

# GPAC #8: Preferred Land Use Alternative & Policy Preview

*October 10, 2024*



# Agenda

<b>6:00 - 6:10 pm</b>	Introduction and Welcome
<b>6:10 - 6:20 pm</b>	Update on General Plan Progress
<b>6:20 - 7:45 pm</b>	Presentation and Discussion; Preferred land use alternative and general plan policy topics by chapter (First of 2 Policy Meetings)
<b>7:45 - 8:00 pm</b>	Public Comment - 3 minutes maximum per person
<b>8:00 pm</b>	Next Steps and Closing

# Roll Call/Introductions

# GPAC #8 Meeting Objectives

1. Receive updates on the General Plan progress including recent workshop #5 results.
2. Review and provide feedback on the preferred land use alternative (draft General Plan Land Use Map).
3. Review and provide feedback on policy topics for several general plan chapters.

# Project Updates

- Workshop #5 (September 21, 2024)
  - Summary provided to GPAC and on the website

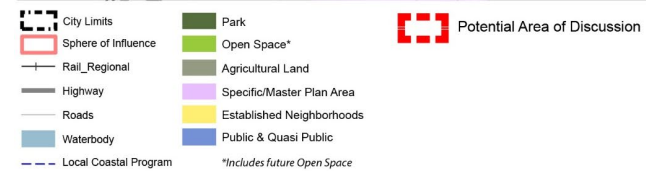
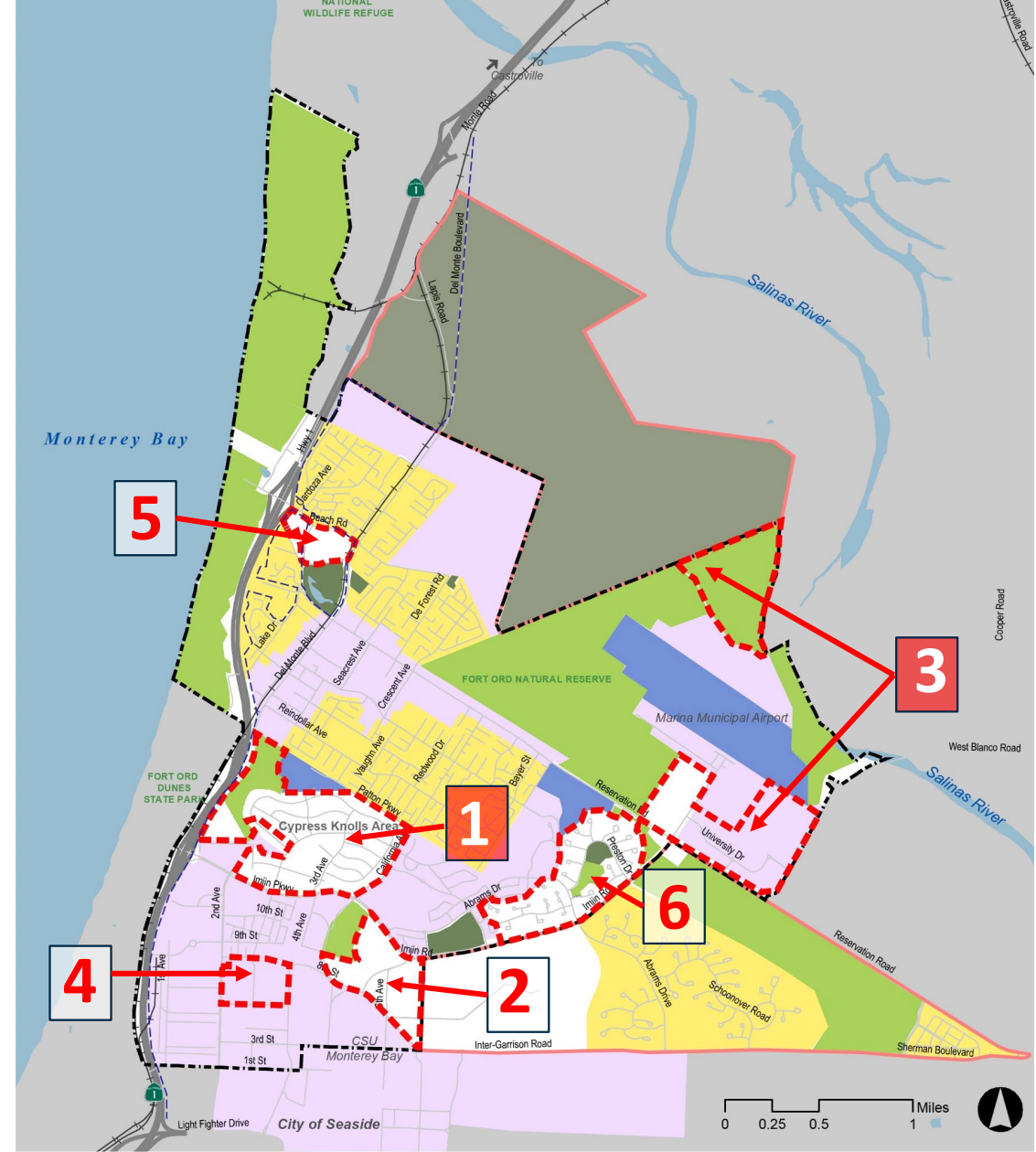
# Preferred Land Use Alternative/ Draft Land Use Map

# Alternatives Process

1. *Identify areas of the city where no change is needed in land use map*
2. *Identify areas where there could be different land uses or development intensities (i.e., potential change in designation)*
3. *For the Areas of Discussion, develop one or more concepts for what could occur in these areas*
4. *Create new or apply existing land use designations for each “alternative” to meet the desired vision/concepts*
5. *Compare the detailed “alternative” land use concepts*
6. **Select the preferred land use concept and update the General Plan map**

# Areas for Land Use Alternatives

1. Cypress Knolls and 3<sup>rd</sup> Avenue
2. 8<sup>th</sup> Street Area
3. UC MBEST Expanded
4. CSUMB Parking Lots
5. Beach Road Gateway
6. Preston/Abrams Park



*(Note: All areas are located within the current City limits.)*



# Land Use Alternatives Engagement

- Three land use alternatives for each of the 6 “Areas of Discussion”
- Community preferences provided direction for Preferred Land Use Alternative

## Area of Discussion: Cypress Knolls

Alternative #1: Mixed-Use Center & Medical



Alternative #2: Missing Middle Housing Mixed-Use Corridor



Alternative #3: Two Neighborhoods & Two Centers



# Building the Preferred Alternative Map



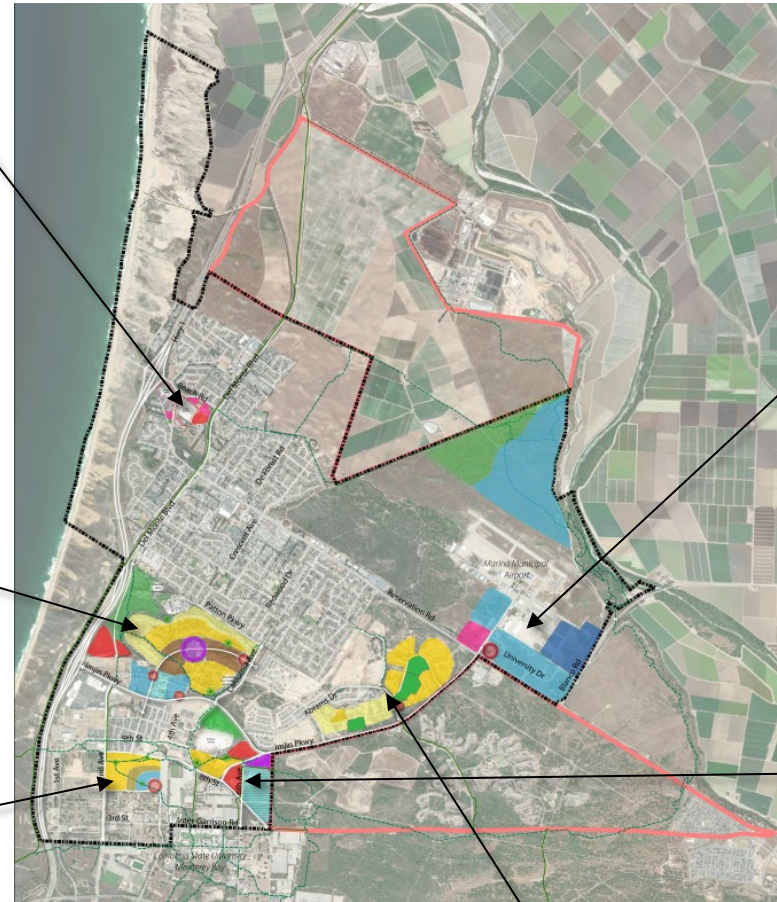
#1 Mixed-Use Center & Medical



#2 Visitor-Serving Gateway



#2 Student Village



Policy Option #4: New townhouses alongside/amongst a new athletic and sports field complex



