


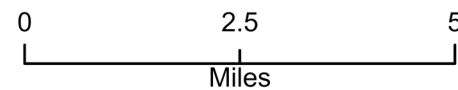
Map Created 01/17/2023
by N. Schowalter

Legend

 Dublin Fallon 580 Project Site

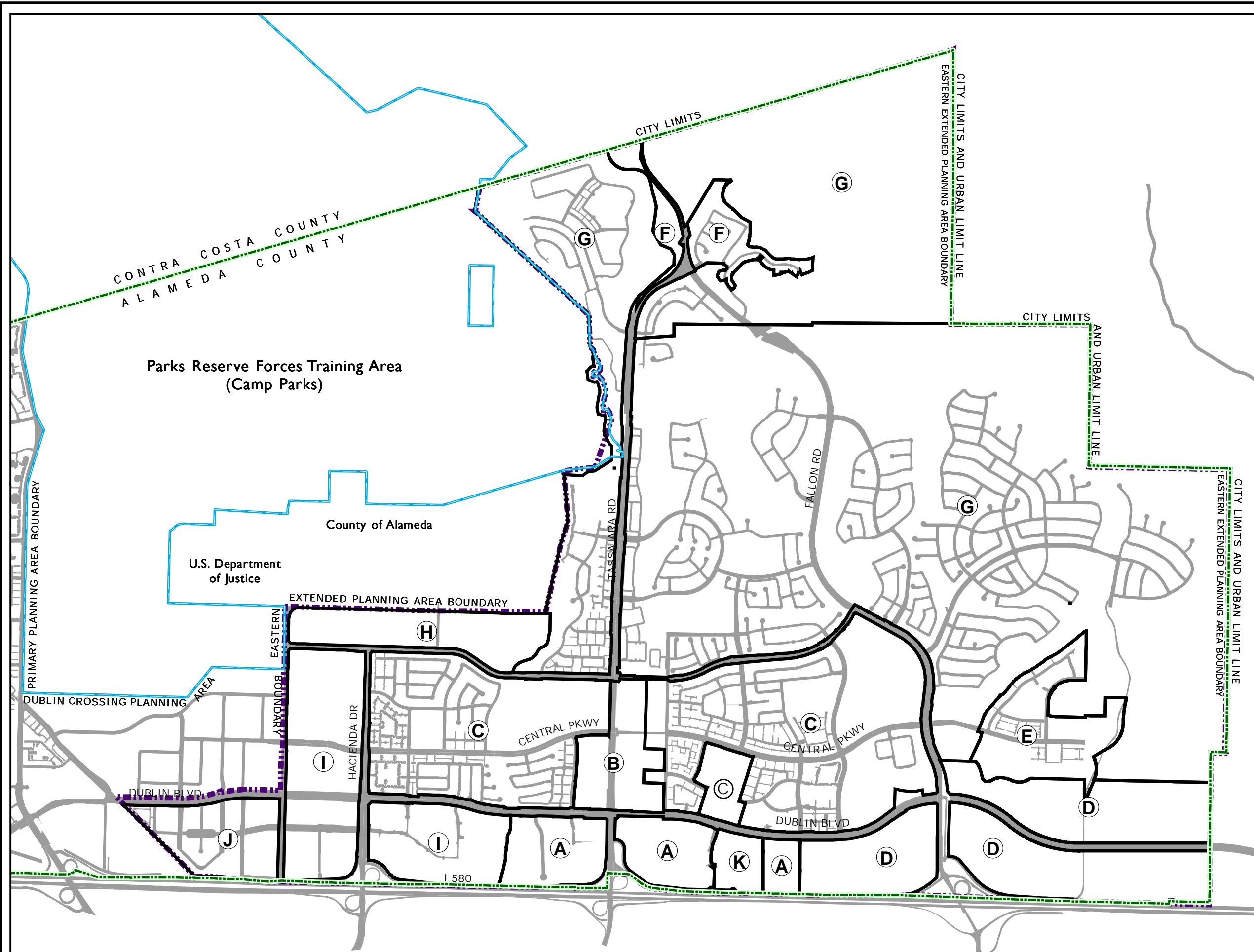
Dublin Fallon 580 Project

Figure 1. Site and Vicinity Map





**Figure 2. EDSP
Planning Subareas**



- A Tassajara Gateway
- B Town Center - Commercial
- C Town Center - Residential
- D Fallon Gateway
- E Fallon Village Center
- F Tassajara Village Center
- G Foothill Residential
- H County Center
- I Hacienda Gateway
- J Transit Center
- K Grafton Plaza

- Planning Subareas
- East Dublin Specific Plan
- Camp Parks RFTA
- City of Dublin
- Streets

