

# The Woodlands



Keeping You Informed For Over 40 Years

August 2010

## McDonald's on Citrus Circle Update

By Joe Casey

Jeremy Lochirco, Senior Planner for the City of Walnut Creek, has informed the Board that McDonald's submitted an application on June 30 for a fast food restaurant in the former bank building at the corner of Citrus and Oak Grove (see previous article in the July issue at [www.woodlandsassn.org](http://www.woodlandsassn.org)). In my discussions with Jeremy, this is how the process will proceed:

30-day review period - a formal application is submitted, and the city is bound by mandate to review and respond within 30 days. Review will focus on the overall scope of the project - the building design, arbor impact (will trees need to be removed to accommodate expansion), a traffic review, parking analysis, etc. The key consideration for the city - is the application complete? Does it adequately respond to each of the critical issues the city requires before it moves to the next stage.

- Environmental review/assessment - A more thorough review of the plan, including zoning. The building is zoned for a drive-thru, as it was formerly a bank, but it is not zoned for a retail food establishment. This is a high hurdle to jump over from the city's viewpoint. For example, when Carl's Jr. moved to the neighborhood, the franchise owner tried to secure the same building, but was informed it was not zoned for food, and the corporate ownership of Carl's Jr. advised the franchisee to move it across the street as it would be too long (and possibly costly) a process to get the building through the city approval process (\*note - Carl's Jr. was only approved by the City Council after they agreed not to have a drive-thru).
- At some point, McDonald's will request a public meeting to inform the public of their plans, and make their case as to why they would like to bring their establishment to our neighborhood. The process must include this step.
- The City of Walnut Creek, and more succinctly, the City Council, would be involved in approving or denying the McDonald's application, once all of these steps are complete.
- It is important to note that the City does not take a position for or against an issue until the sequence of events noted above take place, and a big influencer is community reaction. Additional details and artist renderings can be found on the Woodlands website.

Our July newsletter prompted a number of residents to send "emails to the editor". A representation of these letters follows this article. Please continue to visit our website [www.woodlandsassn.org](http://www.woodlandsassn.org) for updates and to join our email list to be kept informed on the issue, including the announcement of a town-hall meeting, which the Board is looking to coordinate for a date to be determined in August 2010.

Thank you from the Woodlands Board.

*See Your Neighbors Comments On Page 3*



# Want to Write Something?



The Woodlands newsletter provides a community service by keeping neighborhood residents informed about issues and events of interest. We encourage Woodlands residents to submit articles for the newsletter and we regularly receive articles that are published in the newsletter.

If you would like to contribute an article, please contact us and we will be happy to work with you to help get it edited and published. Our publication guidelines are relatively simple – topics should be of interest to Woodlands residents, the newsletter can not be used as a forum to air issues between individuals, and articles may need to be edited to fit within available space (typical length is 200 words or less). To meet our publication schedule for a monthly newsletter, we have established a closing date of the 10<sup>th</sup> of each month. To the extent that space is available, articles received and ready for print by the 10<sup>th</sup> of the month will be published in the next version of the newsletter.

We appreciate your help in making the newsletter as informative, useful, and relevant to Woodlands residents. To submit an article, please write to [woodlandsassn@yahoo.com](mailto:woodlandsassn@yahoo.com).

## In This Issue...

McDonald's Update	1
Want to Write Something?	2
Thank You For the Flags	2
McDonald's Comments	3
Woodlands Safety Event	4

## Thanks for the July 4<sup>th</sup> Flags

We want to thank local realtors Ron Vallerger and Steve Poirier for the U.S. flags planted in the Woodlands neighborhood. This is a longtime tradition and we appreciate it!



Established in 1965, the *Woodlands Newsletter* is a monthly publication that is published by the Woodlands Association. Archived issues are located at [www.WoodlandsAssn.org](http://www.WoodlandsAssn.org)

**Newsletter Advertising:**  
[Woodlandsassn@yahoo.com](mailto:Woodlandsassn@yahoo.com)  
 Marc Graves 336-6272 (Marc)

**Newsletter Delivery:**  
 Kay Ready ~ 937-6824

**Web Site Inquiries:**  
 Brian Rower ~ [Woodlandsassn@yahoo.com](mailto: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