#1 Aviation Support



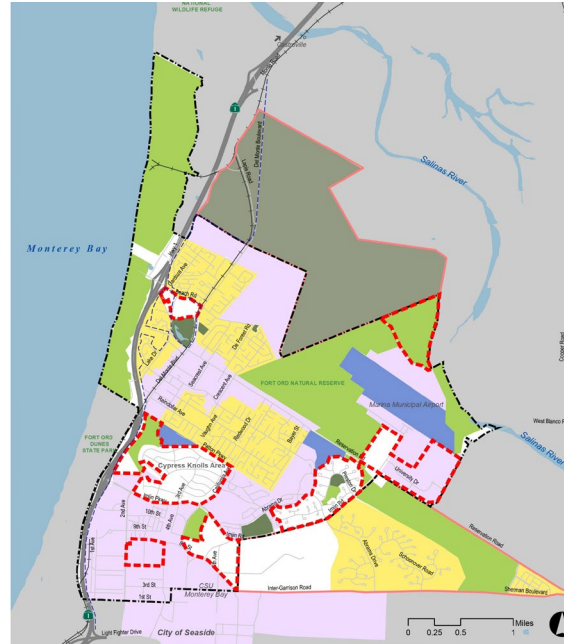
#2 Campus Extension



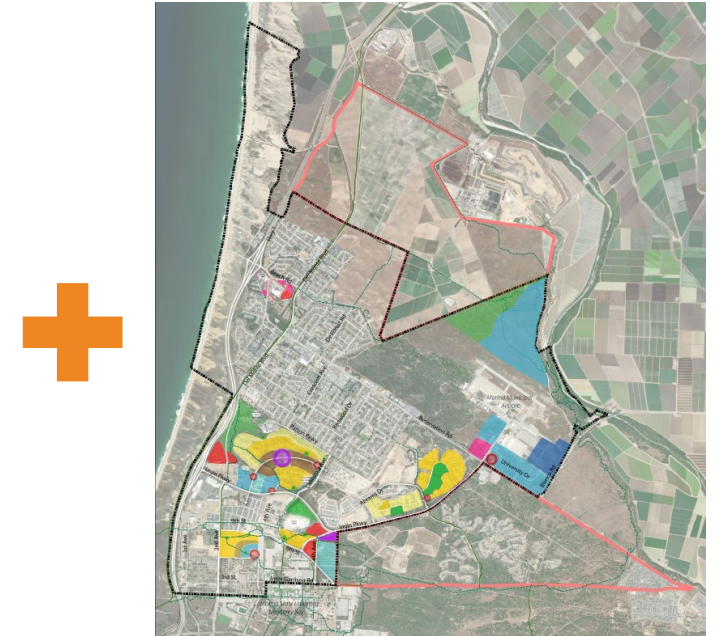
# Building the Preferred Alternative Map Cont.

- Consolidate community feedback and preferences across multiple engagement events
- Add land uses for areas not expected to change significantly (areas of stability), such as established neighborhoods, Specific Plan and Master Plan areas, parks and open space, and public facilities

Areas of Stability











Areas of Discussion (or change)



# What are “Land Use Designations?”



- Establishes what is allowed on each property through a specific designation
- Sets maximum residential density (Dwelling Units Per Acre) and/or commercial intensity (Floor Area Ratio)
  - *In some cases, sets minimum densities*
- Describes the general character envisioned
- Shown in the General Plan Land Use Map

Map Color	Designation	Types of Uses	Supporting Visual	Density/Intensity
	<b>Low Density Residential</b>	Single family homes and accessory dwelling units (ADU)		Up to 7.5 du/ac
	<b>Medium Density Residential</b>	Duplexes, multiplexes, and townhomes		7.6 - 15 du/ac
	<b>High Density Residential</b>	Multi-family apartments		15.1 - 35 du/ac
	<b>Very High Density Residential</b>	Dense multi-family apartments (no parcels currently designated)		35.1-50 du/ac

# Marina Land Use Designations

Map Color	Designation	Types of Uses
	<b>Low Density Residential</b>	Single family homes and accessory dwelling units (ADU)
	<b>Medium Density Residential</b>	Duplexes, multiplexes, and townhomes
	<b>High Density Residential</b>	Multi-family apartments
	<b>Mixed Use</b>	Vertical or horizontal mixed-use with residential and/or commercial (including retail, restaurants, services, office, hotels)
	<b>Neighborhood Commercial</b>	Retail, restaurants, entertainment, office, and other services
	<b>Visitor Serving Commercial</b>	Hotels, restaurants, retail, and other visitor-serving uses
	<b>Regional Retail</b>	Big-box retailers, restaurants, auto-sales, and related uses
	<b>Office/R&amp;D Low</b>	Offices, business parks, and research and development space
	<b>Office/R&amp;D High</b>	Higher intensity offices, business parks, and research and development, and service commercial
	<b>Light Industrial/Flex</b>	Maker space, warehousing, PDR, service commercial, medical, small laboratory space, and R&D