May 2003
Revised: June 2015



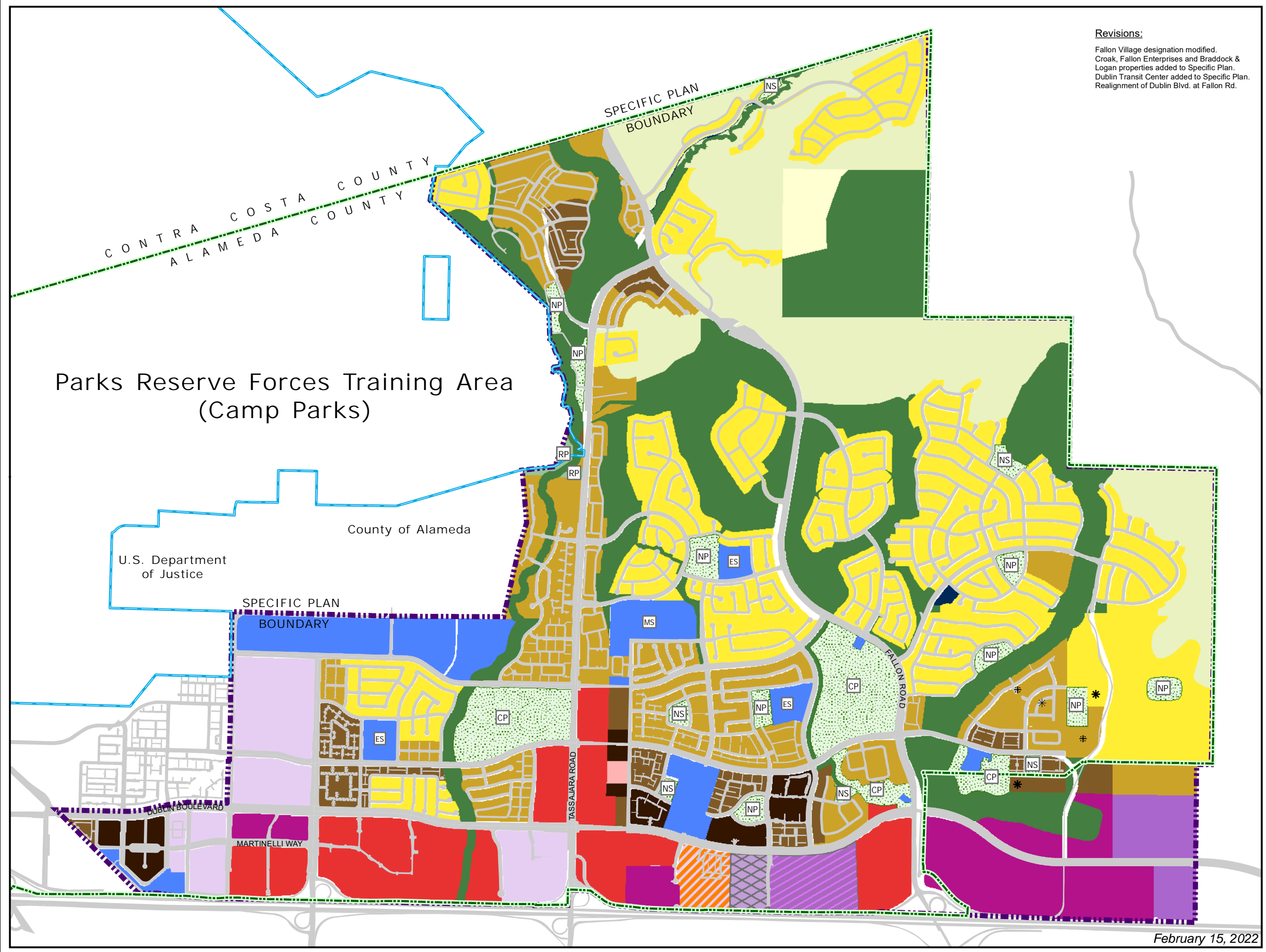
NOTE: The internal system of local streets shown in this figure is illustrative only.





Figure 3. EDSP Zoning

Revisions:
Fallon Village designation modified.
Croak, Fallon Enterprises and Braddock & Logan properties added to Specific Plan.
Dublin Transit Center added to Specific Plan.
Realignment of Dublin Blvd. at Fallon Rd.



East Dublin Specific Plan

- Camp Parks RFTA
- City of Dublin

Specific Plan LU

Public/Semi-Public

- Regional Park
- Parks/ Public Recreation
- Open Space
- Public/Semi-Public; PL
- Semi-Public

Commercial/Industrial

- General Commercial
- Retail/Office
- General Commercial/Campus Office
- Mixed Use
- Mixed Use 2/Commercial Office
- Neighborhood Commercial
- Campus Office
- Industrial Park
- Business Park/Industrial
- Medical Campus
- Medical Campus / Commercial

Residential

- Estate Residential (0.01 - 0.8 du/ac)
- Rural Residential/Agriculture (0.01 du/ac)
- Single Family (0.9 - 6.0 du/ac)
- Medium Density (6.1 - 14.0 du/ac)
- Med-Hi Density (14.1 - 25.0 du/ac)
- High Density (25.0 + du/ac)

- CP Community Park
- NS Neighborhood Square
- NP Neighborhood Park
- RP Regional Park
- ES Elementary School
- MS Middle School
- HS High School
- * Underlying Land Use: Public / Semi-Public (ORDINANCE 09-15) (RESOLUTION 166-15)
- * The location of the Public/Semi-Public sites on the GH PacVest (formerly Chen) and East Ranch (formerly Croak) properties of Fallon Village will be determined at the time of the Stage 2 Development Plan approval.
- ‡ 50% of the units within the Medium Density land use designation on the Croak and Jordan properties shall have private, flat yards.