Newsletter printed by  
**Minuteman Press**  
 (925) 256-6444

## Woodlands Association Board of Directors

- Ed Wohlers ~ *President*
- Joe Casey ~ *Vice President*
- Judy Jarvis ~ *Treasurer*
- Elsie Witt ~ *Secretary*
- Marc Graves ~ *Newsletter Advertising*
- Brian Rower ~ *Webmaster*
- Jessica Williams ~ *Newsletter Coordinator*
- Kay Ready ~ *Newsletter Distribution Manager*

Board email ID's can be found at [www.WoodlandsAssn.org](http://www.WoodlandsAssn.org)

## Upcoming Board Meetings

Saturday, August 7th  
 at 8:15 am  
 and  
 Saturday, September 4th  
 at 8:15 am  
 in Carl's Jr.  
 Conference Room

Woodlands residents are encouraged to attend board meetings

## Comments on having McDonald's at Citrus Circle

Hi,

Thanks for collecting opinions on the issue of having a McDonald's in our neighborhood. I am writing to say that we are very opposed to such an idea, on many levels.

Certainly we have enough fast food restaurants across the street in the Nob Hill plaza, so there is no need for another such business, Carl's Jr. serves similar foods.

Fast food restaurants in general are not a good thing for the health of America, contributing to the obesity epidemic we are in the midst of. This establishment would not be one that would make a positive contribution to the health of our city. There are already many, many places in Walnut Creek that cater to a fast food diet.

The location in question is the first establishment you see when you enter our community on Citrus Avenue. Having a McDonalds fast food restaurant is not the image we should present of our neighborhood. It is an older established neighborhood with beautiful trees at the base of a wonderful open space that draw families here in part for its natural beauty.

Fast food restaurants are meant to be that, 'fast', and so the number of cars intended to be pulling in and out would be high, at an intersection that already has more than it's share of congestion and accidents. The intersection is one which the children of our neighborhood must cross in order to get to both Foothill Middle School and Northgate High School, many on foot or on bicycles.

I hope that this does not come to fruition as it would add no positive impact to our community and probably would be detrimental.

Sincerely,

Lorraine Rose-Lerman, Woodland's resident

---

I just read the newsletter and am against any fast food including McDonald's to occupy the former bank building. – Anonymous

---

Dear Sir/Madam:

Thank you for publishing an article about possible McDonald's appearance in our neighborhood. As a family living on Citrus Circle we would like to provide some comments.

First and foremost, we are strongly opposed to such a development because it would most certainly increase traffic, noise and litter on Citrus Circle and nearby streets. It will make our child-friendly neighborhood less safe and attractive for families. While increasing number of schools around the country are banning unhealthy food and drinks from their cafeterias, it would be extremely frustrating to see a new McDonald's restaurant opening in a direct proximity to an elementary school and a residential area full of children.

My family and I would like to encourage the Woodlands Board to fight this proposal with all your might. Quick internet search shows that communities around the globe have been fighting opening of McDonald's restaurants in residential neighborhoods (<http://www.mcspotlight.org/campaigns/current/residents/index.html>), and there are precedents of the people winning: Fremont, CA: <http://www.mcspotlight.org/media/press/mcdfs/mercurynews110702.html>, Rocklin, CA: <http://www.mcspotlight.org/campaigns/current/residents/rocklin.html>

From our side our family is ready to provide any possible help and support we can.

Sincerely,

Natalia Usmanova

# Woodlands 1<sup>st</sup> Annual Safety Event

I am a long time Woodlands Resident who sees a need to help my neighbors get better prepared for any type of disaster that might strike. I invite you to get better prepared and learn what you can do to be ready for all types of situations and stay safe. Please plan to attend for a couple hours and bring your friends, but remember to RSVP. The Wilson Family will see you there!

## Save The Date!

**Saturday, August 7th from 2:00-4:00 P.M.**

**Woodlands Cabana Club 111 Longleaf Drive**

Come join us at the 1st Annual **Are YOU Ready?** Safety Event. This is a unique opportunity to gather information on everything you need to keep you, your kids, your home, your pets and even your identity SAFE!.

Walnut Creek Police Officers will visit with their canine unit, Members of CERT, Contra Costa County Fire Protection District, American Medical Response, American Red Cross, P G & E and even a Shred-It Truck will be on hand sharing important information!

There will be Raffle Prizes, Goodies for the Kids and Refreshments for all!  
(PLEASE: Let us know that you'll be joining the fun so we can order enough food.)

**RSVP to Dayna Wilson**

**925.788.6582 / [Dayna@Day-RealEstate.com](mailto:Dayna@Day-RealEstate.com)**

## Dumploads OnUs

YOUR JUNK REMOVAL SPECIALISTS

### Items We Remove

- Household Junk
- Yard Waste
- Construction Debris
- Old Furniture
- Appliances
- Electronics
- Call if your item is not listed...