# Marina Land Use Designations Cont.

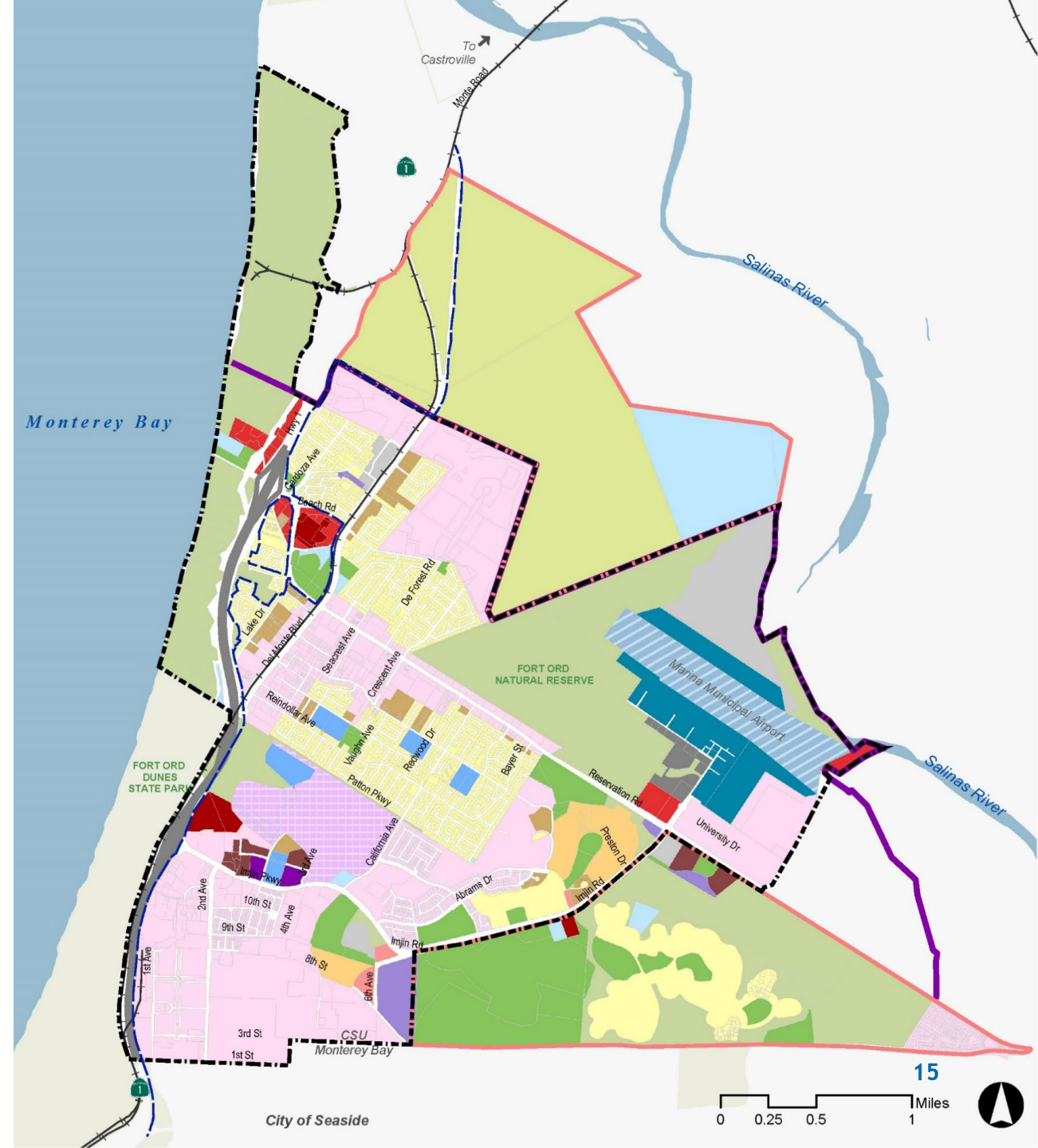
Map Color	Designation	Types of Uses
	<b>Aviation Support Low</b>	Aviation light industrial, warehouse, PDR, aviation office, and low intensity R&D
	<b>Aviation Support High</b>	Aviation, general industrial, PDR, high intensity high, airport-related uses
	<b>Future Specific/Master Plan Area</b>	Types of uses detailed in a Specific Plan or Master Plan
	<b>Specific/Master Plan Area</b>	Types of uses detailed in a Specific Plan or Master Plan
	<b>Public Facility - Airfield</b>	Marina Municipal airport runway
	<b>Public Facility - Education</b>	Public and private educational facilities
	<b>Public Facility - Civic</b>	Public facilities including civic center, library, police and fire stations, and post office
	<b>Parks &amp; Recreation</b>	Public parks and recreation facilities
	<b>Open Space</b>	Preserved open space or farm land
	<b>UGB Open Space</b>	Open space preserved north of the Urban Growth Boundary (UGB)



# Draft Land Use Map (Regulatory Map)

*Putting it all together*

- |   |                                  |   |                             |
|---|----------------------------------|---|-----------------------------|
|    | City Limits                      |    | Low Density Residential     |
|    | Sphere of Influence              |    | Medium Density Residential  |
|    | Urban Growth Boundary            |    | High Density Residential    |
|    | Local Coastal Zone               |    | Neighborhood Commercial     |
|    | Rail_Regional                    |    | Visitor Serving Commercial  |
|    | Parks Outside the City           |    | Regional Retail             |
|    | Waterbody                        |   | Office/R&D Low              |
|  | Office/R&D High                  |  | Public Facility - Airfield  |
|  | Mixed Use                        |  | Public Facility - Education |
|  | Future Specific/Master Plan Area |  | Public Facility - Civic     |
|  | Specific/Master Plan Area        |  | Parks & Recreation          |
|  | Light Industrial/Flex            |  | Open Space                  |
|  | Aviation Support Low             |  | UGB Open Space              |
|  | Aviation Support High            |   |                             |

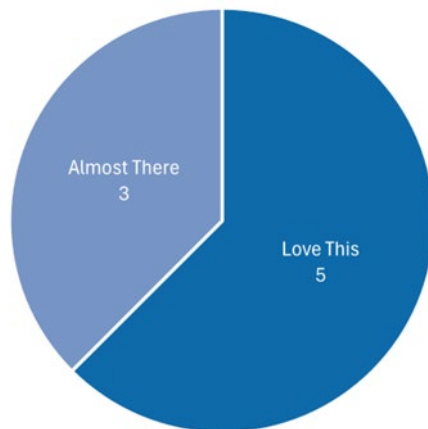


# Workshop #5 Feedback on Map

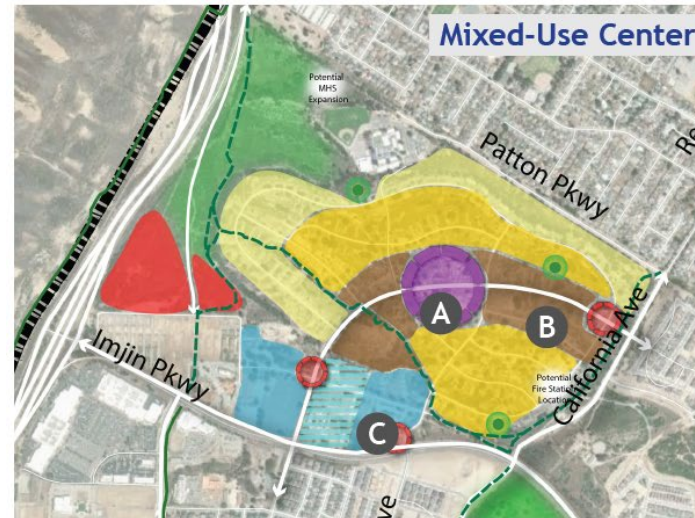


# Cypress Knolls & 3<sup>rd</sup> Avenue

- Overall, residents were pleased with the proposed map.
- Recommendations included a new road connection to Imjin/2nd and more communal and shared housing configurations.
- People inquired about accommodating growth with new schools and additional parking.



## Vision Map



- Single-Family Residential
- Missing Middle Residential
- Multifamily Residential
- Mixed-Use Activity Area
- Retail/Shopping Area
- Institutional/Academic/Cultural
- Low-Intensity Employment
- Revenue-Generating Commercial
- Habitat Management Area
- Conceptual Future Park

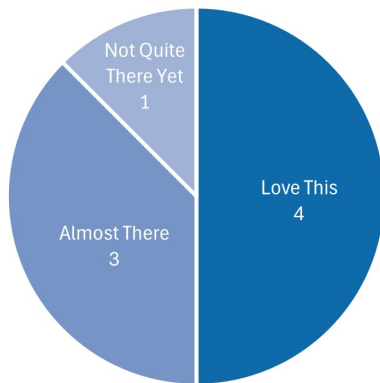
## Preferred Land Use Map



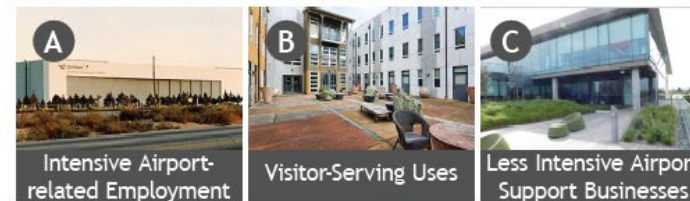
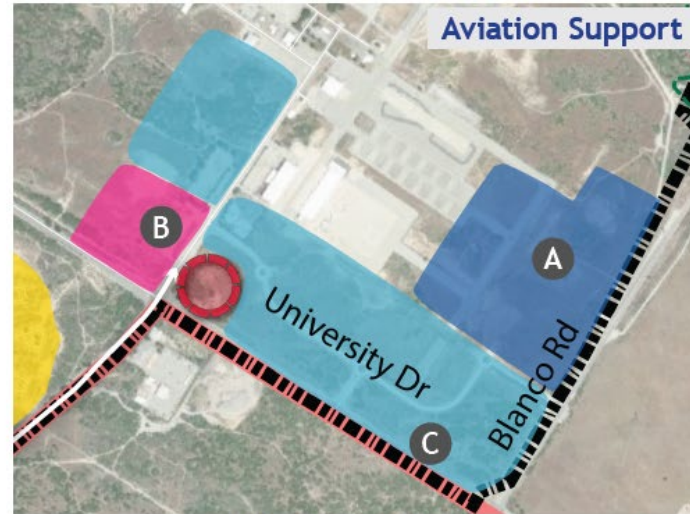
Map Color	Designation	Types of Uses
	Future Specific/ Master Plan Area	Types of uses detailed in a Specific Plan or Master Plan
	Office/R&D Low	Offices, business parks, and research and development space
	Office/R&D High	Higher intensity offices, business parks, and research and development, and service commercial
	Regional Retail	Big-box retailers, restaurants, auto-sales, and related uses
	High Density Residential	Multi-family apartments
	Public Facility - Education	Public and private educational facilities

