

The Woodlands



Keeping You Informed For Over 40 Years

May 2013

Safeway Proposal Reviewed by City Commissions and City Council

By Adrienne Robillard

The Safeway Proposal to change the zoning of its 25-acre parcel at the corner of Ygnacio Valley Road and Oak Grove Road from commercial to retail for the development of "The Orchards at Walnut Creek" progressed through four study sessions – the Planning, Design Review and Transportation Commissions as well as the City Council – on March 20, 21st, 28th and April 2nd, respectively. These meetings discussed whether the Safeway proposal is consistent with the 11 Advisory Committee Planning Principles ("ACPP") endorsed by the Shadelands Gateway Specific Plan Advisory Committee. These principles are available online at: <http://www.walnut-creek.org/civicax/filebank/blobdload.aspx?blobid=7209>.

The proposal includes 219K sq ft of new commercial development, including a 55K sq ft Safeway store, retail shops, restaurants, senior housing, and a health club on the 25-acre property. The purpose of the study sessions was to give Safeway an indication as to whether their proposal is consistent with the ACPP before the Specific Plan has been completed. Once the Specific Plan is completed, it will go before the various City Commissions and City council in the coming months.

At each of the commission meetings, City Planner Ethan Bindernagel gave an overview of the history of the proposal and the applicant, Deb Karbo from Property Development Centers (Safeway), presented the site plan. There was strong participation in public comment at each of the study sessions, with the turnout at the City Council meeting being the highest. While the majority of the public speakers voiced concerns about traffic, the impact on neighboring shopping centers and other issues, at each meeting there were also some members of the public who spoke in favor of the development.

The Design Review Commission ("DRC") discussed the project's direction regarding architecture, site layout,

landscaping, tree preservation, etc. The DRC called for more work to be done on the project in regards to the site layout, that it be more "forward thinking" and less "70s strip mall." The architecture was discussed and more detail has been requested. The landscaping and trees, as shown in the site plan, received praise.

The Transportation Commission provided feedback regarding access and circulation for vehicles, pedestrians and bicyclists, mass transit and to assess whether the development proposal satisfies the applicable ACPP. The impacts of the right-in/right-out to/from the Orchards on Ygnacio Valley Road and Oak Grove Road were discussed. A traffic study is being conducted to demonstrate the impact of an increase in traffic on the area. The Transportation Commission endorsed a Shadelands shuttle to/from BART.

At the City Council meeting on April 2nd, the show of public attendance was recognized by Mayor Silva. After a robust public comment section, the City Council communicated, member-by-member, its questions and concerns to Deb Karbo, of Property Development Centers. Mayor Silva asked Karbo if Safeway is open to making changes to the site plan regarding layout and architecture, and Karbo said yes, as long as the changes comply with the 11 Planning Principles written by the AC Committee last year. Council Member Wedel raised a concern about the proposed fitness center posing potential competition to the Woodlands Cabana Club. This was recognized by Karbo.

Ethan Bindernagel indicated that the Specific Plan is being drafted and will go through study sessions before all four City Commissions and the City Council similar to "The Orchards" proposal. He also communicated that a peer review of the economic study conducted last year that received critical feedback from the public is in process. A

Continued on pg 3.



In This Issue...

Safeway Proposal	1
Did You Know?	2
School News	3
Community News	4
Contra Costa Water District	4
Cabana Club	5
Woodlands Police Calls	6

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Newsletter Advertising:
Woodlandsassn@yahoo.com
 Marc Graves 336-6272 (Marc)

Newsletter Delivery:
 Kay Ready ~ 937-6824

Web Site Inquiries:
Woodlandsassn@yahoo.com

Neighborhood Inquiries:
 e-mail a Board member @
<http://www.woodlandsassn.org/boardmembers.htm>

Woodlands Association
 P.O. Box 31085
 Walnut Creek, CA 94598

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Who to Contact?