NOTE: The internal system of local streets shown in this figure is illustrative only.

0 500 1,000 2,000 3,000 Feet

0 0.125 0.25 0.5 Miles

February 15, 2022

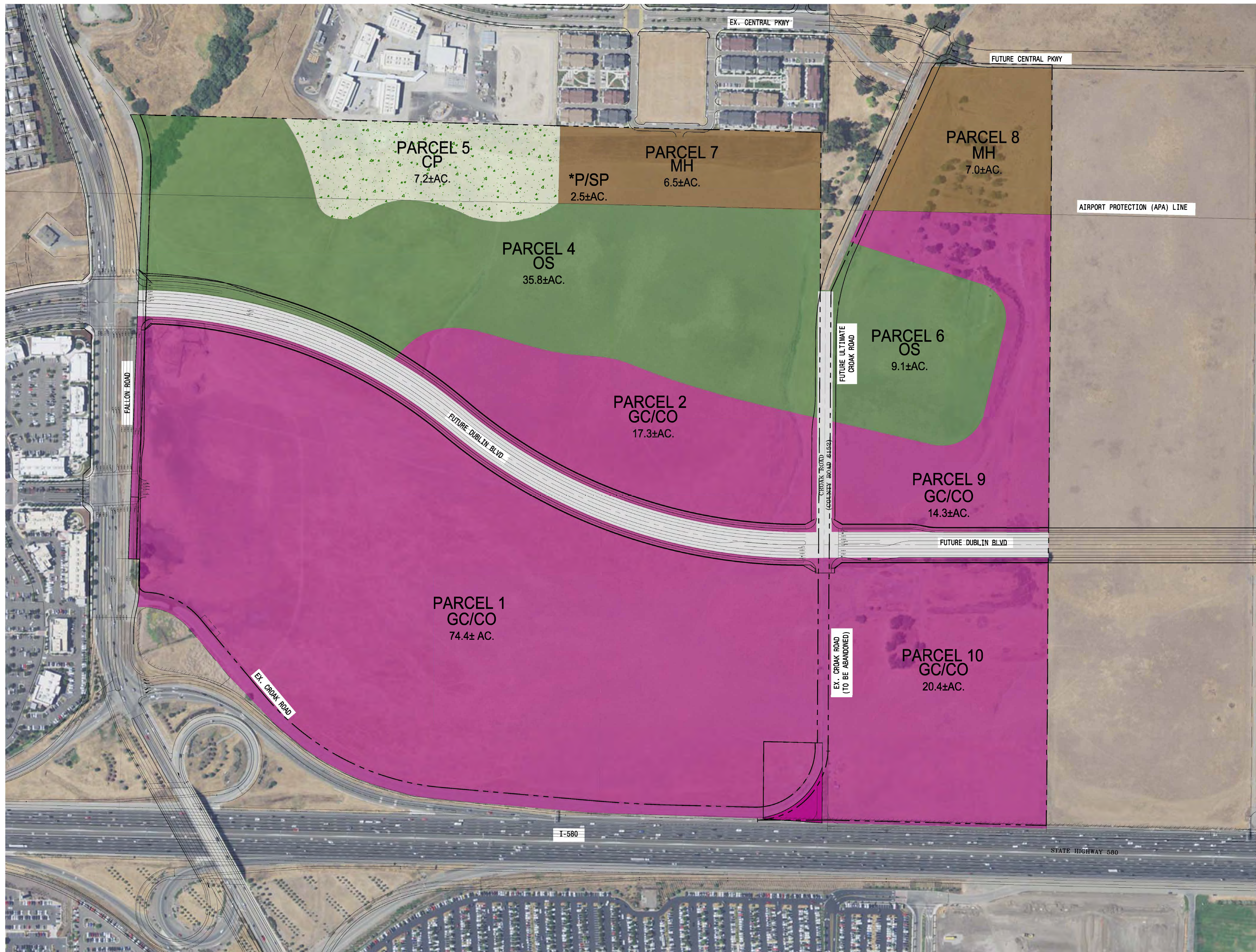
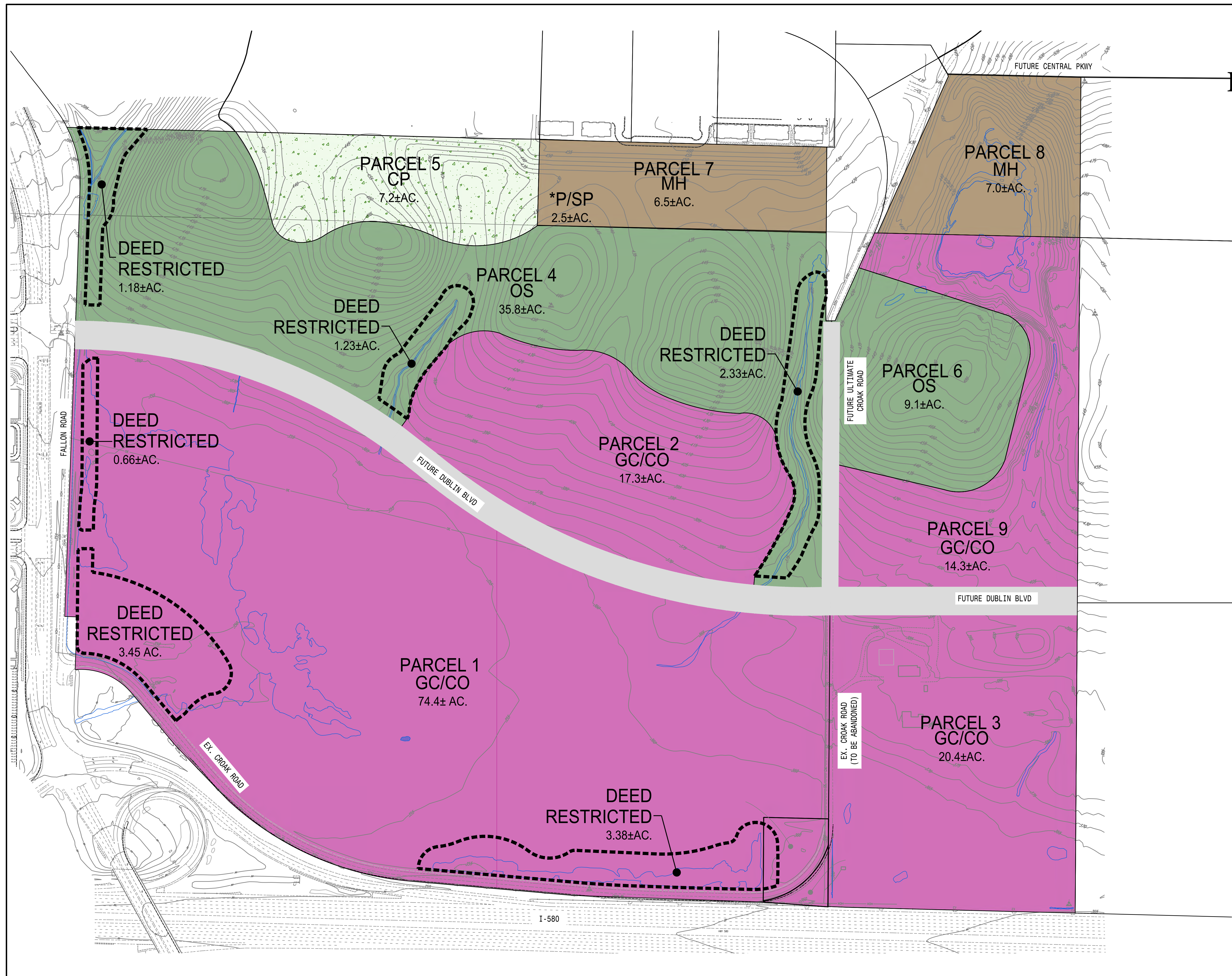