# Municipal Airport and UCSC MBEST

- Feedback to the proposed map was generally positive.
- One participant asked that flights from the airport be limited. Another observed that the area may not be best suited to hotels due to distance from services and noise from the airport.
- One participant wanted clarification on what was being proposed south of area C.

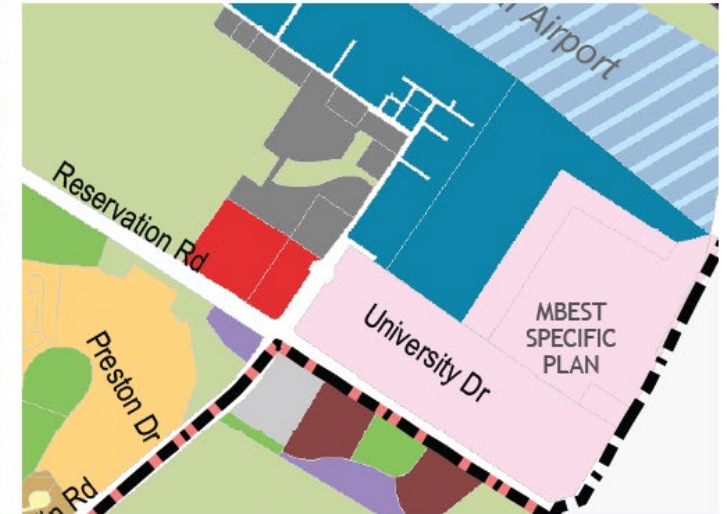


## Vision Map



- Intensive Airport-related Employment
- Visitor-Serving Uses
- Less Intensive Airport Support Businesses
- Single-Family Residential
- Missing Middle Residential
- Multifamily Residential
- Mixed-Use Activity Area
- Retail/Shopping Area
- Institutional/Academic/Cultural
- Low-Intensity Employment
- Revenue-Generating Commercial
- Habitat Management Area
- Conceptual Future Park

## Preferred Land Use Map

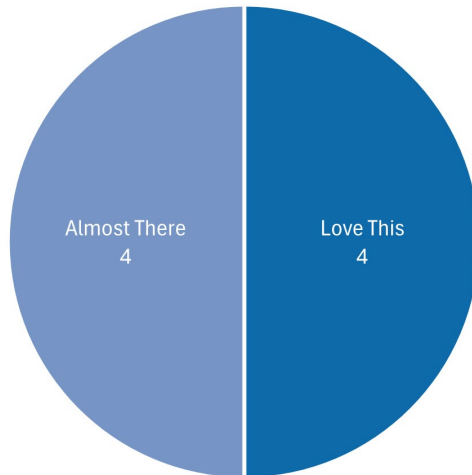


Map Color	Designation	Types of Uses
Red	Visitor Serving Commercial	Hotels, restaurants, retail, and other visitor-serving uses
Grey	Aviation Support Low	Aviation light industrial, warehouse, PDR, aviation office, and low intensity R&D
Blue	Aviation Support High	Aviation, general industrial, PDR, high intensity high, airport-related uses
Pink	Specific/Master Plan Area	Types of uses detailed in a Specific Plan or Master Plan
Blue with diagonal lines	Public Facility - Airfield	Marina Municipal airport runway
Green	Open Space/Conservation	Preserved open space or farm land

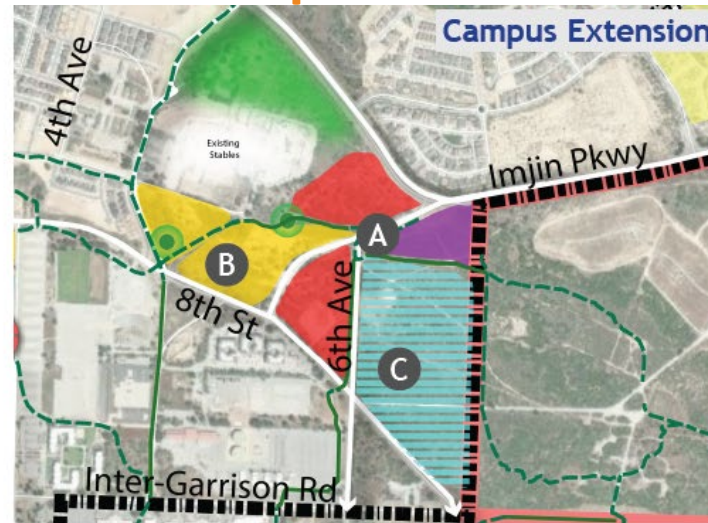


# 8<sup>th</sup> Street Area

- Feedback to the proposed map was generally positive.
- One participant observed that Area C could be well suited for student housing.



## Vision Map



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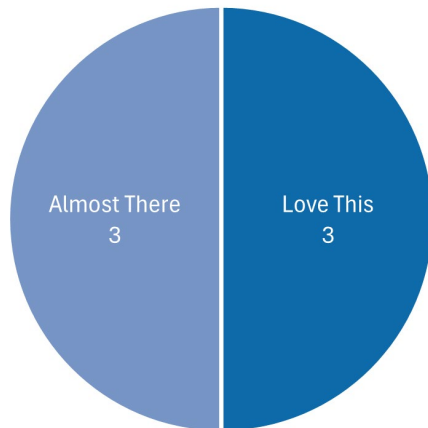
## Preferred Land Use Map



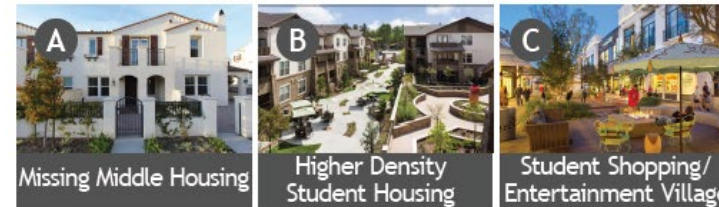
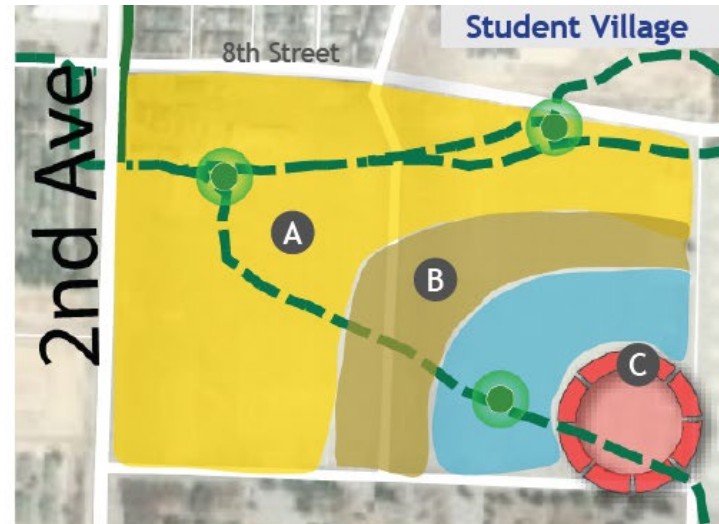
Map Color	Designation	Types of Uses
<span style="display: inline-block; width: 15px; height: 15px; background-color: #9932cc; border: 1px solid black;"></span>	<b>Mixed Use</b>	Vertical or horizontal mixed-use with residential and/or commercial (including retail, restaurants, services, office, hotels)
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black;"></span>	<b>Medium Density Residential</b>	Duplexes, multiplexes, and townhomes
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6666; border: 1px solid black;"></span>	<b>Neighborhood Commercial</b>	Retail, restaurants, entertainment, office, and other services
<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black;"></span>	<b>Light Industrial/Flex</b>	Maker space, warehousing, PDR, service commercial, medical, small laboratory space, and R&D
<span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span>	<b>Parks &amp; Recreation</b>	Public parks and recreation facilities
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span>	<b>Open Space/Conservation</b>	Preserved open space or farm land