The Woodlands Association receives some emails and questions about many issues that are best resolved by contacting the following agencies directly. The following is a reference guide:

Walnut Creek Code Enforcement, 925-256-3508 or 925-943-5863
 The Code Enforcement Division of the Community Development Department is responsible for enforcing provisions of the Walnut Creek Municipal Code involving quality of life and neighborhood quality issues.
http://www.walnut-creek.org/citygov/depts/cd/nuisance_abatement_n_code_enforcement.asp

Walnut Creek Police Department, 925-943-5844
<http://www.walnut-creek.org/citygov/depts/police/default.asp>

Contra Costa Mosquito and Vector Control District (Pests and Insect Issues), 925-771-6196
http://www.contracostamosquito.com/programs_services_index.htm

Contra Costa Water District, 925-688-8000
 Water conservation, information, gardening resources, moneysaving tips.
<http://www.ccwater.com>

Allied Waste Services of Contra Costa County (925) 603-1144
<http://www.pleasanthillbayshoredisposal.com>

Did You Know?

Our nearest branch of the Contra Costa Library system is the Ygnacio Valley Branch, located at 2661 Oak Grove Road in Walnut Creek (roughly a half a mile from the Ygnacio Valley Blvd and Oak Grove Rd intersection). The phone number for the branch is (925)-938-1481 and their website is <http://ccclib.org/locations/ygnaciovalley.html>.

According to its website, the Ygnacio Valley Library, also known as the Thurman G. Casey Memorial Library, opened in 1975. The site, formerly a walnut orchard, was donated in 1969, by Nellie G. Casey

in honor of her husband. In 2004, the Walnut Creek Library Foundation and the Contra Costa County Library remodeled the interior. Open 56 hours a week, thanks to funding from Walnut Creek's 2002 Measure Q, it is a popular neighborhood hangout, and is known for its cookbooks, mysteries, and a well-stocked Investment Corner, funded by the Friends of the Ygnacio Valley Library.

Its hours are Monday through Thursday 10 am to 8 pm, Friday and Saturday 10 am to 6 pm, and closed on Sundays.

Woodlands Association Board of Directors

Board email ID's can be found at www.WoodlandsAssn.org

- Arsen Kitch ~ *President*
- Adrienne Robillard ~ *Vice President*
- Elaine Coyne ~ *Treasurer*
- Ed Wohlers ~ *Secretary*
- Marc Graves ~ *Newsletter Advertising*
- Deanna Constable ~ *Newsletter Coordinator*
- James Goudy ~ *Webmaster*

Kay Ready ~ *Newsletter Distribution Manager*

Upcoming Board Meetings

8 - 9 a.m.
Saturday, May 4th
Saturday, June 1st

in the Conference Room at the Ygnacio Valley Library (back door)

Woodlands residents are encouraged to attend board meetings.

draft of the peer review will be completed in April, with the final review available in time for the joint commission study sessions on the Specific Plan by May 29th.

Council Member Bob Simmons asked about the traffic study, and Bindernagel explained that a traffic analysis was performed last year, and that a full-fledged traffic study is underway now. It is robust and will address specific mitigations. "It will be comprehensive," Bindernagel said.

Council Member Wedel asked about the details regarding the Encina Grande shopping center remodel, to which Mayor Silva reported that there will be 6300 sq ft of total expansion in both Walgreens (moving to the Kat Furniture location) and Safeway, plus putting a pedestrian breezeway in. The Design Review Commission is reviewing other parts of the remodel.

In his comments Council Member Bob Simmons requested giving edible landscaping some thought and to strive toward zero energy use in the parking lot. Council Member Loella Haskew asked how we can assume that Encina Grande will have a new supermarket in place of the small Safeway, to which Bindernagel replied that it depends on market demands. Mayor Pro Tem Kristina Lawson was absent. Overall, many constructive comments were made by the Council, giving Safeway valuable feedback which can be used to improve upon the proposal.

The next step is the joint commission study session for the Specific Plan, tentatively planned for Wednesday, May 29th. In mid-June it is projected that a study session will be held with the City Council to address the Specific Plan. Both the Orchards site plan and the Specific Plan are coming from the same 11 Advisory Committee Planning Principles, as created by the Advisory Committee in 2012. The City Council adaptation of the Specific Plan is scheduled for December 2013 or January 2014. Final Design Review approval is expected in February of 2014.

The Woodlands Association emails all residents on the list we maintain to provide timely notice of meetings that impact our neighborhood. If you'd like to join The Woodlands email list, you can do so at: <http://www.woodlandsassn.org/contact/>. We are also posting all information on our Facebook page at: <http://www.facebook.com/WoodlandsAssn>.

