



East Ranch

Community Meeting
September 8, 2021

Meeting Agenda

- 6:00-6:05 Arrival and Introductions
- 6:05-6:10 Overview of the City's Development Application Review Process
- 6:10-6:25 Project Overview
- 6:25 Questions & Answers
- By 7:00 Closing and Thank You

Development Review Process

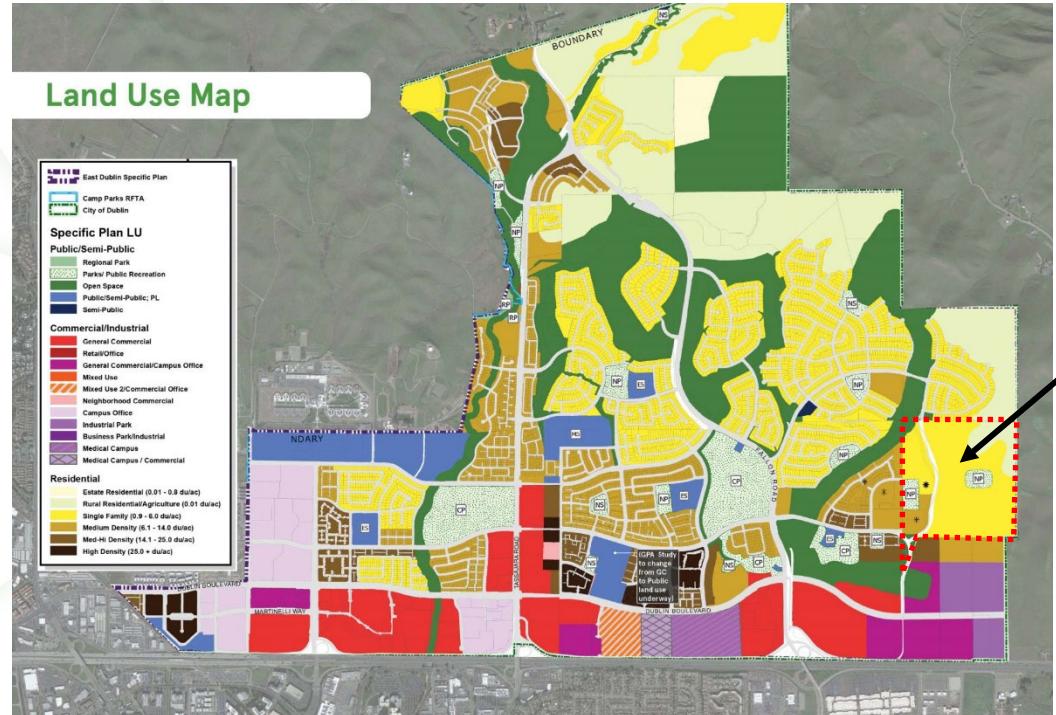
- Trumark (Applicant)
- Application Submittal / Review
 - Planned Development Rezone
 - Vesting Tentative Tract Map
 - Heritage Tree Removal Permit (4 trees)
- Application is ultimately acted on by the City Council (Planning Commission recommendation)

