

## **CHAPTER 3 PROJECT DESCRIPTION**

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As required by Section 15124 of the California Environmental Quality Act (CEQA) Guidelines, this section describes the Cypress Point project (proposed project). This chapter includes a statement of the project objectives, a general description of the proposed project's technical, economic, and environmental characteristics, and a summary of the discretionary actions required to approve the proposed project.

### **3.1 PROJECT OBJECTIVES**

Section 15124(b) of the CEQA Guidelines requires that an EIR include a statement of the project objectives that “include the underlying purpose of the project and may discuss the project benefits.” The following objectives have been identified for the project:

1. Ensure both visual and functional compatibility with other nearby land uses, development, and natural features.
2. Design buildings, spaces, and uses that enhance and respect the character of the surrounding area, create a sense of neighborhood, and complement the vision for the area.
3. Ensure the vision for site development is economically feasible.
4. Implement State density bonus law, the Surplus Lands Act, and the City's General Plan Housing Element by providing housing for a mix of income levels, including at least 15% of the project's base dwelling units for low-income households on the project site.
5. Provide new market rate and affordable housing on a site that is consistent with the City's General Plan, Zoning Ordinance, Density Bonus Law, and affordable housing objectives, and to help satisfy the City's current and future demand for housing.
6. Develop homes on a site that can be served by existing utilities, services, and street access, within close proximity to public transportation and shopping centers.
7. Design a project that compliments and allows for the City's sewer infrastructure projects to continue and run through the development site.

## 3.2 PROJECT OVERVIEW AND MAJOR COMPONENTS

The proposed project site consists of a vacant parcel (APN 158-301-46) and includes approximately 7.3 acres located in the San Luis Rey Neighborhood Area of the City of Oceanside, California. The proposed project site is located west of Los Arbolitos Boulevard at the Aspen Street and Pala Road intersections in the northern portion of the City of Oceanside. The property is located adjacent to the San Luis Rey (SLR) River flood channel and SLR trail/bikeway along the top of the flood channel berm, approximately 0.9 mile north of State Route 76 Highway and approximately 0.5 mile southeast of Camp Pendleton within Section 7, Township 11 South, Range 4 West of the USGS San Luis Rey, California Quadrangle. The project site is bordered on the north and west by the San Luis Rey River and on the south and east by existing residential developments.

The project site is zoned RS-Single family residential, corresponding with the General Plan designation of Single Family Detached Residential (SFD-R). Surrounding areas to the project site are zoned open space (to the north and west of the project site), and a variety of residential zones, including RS (Single-Family Residential District), RM-A (Medium Density A District), RM-B (Medium Density B District), and RH (High-Density Residential District) in the adjacent neighborhoods (to the east and south of the project site). Commercial zones are located alongside Highway 76, which is less than a mile south of the project site. Please refer to Figure 2-3, Zoning Designations in Chapter 2, Environmental Setting, of this EIR.

The proposed project includes development of 54 single-family homes on the 7.3-acre project site, ranging in size from approximately 1,200 to 1,700 square feet, located around a private loop road within the project site (Figure 3-1, Tentative Map). Primary access to the project site is proposed to be taken from a westerly extension of Pala Road, at the southern edge of the project site. Secondary emergency only access is proposed via Aspen Street, at the midpoint of the project site on the east side. In the event of an emergency the Aspen Street gate can be accessed by the Fire Department by knock box entry device. Both road entries would lead to the private loop within the project site. All proposed residences would include an entrance driveway, walkway, and front porch located in the front façade closest to the sidewalk and street. Two-car garages would be set further back than the front façade and would allow for two cars in the garage and two cars in the driveway. Additionally, the development would provide 38 more parking spaces for residences and/or guests. The two-story homes would include 3 to 4 bedrooms, living areas on the first floor, bedrooms on the second floor, and private outdoor space provided in the rear yard. A floor plan summary for the proposed development is outlined below in **Table 3-1, Proposed Floor Plans**.

**Table 3-1  
Proposed Floor Plans**

Plan Type	Square Feet	Bedrooms	Units
Plan 1	1,206	3	8
Plan 2	1,373	3	11
Plan 3	1,500	3	17
Plan 4	1,703	3 + den, or 4	18
<b>Total</b>			<b>54</b>

A portion in the northwest corner of the project site has been left undeveloped as part of the City’s Draft Subarea Plan hardline preserve and to accommodate the existing San Luis Rey Trail located on the property. The preserved area is just under 1 acre in size which contains a 6’ masonry wall at the development perimeter to protect it from human contact.