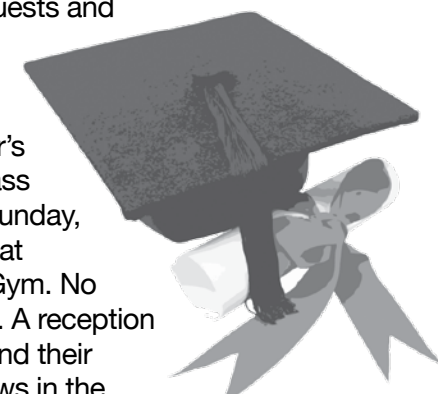
School News Northgate High School

LEADERSHIP APPS DUE MAY 2ND!

For anyone who would like to join the class, your applications will be due in the Leadership box in the Office by May 2nd. More forms can be located next to the Leadership box. 4.15

Save the Date! Baccalaureate Celebration Sunday, June 9, 2013

Baccalaureate is a cap and gown celebration which honors the graduating class of 2013. This event offers an opportunity to hear guests and classmates speak to the graduating class, and enjoy students' musical talents. This year's Baccalaureate for the class of 2013 will be held on Sunday, June 9th from 4:30-6:30 at Northgate High School Gym. No Tickets or RSVP needed. A reception for graduates, families, and their guests immediately follows in the Forum. Formal invitations will be mailed out at the end of April. Look for additional information on volunteer opportunities in upcoming bulletins. Please contact Marienella Blake at theblakes@astound.net or Kim Machek at kmachek1@gmail.com with questions.



Foothill P.F.A. - Open Board Positions for 2013-14

The Foothill Parent Faculty Association (P.F.A.) needs to fill several open Board Positions for the 2013-2014 school year. Volunteering is a great way to get to know the school and give back to the community. If you are interested in any open positions or need more information about them, please email Stacy Lauborough at stacylauborough@yahoo.com.

The following positions are open:

- Vice President (2)
- Directory Advertising
- Parent Patrol
- Website Co-Chair

Thank you for considering, I look forward to hearing from you!

- Stacy Lauborough
 Foothill P.F.A. President

Attention 8th Grade Parents!

Please save the dates for the following 8th grade activities. More time sensitive information will be communicated via mail and phone tree over the next few weeks so please be on the lookout!

Thursday, May 23, Raging Waters 8th grade field trip
Thursday, June 13, 8th grade promotion and dance

Details on time, location, costs and permission slips will be coming. If you are interested in helping out with any of the 8th grade activities, please send an email to 8th grade activities and we will get back to you soon.

Thank you,

8th Grade Activities Committee

After School Homework Assistance

The After School Assistance Program (ASAP) is available on Tuesdays and Thursdays. This is a drop-in program; students will sign in, work on their homework and then sign out.

For Math assistance - Mr. Narin, a retired teacher, is available in T-2 from 2:30 to 3:15 pm.

For all other subjects - Mrs. Frazier will work with students in the Library from 2:30 to 3:30 pm.

Science Assistance is on Monday after school.

8th Graders report to B-1 or B-2

7th Graders report to B-3 or B-4

6th Graders can report to Mr. Monroe during lunch in room B-7

Purchase a Yearbook!

Don't miss your chance to own a part of Foothill memories! Purchase a yearbook! If you missed your chance at registration, order online at www.yearbookordercenter.com

Code: **6047**

Yearbooks are \$40.

Please remember there are limited quantities available!

Thank you!

-Yearbook Staff

WALNUT CREEK MARAUDERS CHEER

Most of you have seen the WC Marauders Football players wearing their jerseys on Fridays, but did you know that Marauders also has an award-winning Cheer squad? And did you know that most of the Marauder cheerleaders go on to cheer in high school? Northgate included, of course! Not only do they cheer for their friends at Marauder games on Saturdays, but they also compete in several cheer competitions. Regular season practices are held at Northgate in the fall. If you are interested in trying the sport out (current 6th and 7th graders only), sign up for our clinic: May 21, 22, 23 from 4-5:30 pm at Easy Bay Gym. Students will learn cheers, stunts, and choreography. Sign-up required. For details, and to sign up for the clinic, visit www.wcyfmarauders.com

CONTRA COSTA WATER DISTRICT'S Lawn Watering Recommendations for the Spring and Summer Months



What Time of Day Should I Water?