Project Location



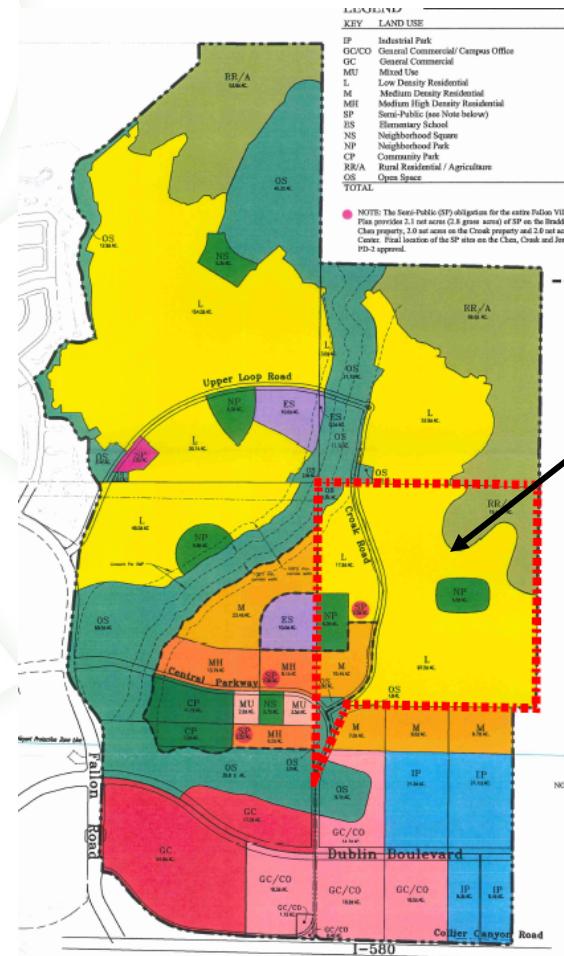
Background

- 1994 - City Council adopted subsequently amended Eastern Dublin Specific Plan (EDSP).
- Comprehensive land use program for the 3,300+ acre planning area.