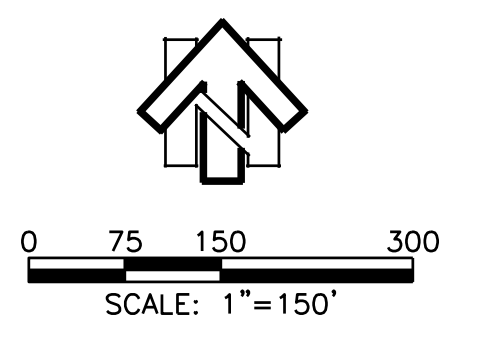
Figure 4. Fallon Village General Plan & Stage I PD Existing Land Use Plan

Figure 5. Site Layout



LAND USE SUMMARY	
LAND USE	GROSS PARCEL AREA (AC)
GC/CO	126.40
OS	44.90
CP (PARK)	7.20
MH	13.50
TOTAL	192.00
P/SP ⁽¹⁾	2.50

(1) P/SP IS A FLOATING LAND USE. LOCATION AND ACREAGE WILL BE DEDUCTED FROM AFFECTED LAND USE ONCE THE FINAL LOCATION IS DETERMINED DURING P02 APPROVAL.

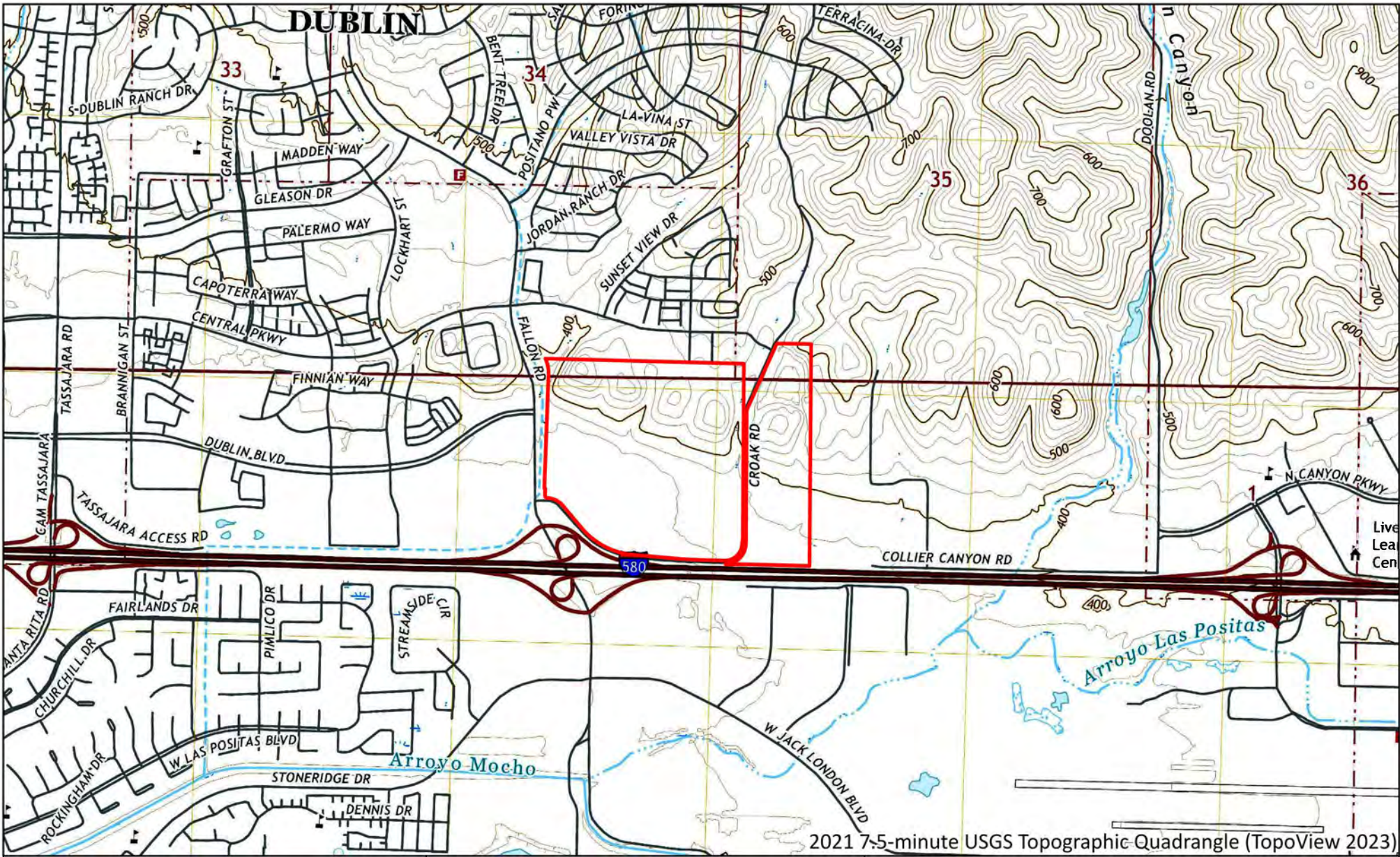


**GH PACVEST PROPERTY
WETLAND AVOIDANCE EXHIBIT
ALTERNATIVE 3**

CITY OF DUBLIN CALIFORNIA

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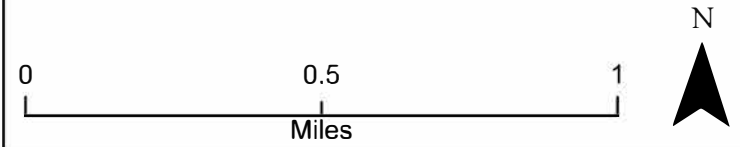


Map Created 01/17/2023
by N. Schowalter

Legend

Dublin Fallon 580 Project Site

Dublin Fallon 580 Project
Figure 6. USGS Topographic Map





2023 Google Earth Imagery

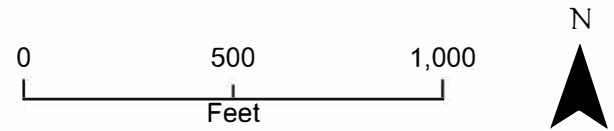


Map Created 01/17/2023
by N. Schowalter

Legend

- Dublin Fallon 580 Project Site
- Vegetation Communities**
- Non-Native Woodland
- Pond
- Riparian Woodland
- Wetland
- Non-Native Annual Grassland