The proposed homes in the development would be setback from existing residential homes along the eastern project boundary by approximately 70 feet to 75 feet from structure to structure with 48 feet separation between property lines, in order to provide privacy and visual relief to the existing homes on Los Arbolitos Boulevard.

The property was sold as surplus land by the City to Concordia Communities, LLC. Under the Surplus Lands Act of California, if a project is developed with 10 or more residences, no fewer than 15% of those residences must be designated as “affordable” as defined by the state. Of the proposed 54 single-family homes, 8 of the units would be affordable/low-income units, and the remaining 46 units would be considered market rate units, which complies with both the Surplus Lands Act and Density Bonus Law provisions regarding affordable housing. Affordable units would be commensurate to the overall project in unit size and dispersed throughout the project having access to all amenities available to the market rate units. Unit calculations based on both the Surplus Lands Act and density bonus law are described in detail below and in Chapter 4.12, Population and Housing, of this EIR.

The approvals required for the project include a Tentative Map, Development Plan, and a request for Density Bonus with waivers for development standards such as lot size, lot width, setbacks, lot front landscaping requirements, overall height of fences and walls, and a requirement that retaining walls over 4 feet high be plantable. Approvals and requested Density Bonus waivers for development standards are further outlined below in Section 3.3 Discretionary Actions and Approvals.

### **3.2.1 Land Uses**

The proposed residential project includes residential uses within a 7.3-acre project site. The project also includes supporting amenities, including open space and landscaping. The property is zoned RS-Single family residential, corresponding with the City of Oceanside’s General Plan designation

of SFD-R. As described above, surrounding areas are zoned open space in the areas adjacent to the San Luis Rey river, and a variety of residential zones, including RS, RM-A, RM-B, and RH, are located in the nearby neighborhoods. As the project proposes 8 low-income units, the Density Bonus Law requires the City to grant two incentives/concessions and unlimited waivers. The project is requesting waivers to the following development standards for a housing development: overall lot size, lot width, setbacks, lot front landscaping requirements, and fences and walls height and plantable retaining walls. Project development standards and requested waivers are outlined below in Table 3-4. Proposed land uses on the project site are further discussed in detail in Chapter 4.10 Land Use, and Chapter 4.12 Population and Housing, of this EIR.

### 3.2.1.1 Residential

The State of California’s Density Bonus Law (Government Code Section 65915-65918) was established to promote the construction of affordable housing units, and allows projects to exceed the maximum designated density and to use development standard waivers, reductions or incentives and concessions in exchange for providing affordable housing units in compliance with all current density bonus regulations. The City implements these state requirements, and a summary of the proposed unit count based on the density bonus is outlined in Table 3-2 below.

The project proposes 54 total single-family homes, which is fewer than the 57 allowed under the density bonus. The Surplus Lands Act requires that 15% of the constructed homes, or 8 units, be affordable, which is one (1) more affordable unit than the 7 required under the density bonus. The project would designate 8 units to be affordable/low-income units, and the remaining 46 units would be market rate, which complies with both the Surplus Lands Act and Density Bonus Law provisions regarding affordable housing. Of the 54 total units, 36 would be three-bedroom homes (Floor Plans 1-3) and the remaining 18 homes would have the option of having three-bedrooms with a den or four-bedrooms (Floor Plan 4). The homes would all be two stories and would range in size from approximately 1,206 to 1,703 square feet, and each home would have a front porch, two-car garage, and private outdoor space provided in the rear yard. Given the site’s 7.38 acres and the permitted base density of 5.9 units per acre, the project would have an allowed base of 44 units. With approximately 22% of the allowable 27.5% bonus provided in accordance with State Density Bonus law, an additional 10 “bonus density” units are proposed. This is further described in Section 3.3, Discretionary Actions and Approvals, below.