# CSUMB Parking Lot

- Feedback to the proposed map was generally positive.
- Participants were concerned about congestion, traffic flow within and through the city, and lack of parking.
- One participant mentioned that although more student housing is needed, it should be more spread out and less dense.



## Vision Map



- Single-Family Residential
- Missing Middle Residential
- Multifamily Residential
- Mixed-Use Activity Area
- Retail/Shopping Area
- Institutional/Academic/Cultural
- Low-Intensity Office or R&D
- Revenue-Generating Commercial
- Habitat Management Area
- Conceptual Future Park

## Preferred Land Use Map



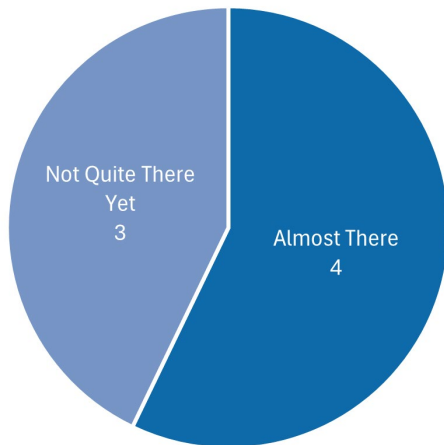
Map Color	Designation	Types of Uses
[Pink Box]	Specific/Master Plan Area	Types of uses detailed in a Specific Plan or Master Plan

Note: while the parking lots are owned by CSUMB, should CSUMB pursue non-academic development (such as market rate housing), they are subject to most City land use controls and regulations.

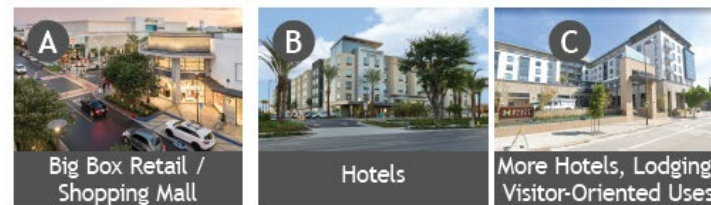


# Beach Road Gateway

- Most participants did not find this map sufficient.
- There was a great amount of concern among participants regarding the amount of hotels in the same area.
- People expressed a preference for a balance of hotels and commercial/business uses to service the hotels and the surrounding area.



## Vision Map



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- Multifamily Residential
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- Low-Intensity Office or R&D
- Revenue-Generating Commercial
- Habitat Management Area
- Conceptual Future Park

## Preferred Land Use Map

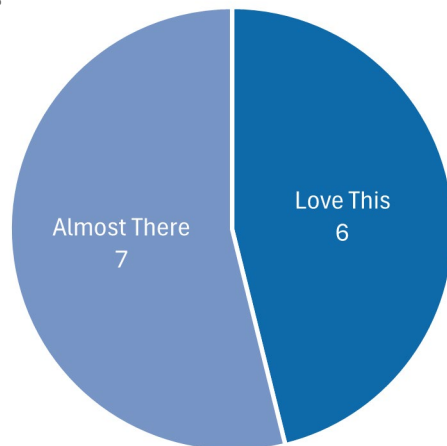


Map Color	Designation	Types of Uses
Red	Visitor Serving Commercial	Hotels, restaurants, retail, and other visitor-serving uses
Dark Red	Regional Retail	Big-box retailers, restaurants, auto-sales, and related uses
Light Blue	Public Facility - Civic	Public facilities including civic center, library, police and fire stations, and post office
Yellow	Low Density Residential	Single family homes and accessory dwelling units (ADU)
Brown	High Density Residential	Multi-family apartments
Green	Parks & Recreation	Public parks and recreation facilities

Local Coastal Plan (LCP) Boundary

# Preston/Abrams Park

- Feedback to the proposed map was generally positive.
- Many participants suggested medium density residential, workforce housing, home-sharing, and townhomes in this area.
- There was strong support for the proposed sports field.
- One participant asked about the plan for parking in these newly developed areas.



## Vision Map



- Single-Family Residential
- Missing Middle Residential
- Multifamily Residential
- Mixed-Use Activity Area
- Retail/Shopping Area
- Institutional/Academic/Cultural
- Low-Intensity Office or R&D
- Revenue-Generating Commercial
- Habitat Management Area
- Conceptual Future Park

## Preferred Land Use Map



Map Color	Designation	Types of Uses
Light Yellow	Low Density Residential	Single family homes and accessory dwelling units (ADU)
Yellow	Medium Density Residential	Duplexes, multiplexes, and townhomes
Brown	High Density Residential	Multi-family apartments
Red	Neighborhood Commercial	Retail, restaurants, entertainment, office, and other services
Green	Parks & Recreation	Public parks and recreation facilities
Pink	Specific/Master Plan Area	Types of uses detailed in a Specific Plan or Master Plan

# Annexation

# What is Annexation?

An annexation is the process of bringing areas of county land into the City limits (or boundary) of a city. Cities can only explore an annexation if the target county area falls within what is called their “Sphere of Influence.”

Prior to annexation, a city would expand their sphere of influence (an area under City influence, potentially with planned growth or change) to the incorporated area.

