35	3825 SF play area
Nature Exploration Playground ¹¹	7 pt. per 1/2-acre	0	
Multi-Purpose Turf Area - point per each 1/2 acre	7 pt. per 1/2 acre	21	65,340 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 ⁶	0	
Basketball/Tennis/Pickleball/Sand Volley Ball	7 pt. per each full court (3.5 point for half-court) ⁶	7	1 basketball courts
Small Hardcourt Areas: with pavement-coating mark-outs	3.5 pt. per hardcourt area; 7 pts. maximum ⁵	0	
Sports Lighting - pickleball, volleyball, basketball full-court - or equivalent to basketball full-court	3.5 pt. per court ¹²	3.5	Sports lighting on the basketball court
Sports Lighting - single softball field, full-size	7 pt. for ea. full size field ¹²	0	
Sports Lighting - each pair of softball fields or full-size soccer field	14 pts. ¹²	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) ²	7 pt. each; 14 pts. maximum	0	

Recreational Value Scoring - Martinez Neighborhood Park

Social Spaces Category		Proposed Improvements/ expansion	Notes
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 ³	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) ⁸	21; 21 pts. maximum	21	
Site Amenities Category		Proposed Improvements/ expansion	Notes
All-weather shade cover/pavilion with tables/seating	7 pt. for ea. 400 sq. ft roof area (min. size)	56	8 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 ⁸	7 pt. per 40-person capacity; 14 pts. maximum	0	
Wayfinding Signage System ⁹	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) ⁷	10.5 pt per acre	0	
ACCESS/CONNECTIVITY		Proposed Improvements/ expansion	Notes
Definition: Measures ability of park to increase overall connectivity in the Citywide parks network or improve access to an existing recreational asset			
Scoring: 0 (no component present) or 7-21 (component present)			
	Points		
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

ACTIVATION & ENGAGEMENT		Proposed Improvements/ expansion	Notes
<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>			
	Points		
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 ⁴	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) ⁷	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 ¹⁰	14; 14 pts maximum	14	
TOTAL VALUE POINTS PER PARK:		287	

Recreation Value Points Tabulation Summary:	
<div> <div>Total Proposed Facility Value Points</div> <div>287</div> </div>	
<div> <div>Total Recreation Value Points</div> <div>287</div> </div>	
<div> <div>Population Served</div> <div>2870 Residents</div> </div>	

* See PMP Appendix D for Notes

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



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

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

jshepard@colrich.com

444 West Beech St. Suite 300

San Diego, CA, 92101

www.colrich.com



cc : Shannon Scoggins
Charles Daniels
Rita Mahoney
Heather Riley