**Table 3-2  
Proposed Unit Count Methodology**

Types of Units	Calculations	Proposed
Total Units	57 units-maximum (per Density Bonus Law)	54 units
Affordable Units (low income)	7 (per Density Bonus Law; 8 (per Surplus Lands Act)	8 units
Market Rate Units	N/A	46 units

### 3.2.1.2 Open Space

Approximately 24% of the project site is planned as open space. A total of approximately 27,023 square feet of common open space is proposed, which consists of central green space, and the north and south sides of the eastern landscaped area. The centrally located common open space creates a gathering spot for neighbors, and a recreational turf area would provide an area for children to play, and an arbor arc through the center of the green space would provide shade over the proposed picnic tables. The central green space would also include a decomposed granite path winding through the landscaped area. Each residence would have a private backyard, which would provide a total of approximately 49,140 square feet of private open space within the project site (approximately 910 square feet per residence). Overall, a total of 76,163 square feet of usable open space would be provided by the project. Three hundred (300) square feet of open space per unit is required, and the project proposes 1,410 square feet of open space per unit. A summary of the usable open space areas proposed as part of the project is outlined in Table 3-3 below.

**Table 3-3  
Usable Open Space**

Location of Open Space	Size of Open Space (square feet)
<i>Share Open Space</i>	
Central Green Space	8,251
Eastern Landscaped Pathway - north side	8,759
Eastern Landscaped Pathway - south side	10,013
<b>Total Shared</b>	<b>27,023</b>
<i>Private Open Space</i>	
Backyards	49,140
<i>Total Private</i>	<i>49,140</i>
<b>Total Usable Open Space</b>	<b>76,163</b>
<i>Total per Residence (54)</i>	<i>1,410 per unit</i>

### 3.2.1.3 Landscaping and Walls

Proposed landscaping is designed to provide a distinct visual character and enhance the project. The preliminary landscaping plan is shown in Figure 3-2, Landscape Plan. The primary entrance at the Pala Road extension would include the addition of street trees and ground level vegetation. Additional landscape opportunities are provided at the southern edge of the project, with three of the four bio-basins on site being located along Pala Road. The entry at Pala Road will be a private gate that will be owned and operated by the HOA for the benefit of the homeowners. The secondary entrance at Aspen Street, serves as an emergency only access to the existing neighborhood and would be improved through the reconstruction of sidewalks on both sides of the street with street trees between the sidewalk and the existing homes. Homeowners will not be able to access Los

Arbolitos from the project site via vehicles. At the northwest corner of the site, existing vegetation along the San Luis Rey would be left undisturbed. A four-foot wall is located on the northwest corner of the private road facing the trail, with a masonry wall above that connects to the masonry perimeter wall for safety and to prohibit human encroachment into the river buffer and the hardline preserve. Two existing wells are located on the project site, and both wells are fenced to provide 10-foot by 10-foot maintenance access and to prevent public access.

Front yards of the proposed homes that face the loop road around the project site would have two front yard trees, one for a landscape accent and the other to provide shade at the front porches. As described above, the centrally located common open space would create a gathering spot for neighbors, and a recreational turf area would provide an area for children to play, and an arbor arc through the center of the green space would provide shade over the proposed picnic tables. The central green space would also include a decomposed granite path winding through the landscaped area.

There would be a masonry perimeter wall that would prevent access from the developed site towards the trail in order to protect the natural landscape and help minimize light intrusion into the area. Wood fencing would provide privacy around yards, except for some lots along the northern and western boundaries of the project site, which will have retaining walls. These retaining walls are included to accommodate the increased elevation of the site necessary to raise the site out of the floodplain, provide appropriate site drainage, and to accommodate existing and proposed City trunk utility pipes. These walls are 4 feet to 5 feet high facing open space, the eastern neighbors and the San Luis Rey Trail, and have open tubular steel fencing above where needed for security. All backyard and fenced side yard spaces are private and would be maintained by the homeowner.

A variety of bushes and planting would create a buffer to the existing homes in the area where underground utilities limit the use of trees. Landscaping would be in front of all walls where possible, except along the western boundary where walls are located on the property line. Water conserving landscaping and efficient irrigation design would be utilized, along with consideration of aesthetic and functional requirements for the site. Landscaping adjacent to public rights-of-ways, including the central green space, stormwater basins, and the front yards of residences would be maintained by an HOA.

### **3.2.2 Architectural Design**

The project would have an architectural style inspired by traditional farmhouse styles with patios at the face of each home making the pedestrian entry a focal point, with garages set back in a less prominent location that accommodates a full-size driveway (Figure 3-3, Project Rendering). Three different elevations would be provided for each of the four (4) floorplans, allowing for a variety of facades and a diverse street scene. Proposed building material finishes would include stucco finish, Hardie board vertical siding, decorative rafter tails, vinyl windows, and painted wood beams

and shutters. The proposed building height would be a maximum of 25 feet above grade, which is less than the 36-foot zoning code height limit. The project is requesting a waiver pursuant to Density Bonus law for 5-foot side and corner setbacks, 10-foot rear setbacks, 11.5-foot setbacks from the front of the building façade to the property line perpendicular to the front façade, 6.5-foot setbacks from the porch to the property line, and 20-foot setbacks to the garage. The project design is intended to promote the use of outdoor space and pedestrian usage. Additional details and analysis related to architectural design can be found in Chapter 4.1, Aesthetics.