## Why Annex Land?

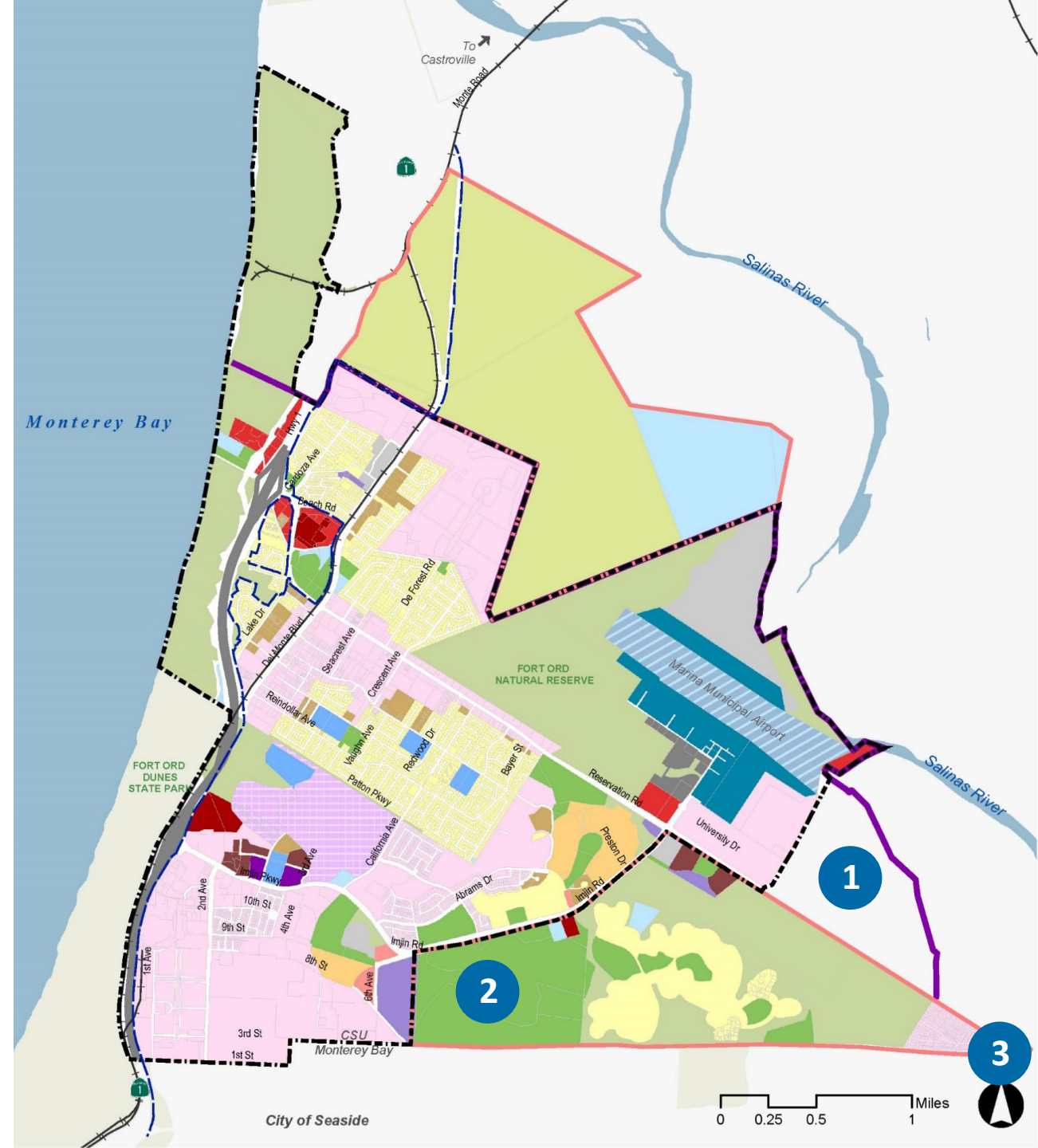
A city may consider annexing land to provide regulatory authority or influence over land directly adjoining its boundary. This is also a common way cities grow outward.



# Potential Annexation Areas

The following areas have been considered by the City of Marina as possible areas to annex or bring into its Sphere of Influence:

- 1 Blanco Road Property
- 2 Former Landfill (part of Schoonover area)
- 3 East Garrison

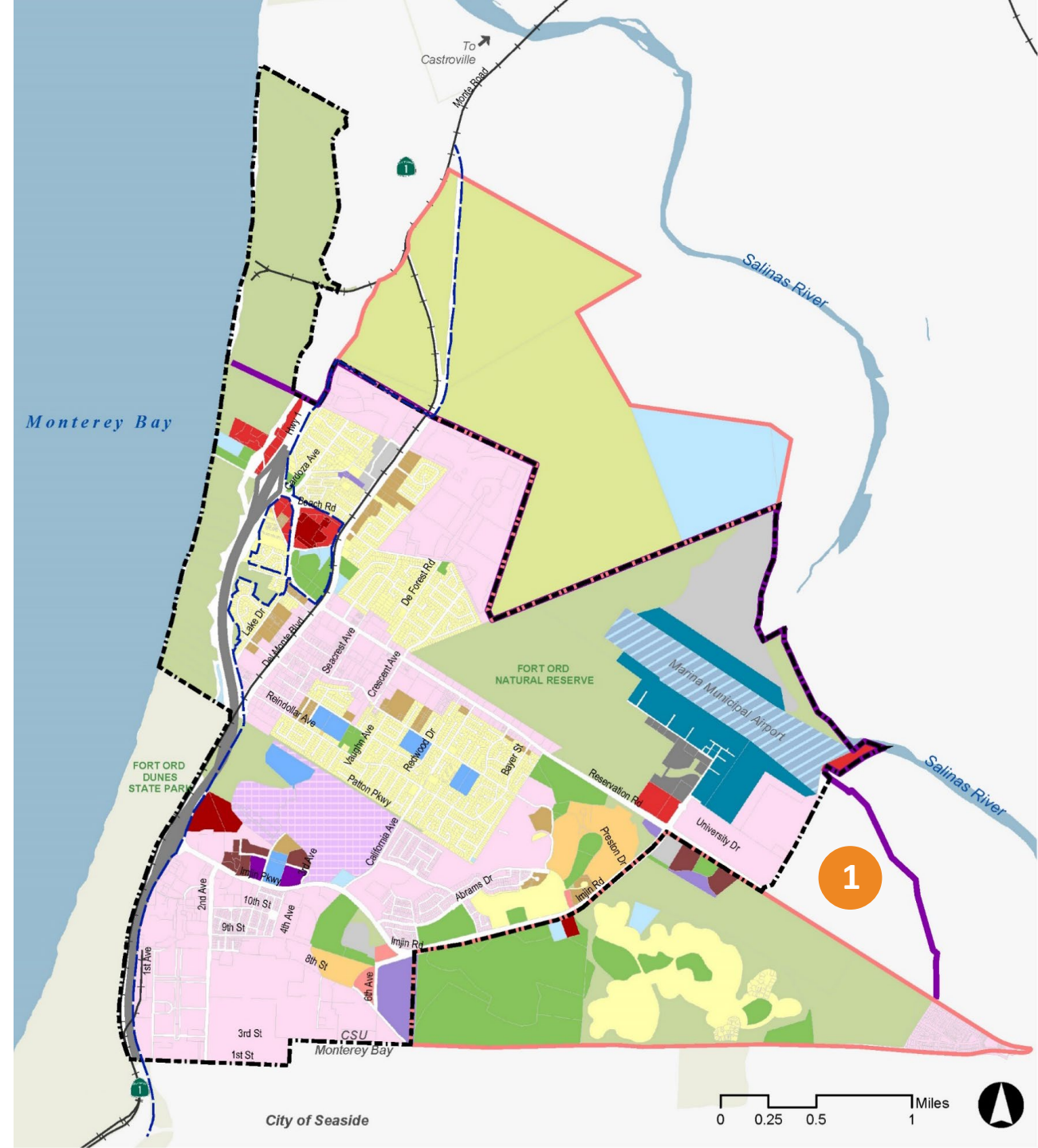


# Blanco Road

The Blanco Road area is envisioned by the County as a future housing development site.

*At the September 21<sup>st</sup> workshop, the majority of respondents were supportive of considering this area for annexation.*

Staff's Recommendation: Consider applying a land use designation here now, and discuss extending the City's Sphere to this area with the County.