Dublin Fallon 580 Project
Figure 7. Vegetation Communities





2022 Google Earth Imagery



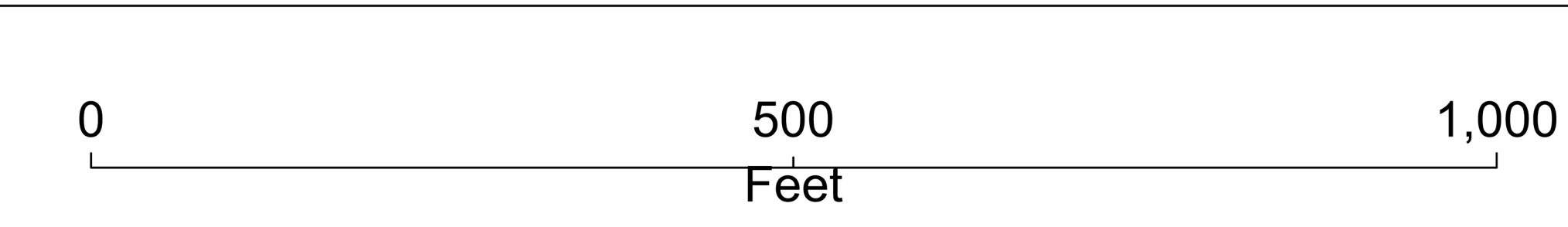
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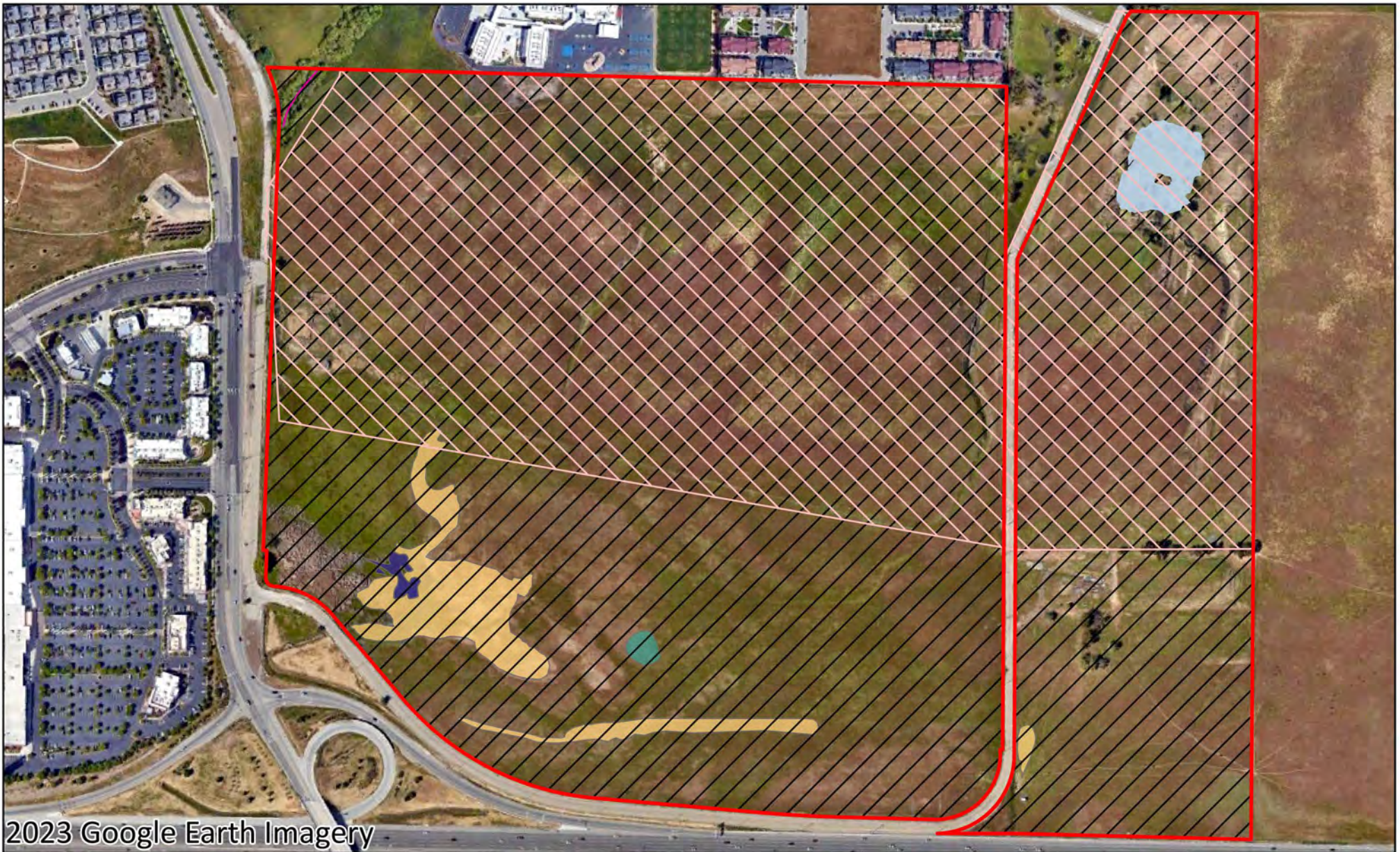
Legend