All outdoor lighting would meet Chapter 39 of the City Municipal Code (light pollution ordinance) and would be shielded appropriately. Street lighting would be provided through lighting on individual homes rather than overhead lighting to reduce lighting impacts to the surrounding open space areas and improve dark sky regulation compliance.

### **3.2.3 Circulation, Access, and Parking**

#### **3.2.3.1 Vehicular Circulation and Access**

The project site is located north of Pala Road and west of Los Arbolitos Boulevard. The proposed 54 single-family residences would be surrounding a private loop road within the project site. (Figure 3-1). Pala Road would provide the primary vehicular access to the proposed project from a proposed westerly extension of Pala Road at the southern edge of the project site. Secondary access to the project site would be available via Aspen Street, at the midpoint of the project on the east side. Both public road entries lead to the private road with frontage for residences and guest parking.

The project proposes sidewalk improvements to Aspen Street, including extending the curb, gutter, and sidewalk on both sides of the street leading to the project site with ADA-accessible corner curbs. A 5-foot curb, gutter, and sidewalk would surround the homes on the interior side of the loop road, with an additional sidewalk along the Pala Road extension into the project site that would connect with corner curbs to the inner loop sidewalk.

#### **3.2.3.2 Pedestrian Circulation and Access**

Pedestrian access is provided by sidewalks in each direction of travel along Los Arbolitos Boulevard, Pala Road, Fredricks Avenue, El Camino Real, Mission Avenue, and Aspen Street. Sidewalk improvements proposed for Aspen Street would include extending the curb, gutter, and sidewalk on both sides leading into the project site with ADA-accessible corner curbs.

Aspen Street will be gated and closed at all times except in the event of an emergency. Pedestrian access doors will be installed on both the Aspen Street and Pala Road sidewalks for use by the Cypress Point residents but closed to the general public.

### **3.2.3.3 Bicycle Circulation and Access**

There are currently Class II bike lanes in each direction of travel on Pala Road, Mission Avenue, and El Camino Real (south of Mission Avenue) in the vicinity of the project site. The project would maintain access to the San Luis Rey River Trail bike path. The closest public access point to the San Luis Rey River Trail bike path from the project site is located just east, off Cypress Road.

### **3.2.3.4 Public Transit Access**

The project area is provided transit service via the North County Transit District (NCTD), which operates the Oceanside Transportation Center located approximately 4.3 miles from the project site. The routes that operate near the project area are routes 303, 309, and 311. Bus stops within a 1-mile radius of the project site include the stops located at Pala Road and Fredricks Avenue, Los Arbolitos Boulevard and Orr Street, and El Camino Real and Mission Avenue. Additionally, the Oceanside Transportation Center has connections to the following NCTD routes: 101, 302, 313, 318, 392 FLEX, 395 Flex, RTA 202, Coaster, Amtrak, Metrolink, Greyhound and Sprinter.

### **3.2.3.5 Parking**

The project would provide a total of 254 parking spaces on site for residents and guests. Each home would have a two-car garage set back from the front façade, and driveways would be designed to allow for two full sizes parked cars, allowing parking for four (4) cars per home. In addition to the parking at each residence, the project would also provide 38 surface parking spaces on site for guests and residents.

## **3.2.4 Public Utilities**

### **Water Facilities**

Water service would be provided via the existing water connections to the existing public water system. Water service for the project would be provided by the City via connections to the existing 8-inch water line within Los Arbolitos Boulevard and the existing 12-inch water line within Pala Road. Off site, the project would extend the 12-inch public water main in Pala Road to the project site. All proposed on-site water mains would be 8-inches in diameter and would provide looping between the two existing system connections. Refer to Section 4.17, Utilities and Services Systems, for a detailed description of water service and connection.