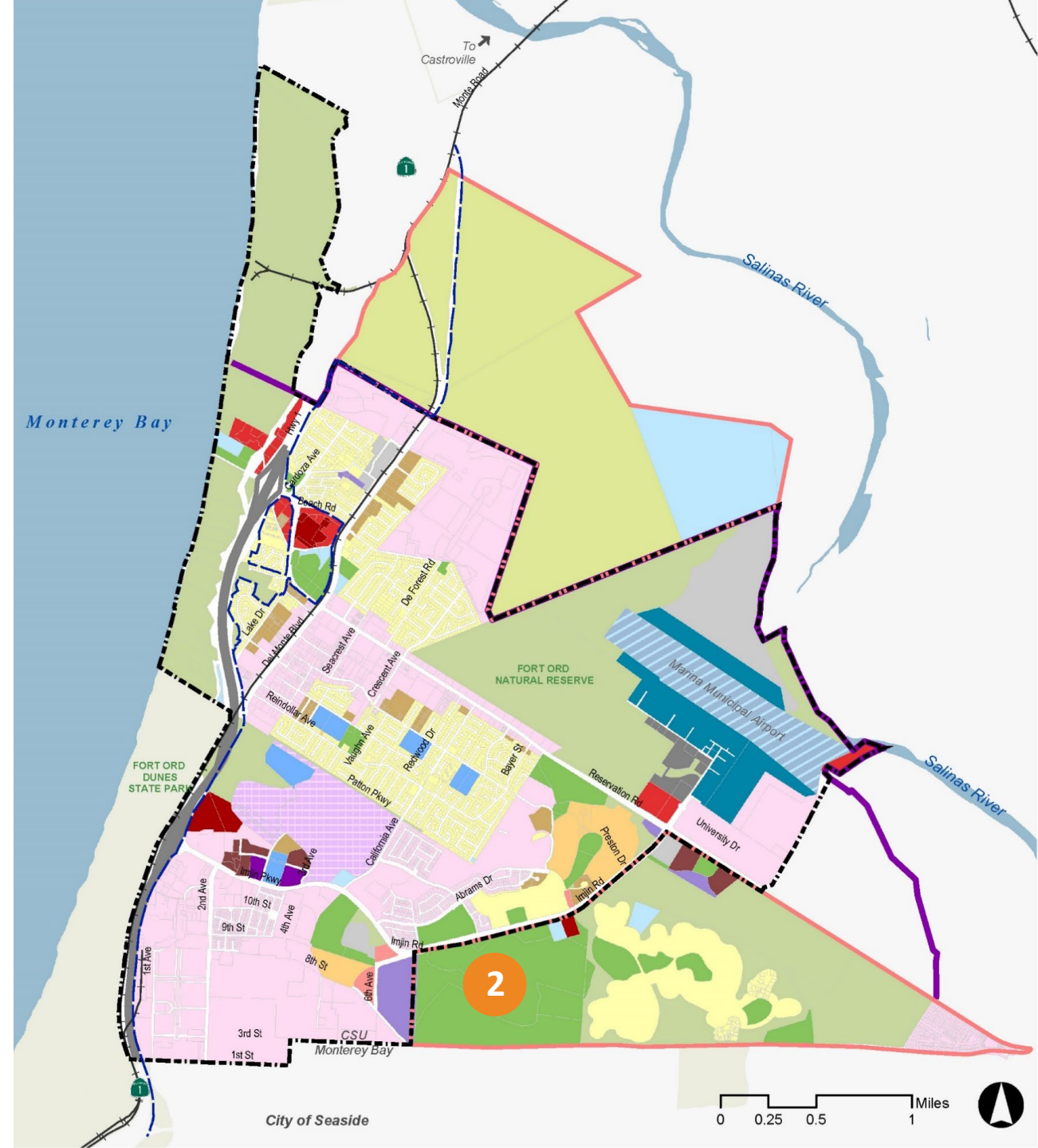


# Former Landfill

Residents and Elected officials have expressed interest in the former landfill site.

This site is home to protected species, making it unlikely for new development.

Staff's Recommendation: Consider annexation of this area for gilia mitigation (for development elsewhere).

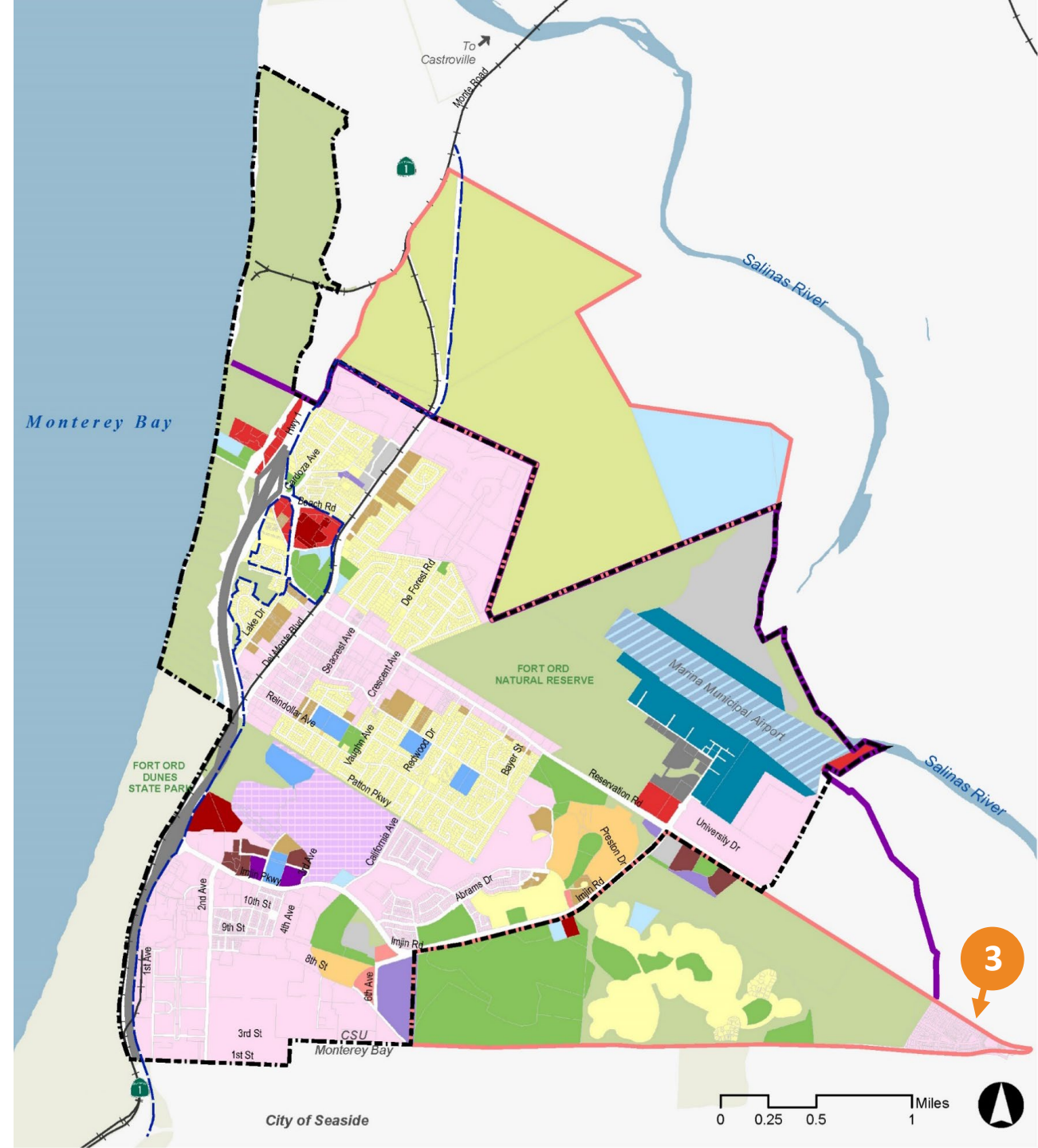


# East Garrison

Residents of East Garrison have expressed interest in becoming part of the City. This presents a few challenges/downsides:

- East Garrison is not contiguous with the City Limits, a requirement to annex. Half is in the Sphere and half is not.
- East Garrison is fully developed – not a growth opportunity for the City.
- Annexation would require costly extension of public services/facilities.
- East Garrison is served by the Regional Fire District, exiting this district would result in a funding loss for this district and lower response time for East Garrison

Staff's Recommendation: Leave the Sphere of Influence as-is in this area.



# Policy Topics for General Plan Chapters

# Questions and Discussion

- Are all the right topic areas covered?
- Should any be revised or removed?
- Are there any goals or policies missing?