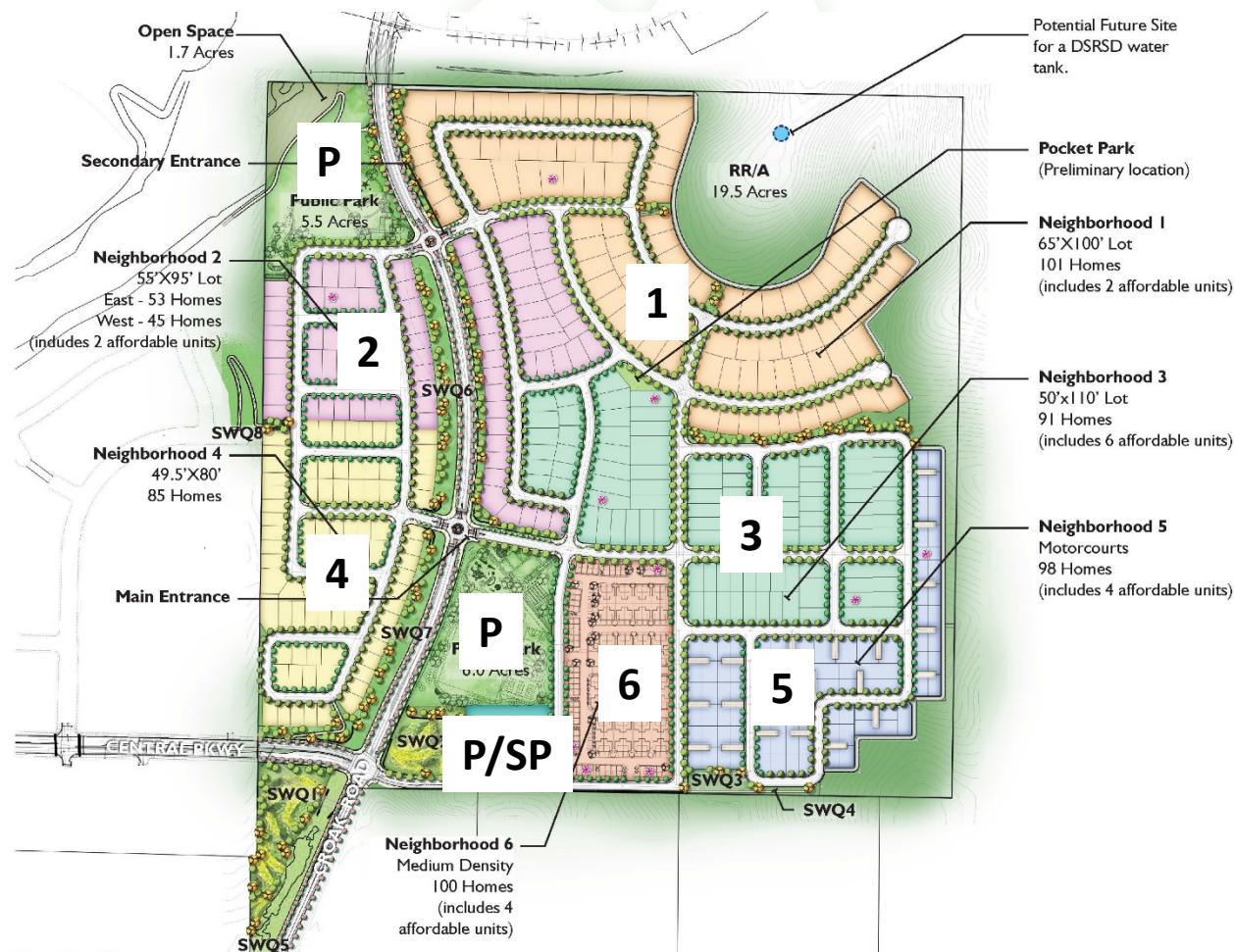


Background Cont.

- 2005 - City Council adopted Ordinance No. 32-05 amending the GP and EDSP for Fallon Village including, amending adopting Planned Development (PD) zoning with Stage 1 Development Plan establishing regulations for allowed land uses



