

Schaefer Ranch Unit 3 and Unit 1, Lot 70

Community Meeting

September 23 & 24, 2026



Meeting Agenda

- Arrival and introductions
- Overview of the City's Development Application Review Process
- Project Overview
- Next Steps
- Questions & Answers
- Closing & Thank You



Development Review Process

- Applicant is Discovery Builders, Inc.
- Application Submittal/Review
 - Site Development Review Permit
 - Conditional Use Permit
 - Lot Line Adjustment
- Application requires Planning Commission approval



Project Location



Background

- Previously Approved Planning Entitlements (PLPA-2012-00013)
 - General Plan Amendment to change the land use designation from Estate Residential to Single-Family Residential.
 - Planned Development (PD) Rezone to establish development regulations and design standards for Unit 3 (PD Ordinance No. 06-16)
 - Site Development Review (SDR) Permit to construct 18 single-family detached homes
 - Vesting Tentative Map to subdivide the site (Unit 3) and create an 18-lot subdivision and open space area
 - CEQA Addendum to evaluate the effects of the project (Unit 3 and Unit 1)

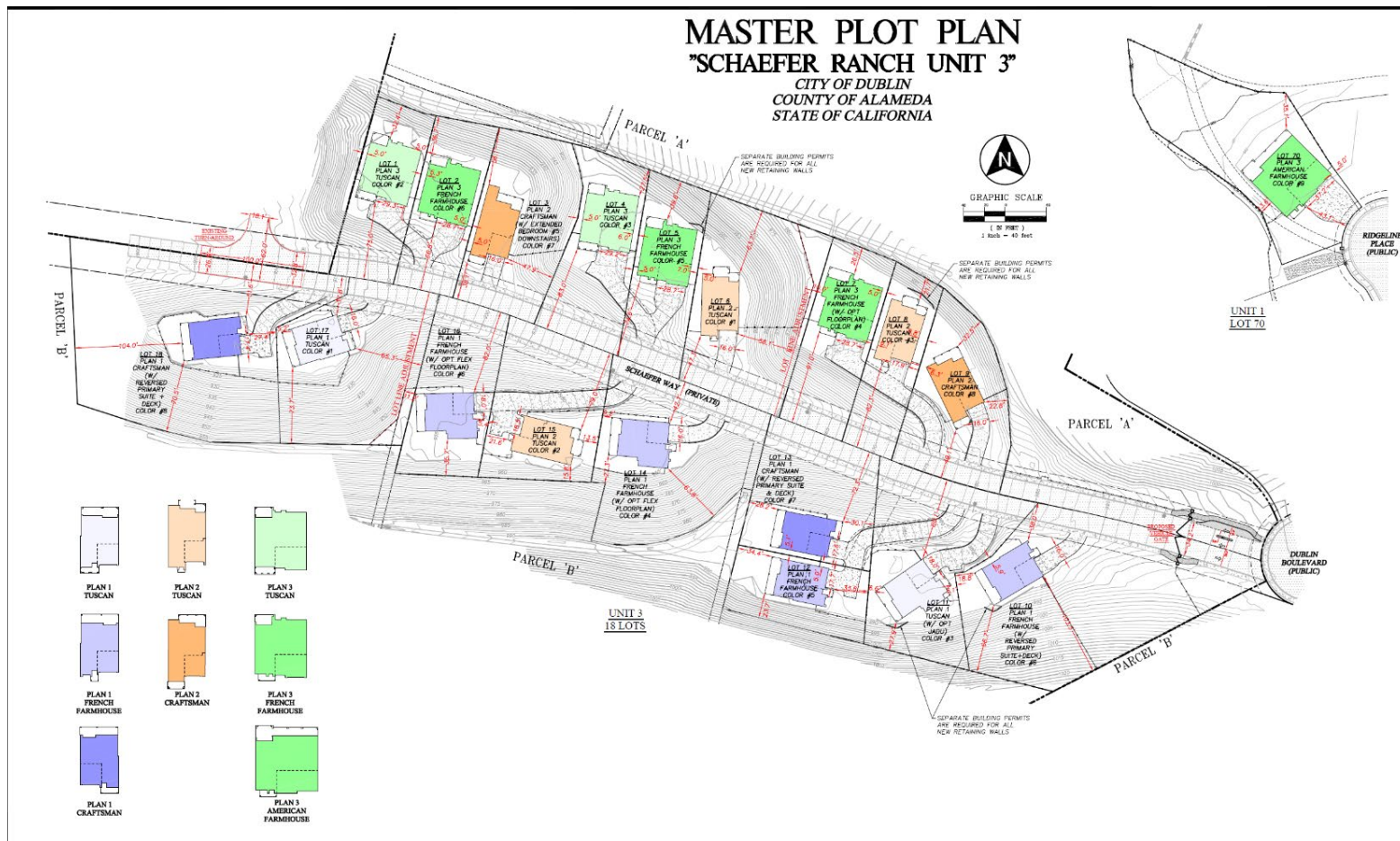


Proposed Project

- Conditional Use Permit (CUP) to amend PD Ordinance No. 06-16 to include Tuscan, French Farmhouse, and Craftsman architectural designs
- SDR Permit to construct 18-units, plus one American Farmhouse design in PD Ordinance No. 11-06
- Lot Line Adjustment for lots 16 and 17



Proposed Site Plan



Proposed Landscape Plan



Proposed Elevations – French Farmhouse



PLAN 1 FRENCH FARMHOUSE



PLAN 3 FRENCH FARMHOUSE



Proposed Elevations – Craftsman



PLAN 1 CRAFTSMAN



PLAN 2 CRAFTSMAN



Proposed Elevations – Tuscan



PLAN 1 TUSCAN



PLAN 2 TUSCAN



PLAN 3 TUSCAN



American Farmhouse – Plan 3 (Unit 1, Lot 70)



Environmental Review

- The impacts of the Schaefer Ranch project were analyzed in Schaefer Ranch Environmental Impact Report certified by the City in 1996
- On July 7, 2016, the City Council adopted a CEQA Addendum to document environmental review of the previously proposed project (Unit 3 and Unit 1).
- The project is subject to the 2005 Final Mitigation and Monitoring Plan (revised)



Next Steps

- Planning Commission: tentatively October 13, 2026
- Stay Informed
 - Project Develop webpage: <https://dublin-development.icitywork.com/>
 - Sign up for “Notify Me” for development projects
 - Interested Parties List: email shane.fields@dublin.ca.gov



Questions

