



Preferred Land Use Plan Proposal

By Adrienne Robillard

The 7th Advisory Committee Meeting to discuss the Shadelands Gateway Specific Plan, the proposed development at Ygnacio Valley Road and Oak Grove Road on a 25-acre parcel owned by Safeway, was held at Valle Verde Elementary School on the evening of June 27th. The meeting's purpose was to review and discuss the Preferred Use Plan and Development Standards.

The consultants from RRM Design Group presented a Preferred Land Use Plan PowerPoint (see above) that included details on a 'Central Green District,' a minimum of 2 acres of space combining a plaza and green space. The Plan also includes a 'Gateway District' with retail, such as the proposed 55K square foot Safeway store, restaurants, and services. The 'Shadelands Drive District' was shown to possibly include office space, a health club, services, limited ground floor retail, and residential units.

The "Gateway Element" shown above would result in the loss of the protected right turn from Oak Grove Road onto Ygnacio Valley Road. During the public comment portion of the meeting residents voiced concern over the elimination of this lane.

Following the presentation on the three districts were slides illustrating Parkways/Primary Setbacks



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 Walnut Creek, CA 94598

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from the roads and Commercial Floor Area Ratio. The entire presentation from this and previous AC Meetings is available to view at:

http://www.walnut-creek.org/citygov/depts/cd/planning/shadelands_gateway_specific_plan.asp

This was the first AC Meeting to be held outside of Walnut Creek City Hall, and the turnout was higher than recent AC Meetings. Woodlands residents and a resident who lives on Via Monte near the existing Encina Grande Safeway spoke during the public comment portion of the meeting, when members of the public lined up to share their thoughts on the proposed development with the AC Committee. The primary concerns included traffic and safety issues along already congested Ygnacio Valley Road and the impact on existing backup on Oak Grove Road. Also of concern were the locations of proposed entrances and exits into and out of the shopping center, along Ygnacio Valley Road, Via Monte, Oak Grove Road, and Shadelands Drive.

At the close of the AC Meeting at Valle Verde, Deb Karbo, the applicant from Property Development Center, announced that Safeway would not hold the previously planned July 10th community meeting at the existing office building on the site. The reason for the cancellation was to be able to provide the community with more information at a later time.

The 8th AC Meeting was held Wednesday, July 25th, from 6:30 p.m. to 8:30 p.m. at Civic Arts Education - Dance Studio at 111 N. Wiget Lane. We will provide an overview of that meeting in the September issue of The Woodlands. We will also post news on additional AC Meeting and Safeway community meeting times and locations on The Woodlands website at <http://woodlandsassn.org/>. Join the group mailing list via the Woodlands website if you wish to have meeting information emailed to you.

Woodlands Association Board of Directors

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

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Upcoming Board Meetings

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

Woodlands residents are encouraged to attend board meetings

A Woodlands Tradition –The 4th of July Parade

By Adrienne Robillard

The annual Woodlands 4th of July Parade was a big success, with neighborhood families and friends decked out in red, white and blue along the parade route. A red fire engine led the parade from Valle Verde Elementary School, along Candleberry Road to Citrus Avenue, then turning on Dogwood to enjoy a beautiful afternoon at this year's parade sponsor, the Woodlands Cabana Club. Families followed the fire engine with tots riding in decorated wagons, kids riding their bikes and scooters and neighbors watching the parade from their front yards and cheering everyone on. All 3 Cabana Club pools offered a great way to cool off after walking in the sunshine, with hot dogs and hamburgers on sale at the Cabana grill for lunch. Games for kids of all ages were a hit with both the children diving into the water and onlookers. Thanks to the Woodlands Cabana Club for hosting and sponsoring this wonderful annual event!



Advertise in The Woodlands Online via PayPal

By Adrienne Robillard

To make it easier for our advertisers to reach the 900 homes in our neighborhood, The Woodlands Association now offers online submission of advertisements with payment through PayPal.

Ads must be submitted by the 15th of the month prior to the monthly issue you want to advertise in (e.g. ads received by August 15th will run in the September newsletter).