Eric Giacobazzi, Owner  
Woodlands Resident



Patrick Wilkinson, Owner  
Woodlands Resident

**925. 934. 3743**  
**[www.DumploadsOnUs.com](http://www.DumploadsOnUs.com)**

**ASK ABOUT OUR  
WOODLANDS DISCOUNT**

## Dudley De-Tails



### Complete Pet Service

- ◆ Pet Sitting
- ◆ Feline Friendly
- ◆ Dog Walking/Training
- ◆ Pet Waste Pick-Up
- ◆ Shelter & Veterinary Hospital Experience
- ◆ Marin Humane Society Canine Academy

Woodlands Resident

Maggie Ryan (925) 586-0916  
[dudleydetails@yahoo.com](mailto:dudleydetails@yahoo.com)



# Advertising

## PAUL'S HANDYMAN SERVICES

*Electrical  
Plumbing  
Carpentry  
Dry wall*

Quality  
Work



*Tile & Stone  
Linoleum  
Doors & Locks  
Painting*

**Any standard Job. Unusual Problems welcomed.**

References Please Call **Paul Fleck 676-6607**

## 86 INCH SOFA for SALE

Great shape - remodeling.  
\$400 or best offer.  
Please call 256 -1148.

## Advertiser Contents

AAA-Mike Jordan	7
AB Fencing	7
Brana Home Repairs	10, 12
California Custom Carpets	11
Dr. Peter McDuff, Chiropractor	8
Dudley De-Tails	4
Dumploads On Us	4
J Rockcliff Realtors - Galindo/Willams	9
Marc Graves	12
Minuteman Press	12
Paul's Handyman Services	5
Paul Morris Painting	6
Sofa on Sale	5
State Farm, Mark Bucklew	5
Yoga Su-Tra	7



## DISCOUNTS.

See me today and get the discounts  
and service you deserve.

As a neighborhood resident living on Citrus,  
I am your good neighbor.

Call me for your Home and Auto Insurance needs.



**Mark W Bucklew, Agent**  
Insurance Lic. #: 0556454  
mark.bucklew.b8ub@statefarm.com  
Bus: 510-724-5432



LIKE A GOOD NEIGHBOR, STATE FARM IS THERE.®

POS7015 5/05

statefarm.com®

State Farm Mutual Automobile Insurance Company, State Farm Indemnity Company - Bloomington, IL



Paul Morris

Owner Operated Business Since 1976  
License # 570050

## *Paul Morris Painting*

# **(925) 939-2498**

**Interior & Exterior  
Exceptional Prep Work  
Taping & Texturing  
Specializing in Repaints**

## **Advertise With Us!**

To Advertise in the Woodlands Newsletter,

Contact **Marc Graves** at [Woodlandsassn@yahoo.com](mailto:Woodlandsassn@yahoo.com) or **925-336-6272**

### **Advertising Rates & Sizes**

MARC

Please note: the actual sizes below allow for binding/bleed space. Size = height x width in inches

**Full Page – 10 x 7.5 - \$80/month**

**½ Page – 5 x 7.5 - \$45/month**

**¼ Page – 5 x 3.5 - \$25/month**

**¼ Page on back cover - \$45/month**

**1/8 Page – 2.5 x 3.5 - \$15/month**

Want Ads - line ad with 30 words or less:

\$5 Woodlands Residents, \$13 Non-Residents

### **Next Advertising Deadline**

**Please submit all ads and  
payments for the next issue by**

**August 15, 2010**

### **Submission Guidelines**

- Please submit your ad in the actual size/dimensions listed above.
- 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](mailto:Woodlandsassn@yahoo.com). We accept PDF, Microsoft Publisher, and MS Word documents.
- If you only have a paper copy of your ad, please mail it and the payment to:  
Woodlands Association, PO Box 31085, Walnut Creek, CA 94598
- Payment is due when you submit your ad. Please make checks payable to “**Woodlands Association**” and mail to:  
PO Box 31085, Walnut Creek, CA 94598