In Contra Costa County, they recommend watering between 3 a.m. and 8 a.m.

Watering within this window of time takes advantage of relatively low winds and less loss of water to evaporation.

How Long Should I Water?

Generally, running an irrigation system on a lawn for more than five minutes will result in runoff.

Precise watering times vary depending on the type of watering device, soil, slope and plants.

How Often Should I Water?

Water in the early morning hours between 3 a.m. and 8 a.m. and as follows for:

Spring (March, April and May)- No More Than 2 Times Per Week

Summer (June, July, and August)--No More Than 3 Times Per Week

For more information, go to <http://www.contracosta.watersavingplants.com/Watering-Guide/>



This Month at the Woodlands Cabana Club

NEWS

The 2013 Woodlands Cabana Club Social Calendar

Saturday, May 11th – *Opening Day BBQ*

Saturday, June 22nd – *Steer Beer and Ear*

Thursday, June 27th – *Movie Night*

Thursday, July 4th – *4th of July Parade and BBQ*

Sunday, Sept. 13th – *Closing Day Oct. – 2nd*

Annual Hokanson Chili Challenge (date TBA)

Upcoming Maintenance Day Sunday, May 5th

The next maintenance day has been scheduled for Sunday, May 5th from 10:00 am - 3:00 pm. We are recruiting 10 members to help get the club in tip-top shape for opening day. Please send an email to woodlandscabanaclub@gmail.com if you are interested in participating. Maintenance days give members the chance to earn a \$100 credit toward the following year's maintenance levy. Members must sign in and stay the full five hours to receive credit.

Opening Day – Saturday, May 11th, from 3:00-7:00 p.m.

Mark your calendars! Members and non-members are invited to our fun-filled Opening Day, with a BBQ, games like sack races & water-balloon tosses, and more. Come enjoy the pools and see all of the improvements that the board has made in the off-season: new picnic tables and umbrellas, new lane lines and tarps. The pumps, filters and heaters have been refurbished to run more efficiently, minimize operating costs and keep membership dues low. So come check it out!

Save the Date!

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Adult Lap Swim Hours

The Cabana Club is proud to announce that the lap pool will be dedicated to lap swimmers only from 5:00 pm – 8:00 pm, Monday-Thursday beginning June 17th. Lap swimmers must be 13 years or older to use the lap pool during these hours.

Donations?

Have any outdoor toys that your family no longer uses? The Cabana Club is particularly interested in donations of Ping Pong tables, Foosball tables, Croquet sets, Volleyball nets or even board games, for use at the Cabana Club. Please send an email to woodlandscabanaclub@gmail.com to discuss potential donations. Please do not bring items directly to the club without approval.

A Successful Woodlands 5K Family Fun Run & Pancake Breakfast

The weather was perfect and over 100 people turned out to run or walk the route through the Woodlands, enjoy pancakes (expertly cooked by Jon Levy) and swim. Top finishers (and their unofficial times) were: Kate Manning, 20:28; Audrey Parker and Lola Bamberger, 23:58; Leon Bamberger, 25:03; Ryan Clancy, 25:17; Peggy Cox, 26:28; Avery Roberts & Emily Robertson, 26:45; Mike Kress, 27:41; and John Mannix, 28:16. The Cabana Club would like to thank David Lamm for leading the participants through the course, Joanna Sibley & Co. for manning the aid station, Mike Escobar for providing traffic control and Rick Wathen for taking pictures. These contributions helped make the event a great success. Check out pictures of the event, provide feedback or contribute photos of your own by visiting the Cabana Club's Facebook page at: <http://www.facebook.com/TheWoodlandsCabanaClub>

Membership Offers

Re-Instatement Fees Waived for Former Cabana Club Members!

Hey Former Members, we want you back! If you have previously been a member in good standing and are considering rejoining the Cabana Club, you can do it now and the re-instatement fee will be waived. For more information on how to re-instate your membership, please contact Cathy Escobar at: (925) 788-2098 or membership@woodlandscabanaclub.org

New Home Owner?