Simply go to The Woodlands website at <http://woodlandsassn.org> and select "Purchase Advertising" from the menu in the left margin of the homepage. You

can then upload your PDF, MS Publisher, or MS Word file, select your ad size, choose the month to start running the ad and the number of months to run. You can pay either with your PayPal account or purchase without a PayPal account by choosing "buy as a guest." As a guest you can pay by credit card or debit card.

Payment by check is still available, as is emailing your advertiser files directly to woodlandsassn@yahoo.com. Please email us with any questions.

Woodlands Board Election Results

By Elsie Witt

Justin Wedel has been elected President of the Woodlands Association Board. He previously served as Vice President since his appointment in August 2011. Justin is taking over for Ed Wohlers, President of the Board from 2008-2012. Ed has been elected board Secretary. Each will serve two-year terms beginning August 1, 2012.

The Board would like to thank Ed Wohlers for his two terms of service as Board president since 2008, and prior to that as Board Treasurer from 2004 – 2008. Under Ed's outstanding leadership the Board has continuously produced a monthly newsletter for all Woodlands residents entirely paid for through advertising.

Ed's contributions are too many to list in a single article. Ed helped to develop a website that captures the history of our neighborhood, woodlandsassn.org, and he continues to inform residents of civic projects

and possible developments that affect the quality of life in our community. When residents and business owners experienced an increase in burglaries and theft, Ed and the Board worked with the city and police department to hold neighborhood meetings to protect ourselves and utilize the support of police officers assigned to patrol our area.

Currently Ed serves on the Walnut Creek Advisory Committee helping to explore Safeway's proposal to amend the City General Plan and change Safeway's property's designation from Business Park to general mixed use at the corner of Ygnacio Valley Blvd. and Oak Grove Road. Last year he helped to raise Woodlands residents' awareness of the McDonald's corporation intent to develop the property at the corner of Citrus Avenue and Oak Grove Road.

Thank you Ed for your commitment to the Woodlands.

A Big Thanks to Elsie Witt, Secretary

By: Woodlands Board

The Board would like to thank Elsie Witt for her terrific service as Secretary of the Woodlands Association. Elsie joined the Board in July 2005 as Secretary and has dutifully served the community for seven years. During her tenure she has represented the Board before the City of Walnut Creek on a number of issues concerning the Woodlands neighborhood, including Citrus Walk, the proposed McDonald's (application dropped), and the proposed Safeway Shadelands development. We thank Elsie for her dedication, exceptional record taking, and her many valuable contributions to the Woodlands Association.

Open Position: Woodlands Webmaster – Training Provided

Do you have some web skills? Are you looking for an opportunity to learn more about managing web content? The Woodlands Association is looking for a new Webmaster. This is a volunteer position available to residents of high school age and up. The Webmaster position requires 1-2 hours of your time each month, plus attendance at the monthly Board meeting. Duties include updating the website (woodlandsassn.org), uploading the monthly newsletter and monthly Board minutes, and renewing hosting. The position requires familiarity with HTML and experience with PayPal is a plus. Please email us at woodlandsassn@yahoo.com if you're interested in learning more about this great opportunity to contribute your skills to our neighborhood publication.



WOODLANDS POLICE CALLS

*Thank you to Kathy Master
for compiling this report from the WCPD website*



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.

12-18716 06/11/12 11:33:55 **Vandalism** 3400 block Bayberry Drive. Three successive nights of vandalism to vehicle and pranks to 3 of 5 of RP's vehicles parked on the street. Desk thrown at one, washable paint the next night and "cooked" last night. Dispo: As reported.

12-18842 06/12/12 18:23:44 **Agency Assist** 700 block Mandarin Lane. Fire Dept. requests assist for possible forced entry needed. Woman being stung by bees. Dispo: Cancelled prior to officer's arrival. Ofc. Barrientos

12-19126 06/15/12 10:40:44 **Service to Citizen** 3200 block Peachwillow Lane. RP states juveniles were on the school roof, now roaming around. Dispo: Area check conducted. Subjects gone on arrival/unable to locate. Ofc. Godinez

12-19161 06/15/12 16:02:18 **Suspicious Circumstance** 3000 block Citrus Circle. Male subject came to RP's office, served her with legal paperwork and is now sitting in front of RP's office staring at her. Subject is in blue Ford. Dispo: Cancelled, subject left. Ofc. Hahn

12-19359 06/17/12 03:35:07 **Service to Citizen** Hamlin Loop/Citrus Circle. Area check requested for juveniles loitering near the wall that runs along Ygnacio Valley Road. Can be accessed from Hamlin Loop. Dispo: Area Clear. Ofc. Estrada

12-19789 06/21/12 01:43:24 **Service to Citizen** 2200 block Oak Grove Road. Male subject in the ATM vestibule; female cleaner afraid to leave. No description provided, information is second hand. Dispo: Subject trespassed from Chase Bank. No officer assigned.