- Study Area
- Sample Points**
 - Upland Point
 - Wetland Point
- Aquatic Resources**
 - Emergent Wetland
 - Other Waters
 - Pond
 - Seasonal Wetland
 - Wetland Swale
 - Culverts

Dublin Fallon 580 Project

Figure 8. Potential Waters of the U.S./State





2023 Google Earth Imagery



Map Created 01/17/2023
by N. Schowalter

Legend

- Dublin Fallon 580 Project Site
- CRLF Critical Habitat
- Listed Species Habitat
- Non-Breeding CTS/CRLF Habitat
- Potential CRLF Breeding Habitat
- Potential CTS/CRLF Breeding Habitat
- Rare Plants**
- saline clover
- San Joaquin spearscale
- Congdon's tarplant

Dublin Fallon 580 Project

Figure 9. Habitat for Protected Species

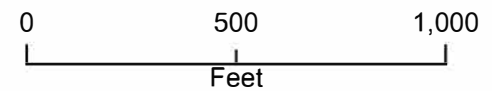
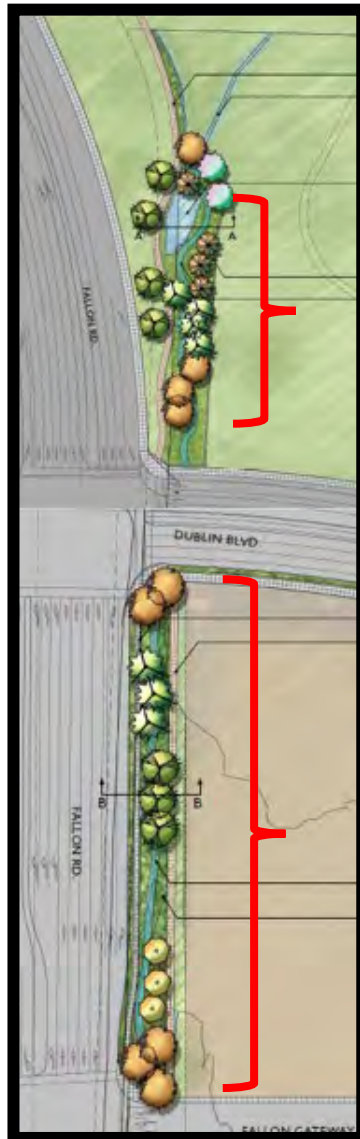
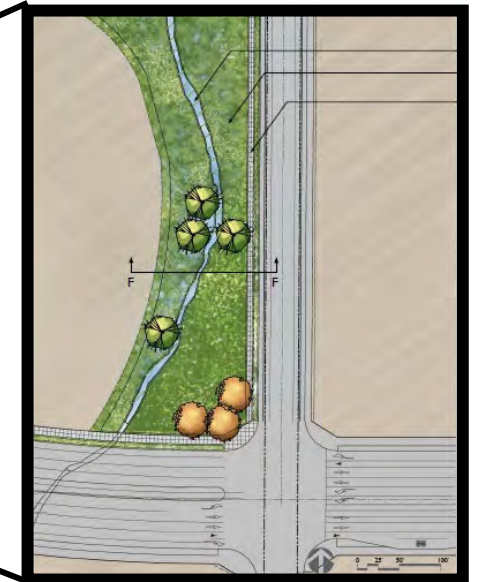
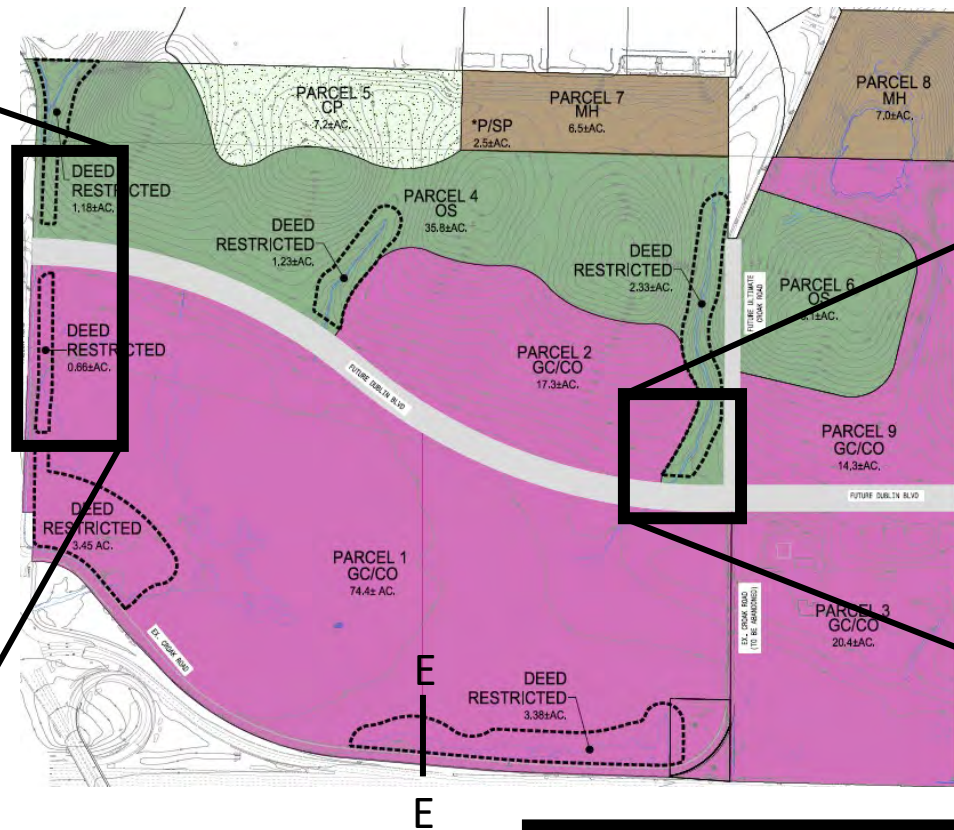