# Safety & Hazards

# Safety and Hazards Policy Topics

## Wildfire

- Manage development risk on the eastern edge of the city within the High Fire Hazard Severity Zone
- Provide backup power for critical facilities in response to hazardous events
- Pursue fuel reduction in open spaces
- Provide hardening and defensible space where recommended

## Coastal Erosion & Flooding

- Adopt and implement the Marina Local Coastal Program Coastal Hazards and Sea Level Rise Implementation Plan
- Preserve the city's coastal dune landforms as a natural barrier
- Identify nature-based solutions to protect against coastal erosion and flooding
- Coordinate with County, State and Federal agencies to protect and manage coastal assets

## Seismic Hazards

- Continue to align the City's building code with the most up-to-date standards for seismic safety
- Limit development in areas susceptible to landslide and earthquake-induced liquefaction
- Conduct a citywide seismic resiliency study
- Identify funding sources for low-interest seismic retrofit loans





# Safety and Hazards Continued

## Emergency Preparedness

- Pursue funding to build a state-of-the-art fire and police facility
- Establish redundant and resilient systems for emergency communication
- Collaborate with CSUMB and nearby cities for joint regional emergency operations
- Plan evacuation routes
- Identify populations at higher risk during disaster situations

## Public Safety

- Continue to provide high-quality police and fire services
- Seek opportunities to fund needed expansion of police and fire facilities
- Seek opportunities for advanced technologies for police and fire
- Implement the strategic use of police body and car cameras to enhance transparency and accountability

## Hazardous Materials

- Support ongoing efforts for superfund clean-up at Former Fort Ord properties
- Continue to facilitate removal of contaminated Former Fort Ord buildings
- Site hazardous materials appropriately and buffer from sensitive uses
- Coordinate with County public safety agencies

# Conservation

# Conservation Policy Topics

## Habitat and Species

- Balance habitat protection with conscientious development
- Support infill development to protect natural open space
- Inventory and monitor Monterey sand gilia within the city
- Establish standards for development to mitigate the loss of sand gilia habitat
- Establish a Residential Tree Preservation ordinance
- Work with the City's Tree Committee to establish list of protected trees
- Preserve and expand Marina's natural woodlands, riparian areas, and urban forest

## Groundwater

- Protect groundwater quality
- Minimize contamination from urban and agricultural runoff
- Maximize groundwater recharge
- Coordinate with MCWD and the County Water Resources Agency to manage groundwater sustainably

# Conservation Continued

## Cultural and Tribal Resources

- Preserve historic and archaeological resources
- Celebrate local history and diversity
- Collaborate closely with local Tribal organizations to manage natural and cultural resources

## Air Quality

- Encourage alternative transportation modes and transit to reduce air pollution
- Collaborate with the Monterey Bay Air Resources District
- Enforce performance standards and/or buffers for heavy polluting uses
- Minimize dust and construction debris

## Scenic Resources

- Protect public views from Highway 1 to the west to the greatest extent possible
- Protect public views of the dunes ridgelines to the greatest extent possible

# Public Utilities, Infrastructure, & Water

# Public Utilities Policy Topics

## Telecommunications

- Expand broadband and fiber optic throughout Marina to ensure high-speed internet access for all
- Prepare a Wireless Ordinance to streamline deployment of wireless facilities
- Seek funding for the installation of public Wi-Fi access points throughout the city
- Invest in CCTV surveillance trailers and other advanced surveillance technologies to ensure real-time monitoring and rapid response to incidents

## Waste and Recycling

- Divert waste away from the landfill to the maximum extent possible
- Work with ReGen to minimize nuisance and pollution from the Regional Treatment Plant and Monterey Peninsula Landfill
- Work with the City's waste hauler, multi-family property managers, and businesses to provide organic waste collection
- Consider rebates, tax credits, or expedited permit processing for projects that incorporate waste-reduction strategies

# Public Utilities & Infrastructure Policy Topics

## Electricity and Natural Gas

- Ensure that adequate electricity and natural gas is available for existing and developing areas.
- Coordinate with PG&E in the siting and design of gas and electric facilities to minimize environmental, aesthetic, and safety impacts
- Support PG&E's efforts to increase reliability and resiliency of the electrical grid
- Facilitate electrical undergrounding on Reservation Road
- Facilitate the implementation of 3CE programs for gradual electrification

## Infrastructure Maintenance

- Encourage revenue-producing development to support City services/maintenance
- Prioritize capital improvement projects to maximize utility of available funding
- Pursue grant funding opportunities for multi-benefit projects

# Water Policy Topics

## Water Supply

- Coordinate with Marina Coast Water District (MCWD) to ensure that Marina's water supply aligns with future needs
- Work with MCWD to reallocate water supply from underutilized districts to areas with more expected growth
- Support the implementation of MCWD's Groundwater Sustainability Plan
- Support recycled water delivery from Monterey One Water for irrigation
- Implement water conservation measures, especially in times of drought
- Promote rebates for water-saving fixtures and native/drought-tolerant landscaping

## Stormwater

- Require the latest best management practices for on-site stormwater retention, treatment, and infiltration
- Require compliance with Urban Stormwater Quality
- Management to eliminate illegal discharges and protect local waterbodies
- Encourage "green infrastructure" design and Low Impact
- Development (LID) techniques
- Encourage the use of stormwater harvesting systems
- Explore the feasibility of converting stormwater retention basins to public parks



# Environmental Justice

# Environmental Justice Policy Topics

## Pollution Burden

- Reduce impacts of the pending CalAm desalination plant, regional wastewater treatment plant, and regional landfill on the community
- Reduce/remediate legacy pollution on former Fort Ord lands
- Reduce impacts of pollution from Highway 101 and other roadways
- Work with the County Agriculture Commission to promote sustainable farming practices to reduce pesticide use
- Take steps to avoid adverse impacts of airport operations on Marina residents as the airport expands

## Land Use

- Attract new healthcare facilities, medical providers, and community health centers
- Establish libraries as resource centers
- Expand access to high-quality, affordable childcare

# Environmental Justice Continued

## Healthy Food Access

- Encourage food stores to locate in Marina
- Support and expand local farmers' markets
- Discourage new fast food drive-thru establishments, liquor stores, and smoke shops/vape stores

## Physical Activity

- Increase the number and diversity of parks and open space, especially for disadvantaged communities
- Create recreational programming that reflects the diversity of Marina residents
- Improve sidewalks, especially on major commercial and residential corridors
- Improve walk and bike access to schools, parks, and food stores

# Environmental Justice Continued

## Safe and Sanitary Housing

- Mitigate high housing costs by building new affordable and low-cost housing
- Promote aging in place, especially for seniors and veterans
- Support multi-generational housing
- Consider restrictions on smoking in multifamily housing

## Civic Engagement and Partnerships

- Promote culturally appropriate civic engagement
- Ensure transparency in government decision-making
- Expand/strengthen regional leadership and partnerships

## Economic Equity

- Expand job opportunities in Marina that match the educational levels and skills of local residents
- Support job training and education programs, especially for youth
- Support partnerships between CSUMB, local schools and regional employers

# Climate Change



# Climate Change Policy Topics

## Conservation and Mitigation

- Aim for the state target of a carbon-neutral community by 2045
- Reduce Greenhouse Gas (GHG) emissions
- Inventory the City's GHG emissions
- Establish tracking mechanisms and organizational capacity
- Improve energy and water efficiency of new and existing public and private buildings
- Support transition from gas to electric appliances

## Community Resilience

- Protect residents from impacts of climate change through cooling centers and resilience hubs
- Partner with community-based organizations to conduct outreach and education about climate change
- Establish programs that help homeowners and renters adapt to climate change

# Climate Change Continued

## Outreach and Education

- Create a climate information hub on the City website
- Engage in multilingual educational campaigns
- Partnerships in regional efforts
- Support partnerships that foster a green workforce

## Public Facilities

- Increase energy efficiency of City facilities
- Reduce food waste through programming
- Incentivize construction and demolition waste reduction
- Pursue zero-emission vehicle fleet and off-road equipment
- Consider sustainable purchasing policies

# Workshop #5 Feedback Policy Topics

# Public Comment

*Maximum of 2 minutes per person*

# Next Steps + Closing



# Upcoming Engagement

- **Survey #3 Preferred Land Use Alternative & Policy Preview** – Upcoming (TBD)
- **Planning Commission Meeting** – October 24<sup>th</sup>
- **GPAC #9** – November 7<sup>th</sup> (in person – Marina Library)
- **City Council Meeting** – November 19<sup>th</sup>

# Thank you!



Kimley Horn | Rincon | EPS