### **Sewer Facilities**

The existing public sewer system in the vicinity of the project consists of 8-inch-diameter sewer lines in Pala Road and in Los Arbolitos Road. The sewer in Pala Road joins the Los Arbolitos sewer at the intersection of the streets and then flow continues south in Los Arbolitos Boulevard in a 12-inch

sewer. This sewer flows south to Mission Avenue and then to the Mission Avenue Lift Station. Several force mains and outfalls also run through the project and adjacent to the project. On the west side of the project, there is a 24-inch San Luis Rey Land Outfall and the 24-inch Mission Avenue Lift Station Force Main along with another 24-inch force main and a 10-inch force main within existing public easements. On the eastern boundary of the project site there is the 42-inch Buena Lift Station Force Main and new public easement reserved for future sewer mains.

### **Site Drainage**

Storm drain systems and connections would be designed to collect on site runoff and convey it through the project site into existing drainage facilities. Stormwater treatment to meet water quality requirements include four bio-basins on the project site and storm water quality areas within the public right-of-way. On-site basins include one in the common area central to the project site and three along the southern edge of the project site. Additional stormwater management areas include the landscaped areas adjacent to the public street improvement areas to treat street runoff. Refer to Section 4.9, Hydrology and Water Quality, for a detailed description of site drainage.

### **Dry Utilities**

Electricity and natural gas would be provided by San Diego Gas & Electric (SDG&E). There are existing electrical lines and natural gas pipeline within Pala Road and Los Arbolitos Boulevard, adjacent to the project site. The project would connect to existing dry utilities at Pala Road and Los Arbolitos Boulevard.

## **3.2.5 Project Design Features**

The following features have been incorporated into the project design. These project design features would be conditions of approval and/or required in order to comply with applicable regulations.

### **3.2.5.1 Sustainability**

In addition to the project's infill location, the project would include several sustainability design features to reduce potential energy and water usage, promote pedestrian and bicycle travel, and reduce potential greenhouse gas emissions. The proposed sustainability features include:

1. Solar system for each home
2. Installation of 90% light-emitting diode (LED) lighting or other high-efficiency lightbulbs
3. Energy star or equivalent energy efficient appliances
4. Low-flow water fixtures and appliances
5. Drought-tolerant landscaping and water efficient irrigation system
6. Bicycle parking facilities

### **3.2.5.2 Traffic Control Plan**

During the proposed sidewalk improvements to Aspen Street, including extending the curb, gutter, and sidewalk on both sides of the street leading to the project site with ADA-accessible corner curbs, the project would implement a traffic control plan to ensure continued access through the area. This traffic control plan is a standard City requirement and a condition of approval required for projects that involve improvements with within a right-of-way or access easement and would be subject to approval by the City Traffic Engineer.

### **3.2.5.3 Way-finding Signage**

The project includes the following way-finding signage:

- Signage at the project entrance identifying to motorists that the residential complex is private/not a through street
- Signage within the site identifying visitor parking

### **3.2.5.4 Geotechnical Report Recommendations**

The Geotechnical Report (Appendix F) includes project design recommendations pursuant to California Building Code and the City of Oceanside Grading Ordinance. The project would be required to comply with the recommendations of the Geotechnical Report as a condition of approval. These recommendations are specified in Appendix F Section 6.0. In summary, the recommendations pertain to earthwork, foundations and slab design, lateral earth pressures and retaining wall design, geochemical considerations, concrete flatwork, preliminary pavement design, infiltration best management practices, control of ground water and surface waters, construction observation, and plan review. Please refer to Chapter 4.6 of this EIR for a detailed analysis on geology and soils.

### **3.2.6 Construction Phasing and Conceptual Grading**

It is anticipated that development of the proposed project would occur over approximately 14 months, with a project opening day estimated in Spring 2023. The anticipated sequence of construction is as follows, with some phases overlapping:

- Site Preparation (2 weeks)
- Rough Grading (4-6 weeks)
- Utility Trenching (10 weeks)
- Building Construction and Architectural Coating (40 weeks)
- Paving (4 weeks)

The entire 7.3-acre site would be graded. Approximately 33,093 cubic yards of fill would be imported, as the project would include approximately 3,139 cubic yards of cut and 29,898 cubic yards of fill. Construction is proposed to occur Monday through Saturday, between 7:00 a.m. and 7:00 p.m., to comply with Section 6.25 of the City’s Code of Ordinances (City of Oceanside 2019).