If you recently bought a home in the Woodlands and the previous owner was a member of the Cabana Club in good standing, then you can join the club without paying the initiation fee. New owners must join the club within one year of purchasing their home to have this fee waived. If you are interested in membership and would like to know if the previous owner was a member, please contact Cathy Escobar at: (925) 788-2098 or membership@woodlandscabanaclub.org.

WOODLANDS POLICE CALLS



The following information is taken from the Police Daily Bulletin as posted for public viewing on the Walnut Creek Police Department's website. The entire Walnut Creek police daily bulletin can be viewed at: www.walnut-creek.org/citygov/depts/police/bulletin.asp. Some issues of the Woodlands Newsletter may include only a portion of the monthly police activity in our neighborhood, as available print-space varies from issue to issue.

Police Calls from 3/8/13 to 4/12/13

03/16/13 10:08:55 Peachwillow Ln / Oak Grove Rd Barking dog. Dispo: quiet on arrival. Noise Complaint.

03/20/13 09:36:29 Ygnacio Valley Rd / Oak Grove Rd Homeless male Subj has set up an encampment near the entrance to the trail. Tents and bicycle there, male on scene at time of call. Dispo: contacted subject and he agreed to move his belongings and advice was given. Service to Citizen.

03/20/13 15:12:12 300 Bl Peppertree Rd 459 to white Honda Accord, parked on street. POE: window smash. Occurred within last hour. Loss: purse and bag of clothing. Dispo: window smash burglary with loss of a purse and Nordstrom bag containing clothing. Burglary.

03/21/13 13:50:46 3600 Bl Perada Dr Req Ofc respond to pick up a couple of very old shotguns he found while cleaning out house during move. Dispo: 3 rifles booked into evidence for destruction. Service to Citizen.

03/25/13 08:53:48 3200 Bl Peachwillow Ln Theft of bike occurred over the weekend. Suspect on video. 98 RP in office. Dispo: theft of bike occurred on 03/25 from 0331-0334 hours. Theft.

03/27/13 23:55:14 3600 Bl Perada Dr Approx 5-6 Subjects late teens early 20's going into the open space. Dispo: trail clear south to Ygn Vly Rd & clear north to Rock Oak Rd. Utl/GOA. Suspicious Circumstance.

03/28/13 10:26:48 Rock Oak Rd / Bayberry Dr RP with Canal Patrol reporting homeless camp with tent on the trail 50-60 yards north. No one there at time of call but looks like someone slept there last night and may return. Dispo: RP just letting PD know. Not asking for additional help. Subject(s) not on scene. Assist Agency.

03/30/13 09:32:52 3700 Bl Perada Dr reports damage to lamp info the resident. Appears to have been shot out. Dispo: as reported. Vandalism.

04/02/13 07:25:58 3000 Bl Citrus Cr Leaf blower at the large of-fice complex. Rp states it is an ongoing problem.. Dispo: subjects were advised about Muni code regarding use of power equipment before 0800 hours. Subjects complied. Noise Complaint

04/02/13 11:42:45 3400 Bl Sugarberry Ln Reporting that someone is in his neighbors house. He saw an HFA and HMA associated with the a teal Toyt Tercel @3lcm352/ go the back of the house and now the shades are up, they were previously down.. Dispo: determined to be house cleaners. Service to citizen

04/02/13 13:16:03 3500 Bl Perada Dr Rp has been receiving other peoples email to her inbox from RR.com. Rp has atc Time/Warner who hasnt returned her calls, requests advice via 10-21. Dispo: advice provided service to citizen

04/04/13 00:13:20 3600 BL Perada Dr Rp saw a wma with a flashlight checking out cars in the neighborhood. He left in a while longer passenger van towards Citrus. Rp requests an ofc drive thru the neighborhood. Dispo: area checked, UTL/GOA. Service to Citizen

04/06/13 11:34:50 500 Bl Peppertree Rd littering. House egged for 3rd time recently. Dispo: as reported littering.

04/07/13 03:16:01 Ygnacio Valley Rd / Oak Grove Rd Subjs throwing eggs. Dispo: driver & vehicle struck by eggs. Suspects fled s/b on the trail. Vic did not want police rpt, area check only requested. Service to citizen.