Proposed Project

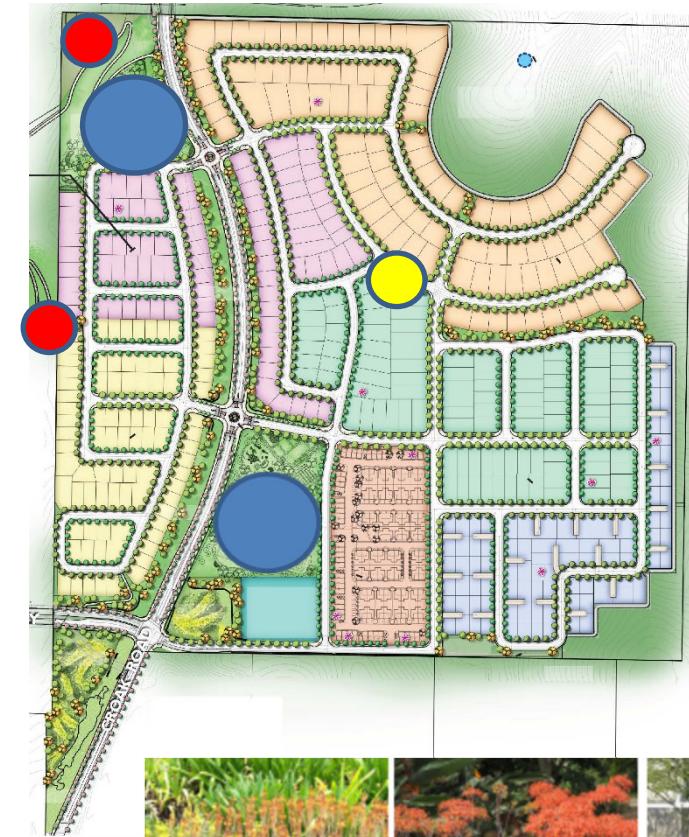


PD - Architectural Styles

- Traditional Farmhouse
- Modern Farmhouse
- California Revival
- Contemporary



PD – Preliminary Landscape Plan



- 2 Neighborhood Parks
- Pocket Park
- Multi-Use Trails
- Plant Palette



Neighborhood Parks

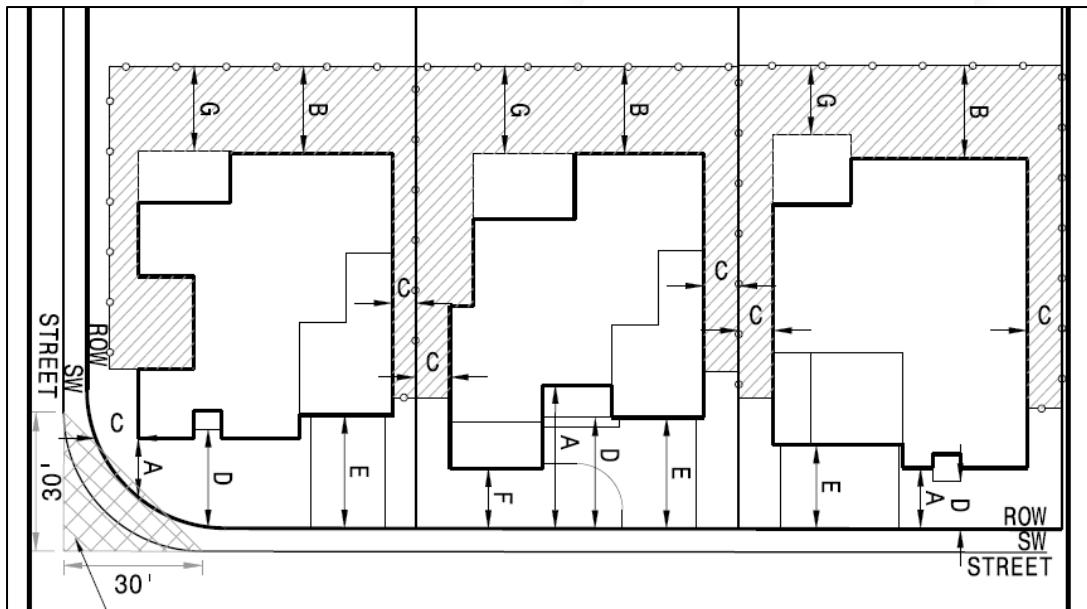
Northern Park



Southern Park

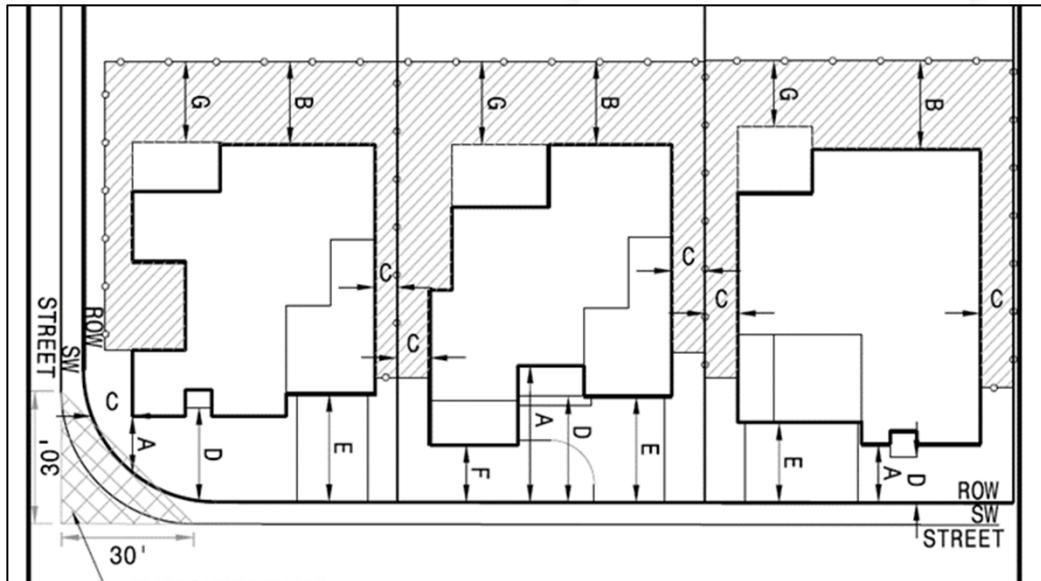


Neighborhood I



Neighborhood	Gross Acreage	No. of Single-Family Units	No. of Zero Lot Line Affordable Units	Total No. of Units	Minimum Lot Size
1	30.1	99	2	101	6,500 SF