### 3.3 DISCRETIONARY ACTIONS AND APPROVALS

Consistent with the City’s General Plan and Zoning Ordinance, the proposed project requires certain entitlements be submitted, reviewed, and approved by the City. The requested entitlements include a Tentative Map and a Request for Density Bonus. As the project proposes 8 low-income units, Density Bonus Law requires the City to grant an incentive/concession and unlimited waivers. In order to accommodate the increased density allowed under Density Bonus Law and maintain the single-family lot design and character of the underlying zone, the project cannot physically comply with all of the development standards that apply to standard projects. Based on the proposed design to accommodate Density Bonus units, the project seeks a waiver of the following development standards for a housing development pursuant to Density Bonus law:

- Overall lot size
- Lot width
- Setbacks
- Lot front landscaping requirements
- Fences and walls height and plantable retaining walls

A summary of the development standards and required waivers are outlined in Table 3-4 below, to demonstrate compliance with the RS zone, or where Density Bonus waivers are requested. Development standards for the RS Zone is also described in detail in Chapter 4.10, Land Use, of this EIR.

**Table 3-4  
Project Development Standards and Required Waivers**

Development Standard	RS Zone	Proposed Project	Notes
Lot Size (square feet)	6,000 square feet (minimum)	3,000 square feet (minimum)	Waiver to accommodate Density Bonus units
Lot Width	65 feet. (minimum)	50 feet. (minimum)	Waiver to accommodate Density Bonus units
Setback - Front	20 feet. (minimum)	11.5 feet. (minimum front building façade to property line perpendicular to front façade), 6.5 feet from porch to	Waiver to accommodate Density Bonus units

**Table 3-4  
Project Development Standards and Required Waivers**

Development Standard	RS Zone	Proposed Project	Notes
		property line, and 20 feet (minimum to garage)	
Setback - Side	7.5 feet. (minimum)	5 feet. (minimum)	
Setback – Corner Side	10 feet. (minimum)	5 feet. (minimum)	
Setback - Rear	15 feet. (minimum)	10 feet. (minimum)	
Density	3.6 – 5.9 du/gross acre (44 units max)	54 units with Density Bonus	Proposed number of units were calculated using the State Density Bonus Law
Lot Coverage	45% (maximum)	42% maximum 36% average	Complies with Code
Building Height	36 feet. (maximum)	24 feet. 10 inches	Complies with Code
Parking	2-car garage per single family home	2-car garage per single family home, full size driveway for guest parking and additional 30 spaces within the project site available for visitors	Complies with Code
Landscaping	Minimum 50% of yard adjoining street shall be planting or landscaping (including ornamental gravel). The remainder may be used for driveways or walks.	Front yards of the proposed homes that face the loop road around the project site would have two front yard trees, one for a landscape accent and the other to provide shade at the front porches.	Waiver to accommodate Density Bonus units
Fences and Walls	Maximum height of a fence or wall, including retaining walls shall be 6 feet. Retaining walls over 4 feet in height shall be planted and irrigated.	Retaining walls for site plan includes segments up to 5 feet that are standard, non-plantable walls. Some fencing along the western boundary exceeds the total of 6 feet, with 42” tubular metal atop 48” retaining wall.	Waiver needed to provide for graded lot sizes that can accommodate Density Bonus Units and provide additional privacy along eastern boundary in response to neighbor concerns
Useable Open Space	Total useable space shall be at least 300 square feet per dwelling unit	1,410 square feet per units	Complies with Code
Urban Forestry	Tree Canopy minimum on sites one acre or more – 12% of site minimum Permeable surface area minimum on sites one acre or more – 22% of site minimum	Tree Canopy – 74,404 square feet, or approximately 23.5% Permeable surface area – 84,240 square feet or approximately 26.6%	Complies with Code
Renewable Energy Facilities	Residential projects with 25 or more units shall install and maintain renewable energy facilities that supply at least 50% of forecasted electricity demand	Each home would be provided with a solar system to meet 50% of forecasted electricity demand	Complies with Code

The City would use this EIR and associated documentation in its decision to approve or deny the required discretionary permits. Other responsible and/or trustee agencies can use this EIR and supporting documentation in their decision-making process to issue additional approvals.

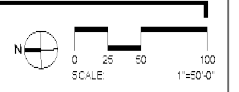
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01 LANDSCAPE CONCEPT PLAN



SOURCE: Omega Engineering 2020

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**FIGURE 3-2**  
**Landscaping Plan Map**

Cypress Point Project Draft Environmental Impact Report

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SOURCE: Omega Engineering 2020

**DUDEK**

**FIGURE 3-3**  
Project Rendering

Cypress Point Project Draft Environmental Impact Report

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