# AB FENCING

## Alfonso Botello

*Performing the best in the fence Industry*

- **Fences**
- **Decks**
- **Patio Covers**
- **Retaining Walls**
- **Gates**

Woodlands References  
 25 Years Experience  
 Contractor Lic. 856711

**707-864-8629 \* 707-980-2101 Cell**  
**FREE ESTIMATES**

## Yoga Su-Tra

OF WALNUT CREEK

MONDAY	TUESDAY	THURSDAY
8:30 – 10:00 am	6:45 – 8:00 am	6:30 – 7:45 am
Kundalini Yoga	925-212-7633	925-212-7633
925-286-6347	10:15 – 11:45 am	10:15 – 11:45 am
	7:15 – 8:30 pm	925-778-2923
	925-778-2923	

Rancho San Miguel Clubhouse  
 2727 San Carlos Drive, Walnut Creek, CA 94598

## AAA Home Insurance: Bring home the security of AAA

Your home is one of your most valuable assets. Protect it with the reliability of AAA. We offer you:

- Wide range of policies to meet your needs
- Fast, fair and efficient claims service 24/7
- Significant savings when you insure your auto, home and life with us

Plus, enjoy the many benefits of AAA Membership, including America's best Emergency Road Service and hundreds of discounts when you shop, dine or travel.

Contact Mike Jordan,  
 your Woodlands neighbor,  
 for your free, no-obligation  
 quote today.



**Mike Jordan**  
**AAA Concord**  
 2055 Meridian Park Blvd.  
 Concord, CA 94520  
 (925) 808-6226  
 michael.jordan@goAAA.com  
 Agent License #0175868

California State Automobile Association (CSAA), a AAA Member Club, provides auto, home and personal umbrella insurance through the Cal State Auto Group. Life insurance underwritten and annuities offered by AAA Life Insurance

**Get More. Get AAA®.**



**DR. PETER MCDUFF**  
BOARD ELIGIBLE CHIROPRACTIC NEUROLOGIST

## FOR IMMEDIATE RELEASE

### Walnut Creek Clinician Offers New Technology Providing Faster Pain Relief and Healing

Walnut Creek, CA – McDuff Chiropractic Center, Chiropractic Neurology and Nutrition - is pleased to announce the addition of laser therapy treatments to the care options provided.



TerraQuant laser therapy provides pain relief and healing through this FDA cleared modality. This is the world's most advanced pain relieving modality which has been used by Olympians, professional teams / athletes, as well as people of all ages and conditions who choose an effective treatment without drugs or invasive procedures.

Worldwide, laser therapy is embraced to treat conditions such as acute, sub-acute and chronic pain, back pain, bursitis, carpal tunnel, arthritis pain, fibromyalgia, ligament sprains, tendonitis, tennis elbow, soft tissue injuries and muscle strain. This treatment option is now available locally.



There are over 4000 studies that validate the effectiveness of laser therapy. Throughout the world, laser therapy has been embraced for over 20 years. In the United States, athletes who compete internationally were some of the first to embrace the modality as they saw their competing athletes using the technology with great results. Now, laser therapy has been embraced nationwide by clinicians to treat all those in need.



Contact Dr. Peter McDuff at 925-933-3000 for an assessment to learn if laser therapy is an option for you.

Dr. McDuff has been helping patients in Contra Costa County for over ten years with pain issues, balance disorders, headaches, migraines and nutrition.

*"After the first treatment the pain in both my shoulders was gone". Dr. R.C.*

*"After four years of pain in both knees I'm getting relief. I walk in to Dr. McDuff's office in pain and walk out pain free". Leeann Cawley, Benicia Plumbing*

3075 CITRUS CIRCLE, SUITE 175 WALNUT CREEK, CA 94598  
925-933-3000 FAX 925-933-3007  
EMAIL: MCDUFFCHIROPRACTIC@SBCGLOBAL.NET WEB: MCDUFFCHIROPRACTIC.COM



# **Woodlands Annual Garage Sale**

## **Sunday, October 3, 2010**

*A map of the neighborhood, identifying the locations of those who are participating in the garage sale is created to aid buyers to find your homes. Maps will be provided to the participants to hand out to buyers. To get on the map you need to register. You may still participate without registering.*

***Beginning Monday, August 23rd  
call 945 - 4575 To Register !***

***Registration Ends Sunday, September 26th!***

***When you call, please leave (1) your name, (2) home phone number, (3) address, & (4) a brief description of the items for sale.***