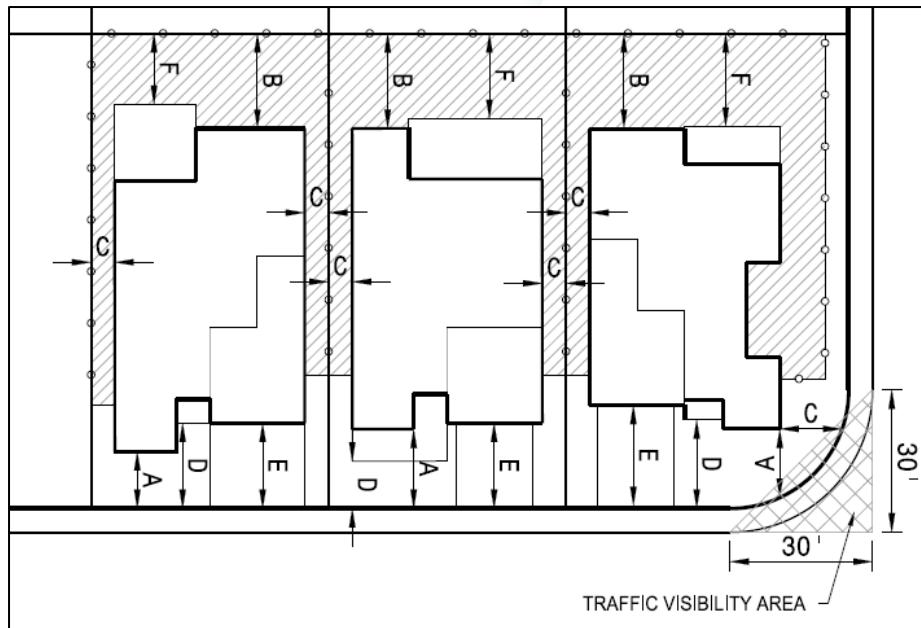
Neighborhood 2



Neighborhood	Gross Acreage	No. of Single-Family Units	No. of Zero Lot Line Affordable Units	Total No. of Units	Minimum Lot Size
2	23.4	96	2	98	5,225 SF