04/08/13 13:05:27 Rock Oak Rd/Perada Dr on the Ygnacio Canal Trail. On the left at the end of Rock Oak Rd. Homeless encampment. 2nd hand to Canal Patrol. Dispo: GOA...UTL Service to Citizen.

04/09/13 10:33:03 2200 Bl Oak Grove Rd WMA 20'S, clean shave, whi shirt grn stripe, sitting in the chair not moving since 0800 hrs. Male is in the sun and hasn't moved for 2.56 hrs. Dispo: contacted, welfare check conducted, code 4, subj left area, no crime service to citizen

04/10/13 14:02:20 2200 Bl Oak Grove Rd reports dog in silver Toyota. Rp feels its too hot for the dog to be left in the veh. Dispo: area chkd. GOA.UTL Service to Citizen.

Advertiser Contents

AB FENCING	12
BELFAST PLUMBING	14
BRUCE LESSER	19
CALIFORNIA CUSTOM CARPETS	17
C2 FINANCIAL - STEPHEN CARLIN	12
CONTRA COSTA PAINTING	14
DAYNA WILSON	15
DUMPLOADS ON US	8
GREEN'S LAWN CARE	19
PET PROFESSIONAL	8
MACY MOVERS	9
MARC GRAVES	11, 13, 16, 20
MASTER ELECTRIC	7
MINUTEMAN PRESS	20
NEED A TUTOR - JOANNE WATHEN	8
PAUL'S HANDYMAN SERVICES	7
TISH KANAT REALTOR	10
YOUR LOCAL HOME REPAIRS	18, 20

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- 1/2 Page – 5 x 7.5 - \$50/month
- 1/4 Page – 5 x 3.5 - \$30/month
- 1/4 Page on back cover - \$50/month
- 1/8 Page – 2.5 x 3.5 - \$20/month
- Want Ads - line ad with 30 words or less:
\$5 Woodlands Residents, \$13 Non-Residents

NEW Advertising Deadline
Please submit all ads and
payments for the next issue by
May 10, 2013

Submission Guidelines

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- Ad should be formatted with any artwork you want included at the time of submittal.
- If your ad needs layout/design or artwork, there is an additional \$10 design fee.
- We love DIGITAL FILES! If you can provide a digital file of your ad, please email it to Woodlandsassn@yahoo.com. We accept PDF and Microsoft Word documents.
- If you only have a paper copy of your ad, please mail it and the payment to:
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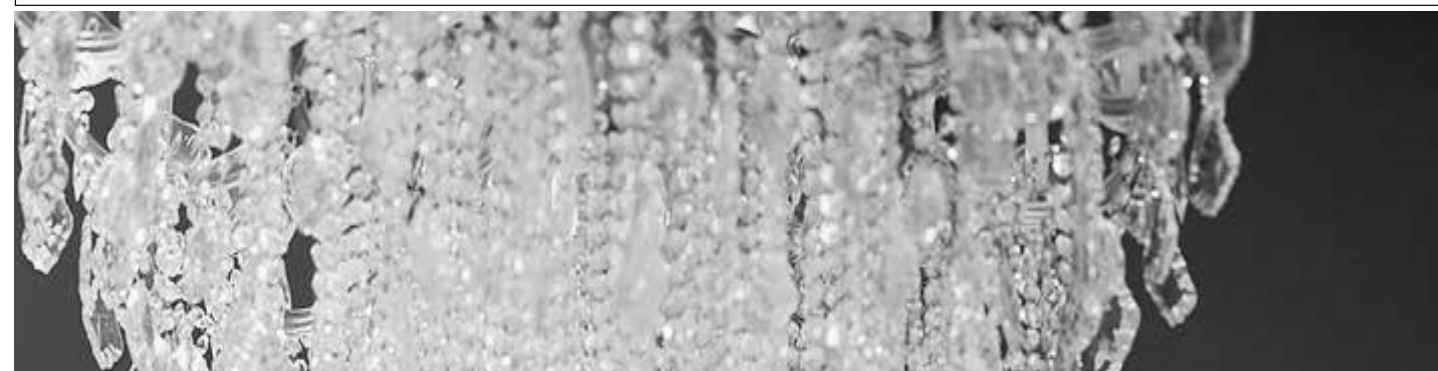
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