12-19842 06/21/12 15:58:05 **Runaway Juvenile** 500 block Banyan Circle. Dispo: Confirmed runaway, entered into MUPS database. Ofc. Thompson

12-19855 06/21/12 18:36:11 **Agency Assist** 3600 block Perada Drive. Missing adult-child; reported to be at risk. Subject does not live with RP, lives in another city. Subject was located and determined to not be at risk. Removed from MUPS database. No ofc. assigned

12-19978 06/22/12 19:04:06 **Service to Citizen** 3200 block Peachwillow Lane. 8 juveniles on the roof of school's multi-use room. RP concerned for vandalism to school. Dispo: Contacted juveniles who were on the roof retrieving a ball. Ofc. Duggan

12-19991 06/22/12 20:52:57 **Disturbing the Peace** Citrus Avenue/Sugarberry Lane. Subjects heard yelling at the corner. Dispo: Contacted subjects who stated they are friends in a verbal argument. No evidence of injury or physical altercation. Ofc. Appel

Police Calls Continued

12-20165 06/24/12 06:46:44 **Littering** 600 block Candleberry Road. Sedan egged during the night. No damage to paint, RP has washed the egg off. Dispo: No report desired, documentation only at this time.

12-20181 06/24/12 10:33:33 **Miscellaneous Traffic** Teak Ct/Sugarberry Lane. Citation requested for truck parked in the wrong direction. Dispo: Vehicle is leaving the court. Ofc. Barrientos

12-20206 06/24/12 17:33:23 **911 Hangup** 600 block Rock Oak Road. Sounds like child in the background. Dispo: Accidental; child playing with phone. No ofc. assigned

12-20531 06/28/12 03:46:43 **Suspicious Circumstance** 3300 block Citrus Avenue. Man tried to open door. Dispo: Area check with negative results. Ofc. Alfaqih

12-20672 06/29/12 08:44:56 **Suspicious Circumstance** Peachwillow Lane/ Candleberry Road. RP was crossing the street when a male in driving a silver car sped up and veered toward RP as if he was going to run him over. Occurred 10 ago. Dispo: Area check, unable to locate. Ofc. Spoto

12-20676 06/29/12 09:09:01 **Service to Citizen** 3200 block Sugarberry Lane. VIN verification requested on motorcycle. Dispo: VIN verified. Ofc. Spoto

12-20748 06/29/12 23:05:15 **Service to Citizen** 0 block Bayberry Drive at trail opening. RP saw about 5 juveniles carrying a cooler of alcohol about 3 minutes ago. Two additional subjects seen carrying 24 packs. Dispo: All subjects were contacted/advised, and left Walnut Creek. RP contacted and advised of status. Ofc. Estrada

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- Payment is due when you submit your ad. Please make checks payable to “**Woodlands Association**” and mail to:
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Woodlands Annual Garage Sale

Sunday, October 7, 2012

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 Saturday, September 1st
call 945 - 4575 To Register !
Please do not call prior to this date

Registration Ends Sunday,
September 30th !

*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,
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Non-Members Welcome

Lessons are offered daily through Friday, August 24th.

**Woodlands Swim School is instructed by Emily Andrews, Tamara Robinett, Allison Romine,
Hannah Potter, Kylie Mungo, and Noelle O'Loughlin**

**Emily Andrews can be contacted at woodlandsswimschool@gmail.com
if you have any questions. =)**



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& Proud Woodlands
Resident

BRANA HOME REPAIRS 925-283-1107
Fax: 925-689-8405

3527 Mt. Diablo Blvd. #246
Lafayette, CA 94549-3815
Email: laure@brana-maintenance.com
brana-maintenance.com

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.