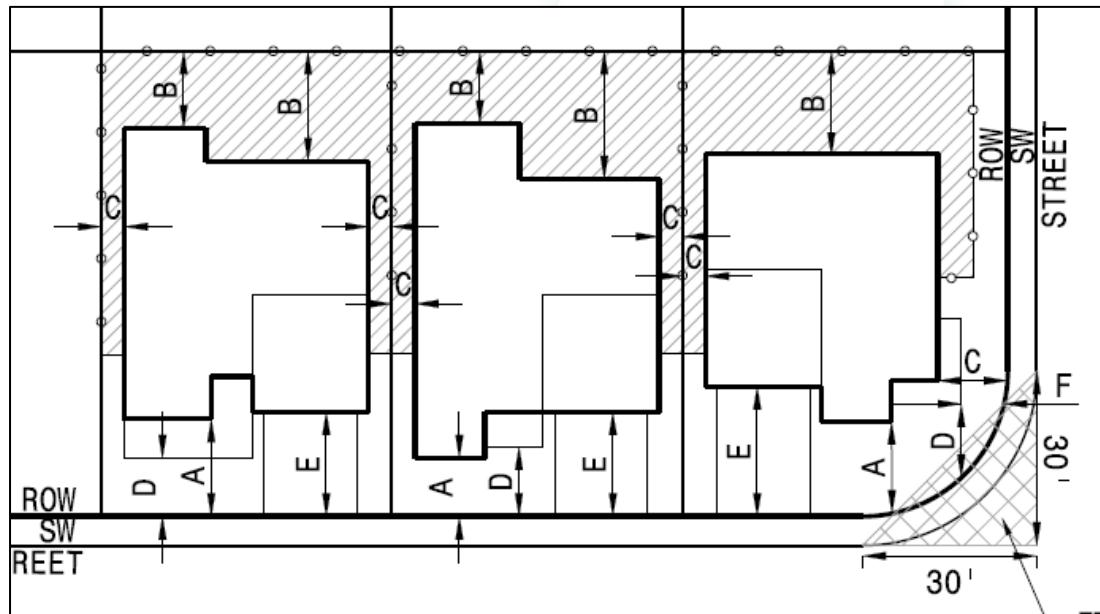


Neighborhood 3



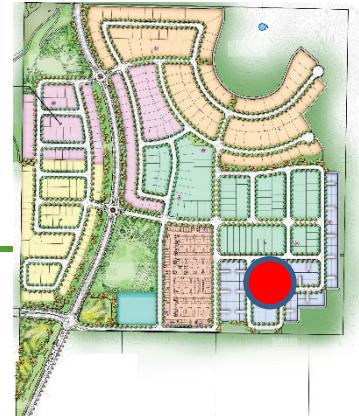
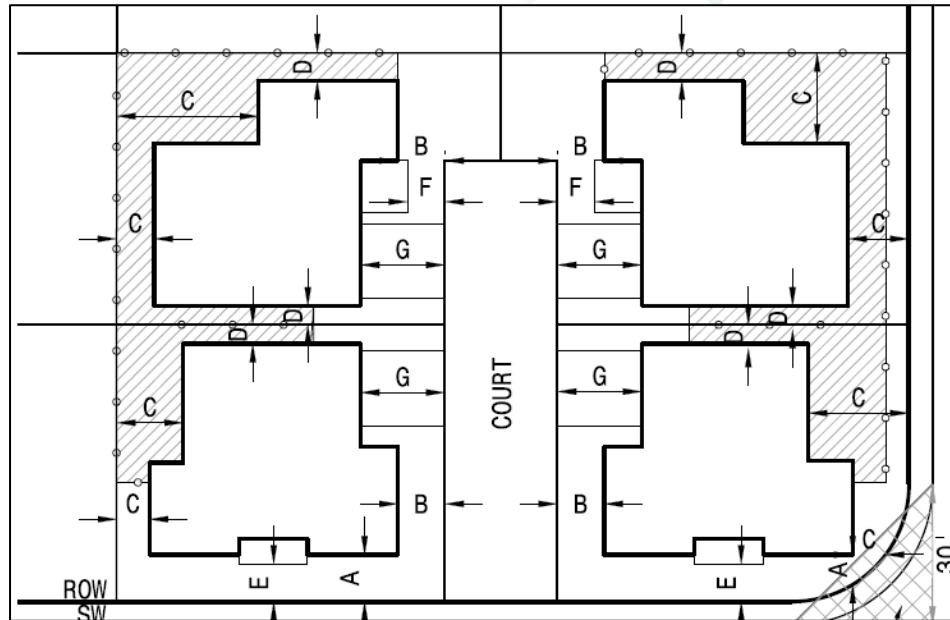
Neighborhood	Gross Acreage	No. of Single-Family Units	No. of Zero Lot Line Affordable Units	Total No. of Units	Minimum Lot Size
3	19.5	85	6	91	5,500 SF

Neighborhood 4



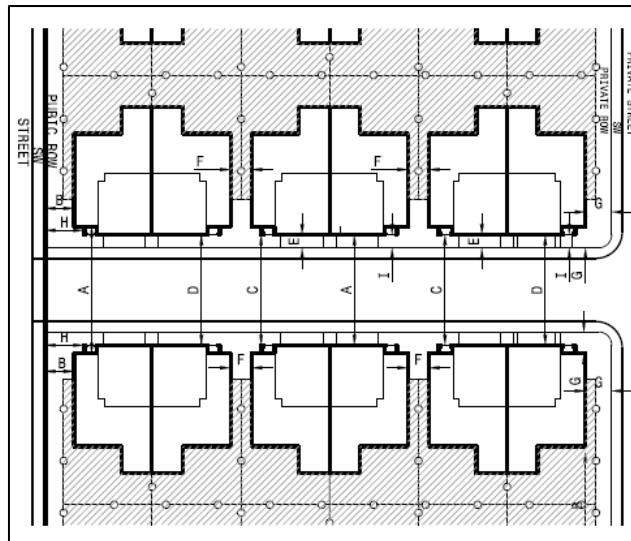
Neighborhood	Gross Acreage	No. of Single-Family Units	No. of Zero Lot Line Affordable Units	Total No. of Units	Minimum Lot Size
4	5.1	85	0	85	3,960 SF