*You will receive a call back to confirm the information within a few days.*

*Garage sale hours are advertised as 9:00 a.m. to 3:00p.m.*

***You can open and close your garage whenever you wish.***

*Because of the details involved in setting up this event,*

***Please Call No Later Than 6:00 p.m., Sunday, September 26th***



***David Galindo CRS  
Jan Williams GRI, CRS  
J. Rockcliff Realtors***

*1700 North Main Street  
Walnut Creek, Ca 94596  
(925) 945-4575*

*DRE License # 00674809, 00862023*

Email: [brana8@aol.com](mailto:brana8@aol.com)  
[brana-maintenance.com](http://brana-maintenance.com)



# BRANA HOME REPAIRS

3527 Mt. Diablo Blvd. #246  
Lafayette, CA 94549-3815

Tel: 925-283-1107  
Fax: 925-283-5991

**CALL FOR LICENSED CONTRACTOR OR HANDYMAN**



## **TERMITE WORK**

- All necessary work to obtain a clearance

## **ELECTRICAL**

- Bathroom and Kitchen Fans
  - Wiring
- Fixture Replacement

## **PLUMBING**

- Repair or Replacement of Broken Pipes
  - Repair of Leaking Pipes
  - New Installations
- Repair Replacement of Washer, Faucets, Commodes, Wax Rings ▪ Water Heaters

## **PAINTING**

- Exterior - Interior
- Spot Painting After Repairs
- Wall & Ceiling texturing

## **GUTTER WORK**

- Clean out Gutters ▪ Installation of gutter screens

## **CARPENTRY & DRYWALL**

- Installation of Doors, Locks
- Repair Stucco - Drywall
  - Brickwork
- Odds and Ends

## **TILE WORK**

- New Tile Installation
- Seal and Grout Existing Tile

*If you need a service not mentioned above, just call us. Prices will be quoted by the job.*

**Dear Woodlands Neighbor,  
I am Brian Rogan, your local flooring specialist with**

## **CALIFORNIA CUSTOM CARPETS INC.**

WE PROVIDE AND INSTALL ALL GRADES OF  
CARPET, PRE-FINISHED HARDWOOD,  
LAMINATE, VINYL AND VINYL TILE. FOR  
OVER 30 YEARS, OUR BUSINESS HAS BEEN  
BUILT UPON 4 BASIC PRINCIPLES:

- ★ **1st class customer service**
- ★ **Timely installation**
- ★ **Great product selection**
- ★ **The MOST competitive prices**



FREE in-home estimate  
Woodlands resident since 1983

**For an appointment or more info,  
call Brian at (925) 828-7810 ext. 214**





# STOCK UP NOW!

\*Order 1000 or more  
Business Cards  
 & receive 500 FREE!



\*For Spot Color orders only. Applies to 1 name. Expires July 31st, 2010. Graphic Design is not included. Additional charges may apply.

Stock up now! Call Minuteman Press  
 925-256-6444 Today!

1500 Sunnyvale Ave., Walnut Creek, CA 94597 | www.MinutemanPressPH.com | 925-256-6444 | Perfectprinting@MinutemanPressPH.com

*COY*  
**COURTYARD**  
 REALTY

FINE HOMES & ESTATES

**MARC GRAVES**  
 Call for a **FREE** market analysis



Direct:  
 336-MARC (6272)  
 Fax 932-1584

**AREA SPECIALIST**  
 Valle Verde Parent  
 & Proud Woodlands  
 Resident

Email: brana@aol.com  
 brana-maintenance.com

**BRANA** 925-283-1107  
**HOME REPAIRS**

3527 Mt. Diablo Blvd. #246  
 Lafayette, CA 94549-3815

**CALL FOR LICENSED CONTRACTOR OR HANDYMAN**

 **TERMITE WORK**  
 •All necessary work to obtain a clearance

**ELECTRICAL**  
 •Bathroom and Kitchen Fans  
 •Wiring  
 •Fixture Replacement

**PLUMBING**  
 •Repair or Replacement of Broken Pipes  
 •Repair of Leaking Pipes  
 •New Installations  
 •Repair Replacement of Washer, Faucets, Commodes, Wax Rings • Water Heaters

**PAINTING**  
 •Exterior - Interior  
 •Spot Painting After Repairs  
 •Wall & Ceiling texturing

**GUTTER WORK**  
 •Clean out Gutters • Installation of gutter screens

**CARPENTRY & DRYWALL**  
 •Installation of Doors, Locks  
 •Repair Stucco - Drywall  
 •Brickwork  
 •Odds and Ends

**TILE WORK**  
 •New Tile Installation  
 •Seal and Grout Existing Tile

*If you need a service not mentioned above, just call us. Prices will be quoted by the job.*