

RESOLUTION NO. 3304

A RESOLUTION APPROVING SPECIFIC PLAN NO. 5
(DAILEY PARCEL) AND ESTABLISHING CONDITIONS
TO BE CONSIDERED IN IMPLEMENTING SAID PLAN

WHEREAS recommendations for Specific Plan No. 5 were brought before the Council of the City of Walnut Creek on July 21, 1975, by the Community Development Department after consideration of said plan by the Planning Commission pursuant to Government Code §65450, et seq (Planning Commission Resolution No. 1612); and

WHEREAS on that date the Council held a public hearing on said recommendations and determined that modifications to said plan should be made; and

WHEREAS the Planning Commission reconsidered said plan and reported its recommendations within the time required by Government Code §65504; and

WHEREAS on August 13, 1975, at an adjourned regular meeting of the Council, Planning Commission Resolution No. 1630 regarding said specific plan was presented to and considered by the Council; and

WHEREAS a negative declaration has been prepared in compliance with the California Environmental Quality Act and State guidelines and the Council has reviewed and considered such negative declaration,

NOW THEREFORE, the City Council of the City of Walnut Creek does resolve as follows:

Section 1. Specific Plan No. 5 (Dailey parcel) is hereby adopted pursuant to Government Code §65503 as recommended by the Planning Commission and said plan consists of Exhibit A entitled "Specific Plan No. 5, Bridle Dr. Area" (diagram), and Exhibit B (findings and conditions) which are attached hereto and made a part hereof.

Section 2. The conditions set forth in Exhibit B shall be used as guidelines for the implementation of this specific plan.

Section 3. This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at an adjourned regular meeting thereof held on the 13th day of August, 1975 by the following called vote:

AYES: Councilmen: Skaggs, Schroder, Hazard, Mayor Kovar
 NOES: Councilmen: None
 ABSENT: Councilmen: Schiff

Margaret W. Kovar
 Mayor of the City of Walnut Creek

ATTEST:

Adelle C. Laine
 City Clerk of the City of Walnut Creek

I HEREBY CERTIFY that the foregoing resolution was duly and regularly passed and adopted by the City Council of the City of Walnut Creek, County of Contra Costa, State of California at an adjourned regular meeting of said Council held on the 13th day of August, 1975.

Adelle C. Laine
 City Clerk of the City of Walnut Creek

EXHIBIT A

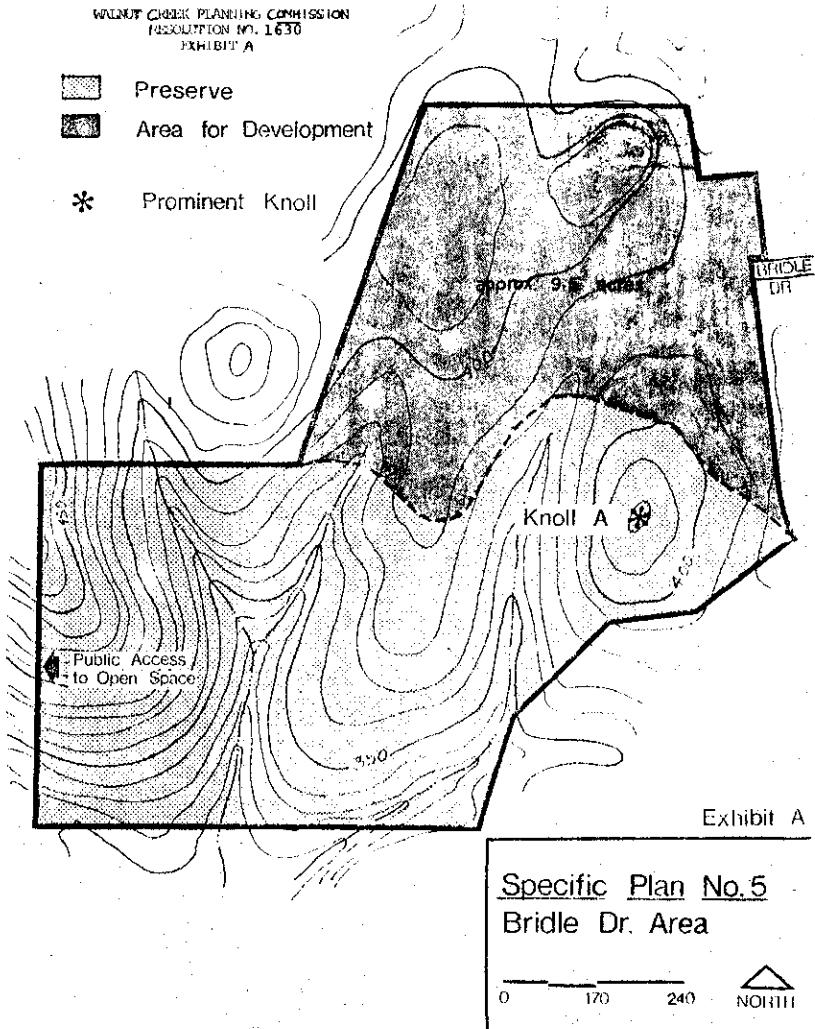


EXHIBIT B

FINDINGS:

1. The purpose of this specific plan is to comply with the recommendations set forth in the Action Program of the Open Space Element of the Walnut Creek General Plan to prepare specific plans for those areas adjacent to open space lands which are like to be developed.
2. This parcel is unusual due to its varied topography and proximity to both a major open space resource and existing subdivision development. Furthermore, this parcel affords opportunities and problems because of its hillside location and the views from surrounding areas to this site.
3. Due to policies set forth by the Central Contra Costa Sanitation District, the provision of sewer facilities to a certain extent determines the developability of this site. At present, sewage service is generally confined to homesites which would lie above the 390-foot elevation on this site. Policies of the sanitation district would not permit a pumping station to be located on this parcel, thus sewage must be handled on a gravity flow basis.
4. The northerly section of this site is relatively flat with slopes generally under fifteen percent with the exception of Knoll "A" as identified in Exhibit A. This knoll is a scenic resource and should be protected. The southwesterly half of this site contains two ravines and slopes are extremely steep. Construction of structures or provisions for roads or driveways would probably require extensive environmental disruption of this area. Vegetation is generally sparse with the exception of a few scattered trees near the periphery of the property and on Knoll "A".

CONDITIONS:

1. Because of the proximity to open space lands, public pedestrian access should be provided from that area identified in Exhibit A to the street installed in any development on this property which is nearest to that point.
2. Placement of structures such as homes, swimming pools, barns, garages, storage sheds or other facilities which would require the issuance of a building permit or other entitlement shall not be permitted within the area designated as a preserve. The dotted line illustrated on Exhibit A dividing the preserve from the area for

development should be construed as a general line which is not precise in nature but should indicate the approximate boundaries for the location and placement of structures.

3. Development adjacent to Bridle Drive should be of a low-profile nature; consideration should be given for adequate setbacks along the periphery of the property line where this parcel lies higher in elevation than existing units.

4. The minimum lot size for the area to be developed with single-family dwellings shall be 12,000 square feet.

5. The maximum number of lots permitted on that portion to be developed with single-family dwellings shall be limited to eighteen.