Figure 10. On-site Wetland Enhancement and Creation

Enhance on-site seasonal wetlands and drainages



Daylight culverted waters under Fallon Rd. and create new open channel.



Section EE

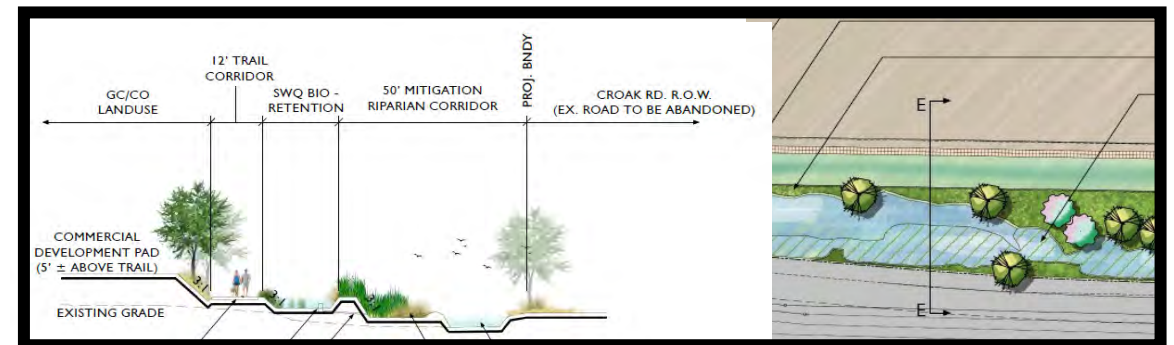


Figure 11. Grading Plan



75 150 300
SCALE: 1"=150'

**GH PACVEST PROPERTY
WETLAND AVOIDANCE EXHIBITS
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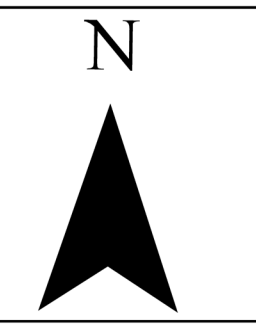
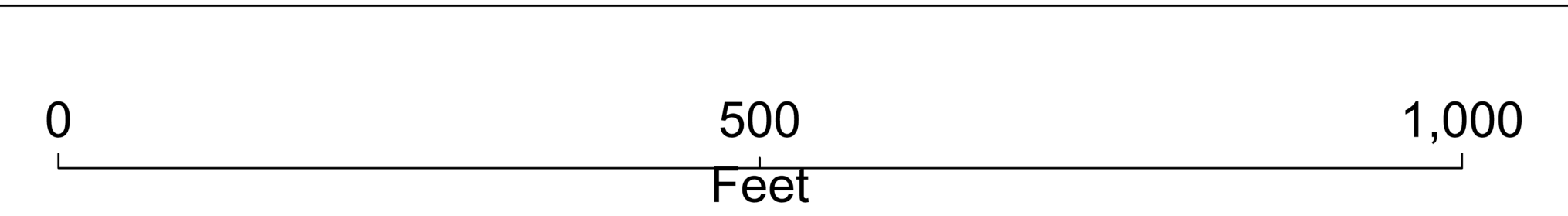
Map Prepared 02/09/2023
by N. Schowalter

Legend

- | | | |
|----------------------------|--------------------------|------------------|
| Study Area | <i>Aquatic Resources</i> | Pond |
| Deed Restricted Areas | Culverts | Seasonal Wetland |
| Grading Limits | Emergent Wetland | Wetland Swale |
| Impacts (9.13 ac/3,589 lf) | Other Waters | |

Chen-Anderson Property

Figure 12. Impact Map





2023 Google Earth Imagery



Map Created 02/09/2023
by N. Schowalter

Legend

- Dublin Fallon 580 Project Site
- Avoided Habitat
- Listed Species Habitat**
- Non-Breeding CTS/CRLF Habitat
- Potential CRLF Breeding Habitat
- Potential CTS/CRLF Breeding Habitat

Dublin Fallon 580 Project

Figure 13. Impacts to Protected Species