Neighborhood 5

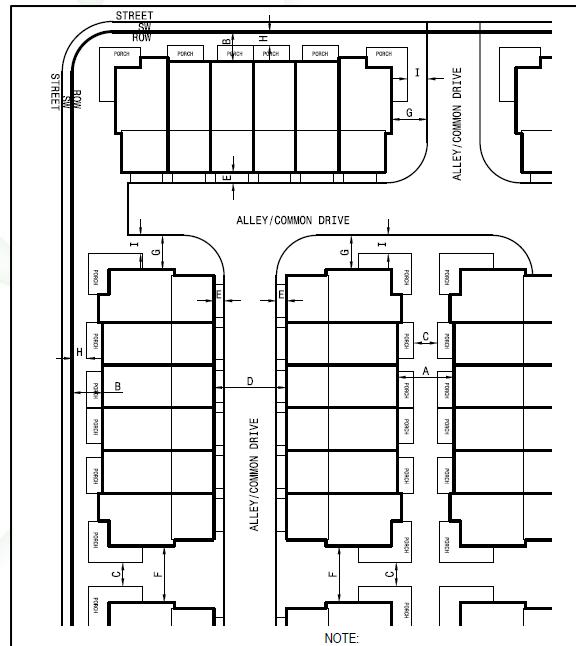


Neighborhood	Gross Acreage	No. of Single-Family Units	No. of Zero Lot Line Affordable Units	Total No. of Units	Minimum Lot Size
5	17.6	94	4	98	3,360 SF

Neighborhood 6



Townhomes w/ private yards

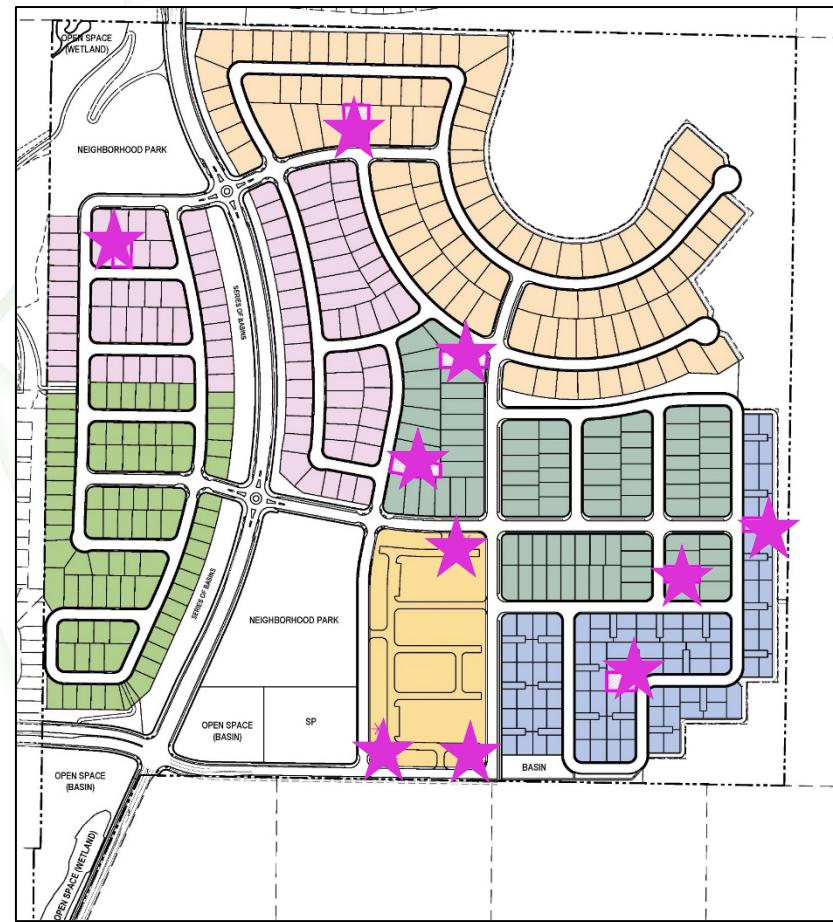


Townhomes

Neighborhood	Gross Acreage	No. of Multi-Family Units	No. Affordable Units	Total No. of Units	Minimum Lot Size ¹
6	10.4	100	4	100	6,500 SF

Inclusionary Housing

- 18 moderate income units (25%)
- In lieu fees for 25 units (35%)
 - \$206,386/unit
 - \$5.15 million
- Dedication of 2-acre Public-Semi-Public site (40%)
- 50 deed restricted ADUs



Next Steps

- Planning Commission (October 2021)
- City Council (November 2021)
- Stay Informed
 - Sign Up for “Notify Me”
 - East Ranch Project Interested Parties List
 - Email: Amy.million@dublin.ca.gov

Questions

