EXHIBIT "B"
SPECIFIC PLAN FOR
SHELL RIDGE

FINDINGS:

1. The purpose of the Specific Plan is: (1) to preserve the scenic and natural resources found on Shell Ridge as identified in the adopted Open Space Element of the General Plan, and (2) to provide for the protection of the segment of Shell Ridge lying between the area regulated by Specific Plan No. 1 and the publicly-purchased land.

2. The Open Space Element calls for the preparation of Specific Plans to preserve open space "... within developed or soon to be developed areas by demonstrating in advance ... the specific conditions to be met prior to submission of tentative subdivision maps or development applications and prior to issuance of building or other permits ... ".

3. The City of Walnut Creek adopted Specific Plan No. 1 for the purpose of regulating scenic open space lands on Shell Ridge, which fall within the incorporated sector of the Walnut Creek community. The area encompassed by this plan falls within the jurisdiction of Contra Costa County and coordination between the City and County is required to preserve this ridgeline.

4. The portion of Shell Ridge which is identified in Exhibit "A" is visible from many areas of Walnut Creek, including major transportation corridors and numerous neighborhoods. The areas of most important scenic value and open space value lie above the 300-foot elevation on the east side of the ridge and above 275 feet on the west side.

5. The slopes of Shell Ridge in the area identified on Exhibit "A" are generally in excess of 30 percent and often much greater. Development in this area would be difficult and probably require extensive grading.

CONDITIONS:

1. This plan requires that a natural preserve be maintained on the sides and top of Shell Ridge as identified in Exhibit "A" and that no structures such as homes, barns, swimming pools, garages, or patios which would require the issuance of a building permit or other entitlement be placed within this preserve.

2. Any existing structure which may fall within this preserve shall be permitted to remain in its present location and be maintained as needed but not expanded.

3. The designation of this preserve does not require that public access be granted to the properties that fall within this area.
4. No substantial grading shall be permitted within the preserve and slopes should essentially be left in their natural state.

5. Knoll "C", as preserved in part by Specific Plan No. 1, shall also be preserved as designated on Exhibit "A" at a contour interval sloping from 225 feet on the east to 240 feet on the west.

6. At such time when the properties affected by this Plan are developed further, development rights from the steeper hill areas should be transferred to the flatter portions of each parcel.