

Woodlands Association Has Not Taken a Position on Safeway Proposal

By Woodlands Board

The Woodlands Association would like to thank those neighbors who have taken the time to share their comments and suggestions regarding the proposed Safeway development. We would also like to clarify that the Woodlands Association has not taken a position rejecting or endorsing any proposal or plan for the Safeway property. The June cover article, "A Proposed Shadelands Compromise," was submitted by a concerned Woodlands resident and was not a reflection of the Woodlands Association Board. The Woodlands Association may take a position on a proposal in the future based on hearing from the community and evaluating a more fully developed proposal once it is under consideration by the City.

When Safeway's Property Development Centers asked the Walnut Creek City Council to consider amending the General Plan for the Shadelands Business Park to include mixed use retail, the city responded by setting up an 11-member Advisory Committee (AC). The AC will create a Specific Plan subject to approval and or revision by the various City Commissions and City Council. The City Commissions and Council will also hold public meetings to discuss possible changes to this property after the AC completes its work.

We continue to encourage Woodlands residents to attend these meetings to learn what proposals are being made and to add valuable feedback on how this property could be developed in a way that would add to the quality of our community and not adversely affect current businesses and residents.

Some of the letters the Woodlands Association has received have suggested:

- Development of a large supermarket and gas station
- Reserving a large portion of the property as open space or a community park
- Zoning for Business Park should remain
- Creating entrance on Oak Grove Road would worsen already difficult traffic
- Additional retail development would adversely affect current retail

This is our neighborhood and our community. The City and Safeway developers need to hear our voices on this matter. We encourage all residents to attend public meetings or provide written comments to the City on development of this property.



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 10th of each month. To the extent that space is available, articles received and ready for print by the 10th 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.

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

Newsletter Delivery:
 Kay Ready ~ 937-6824

Web Site Inquiries:
 Brian Rower ~ 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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Statement of Interest - President and Secretary

Ed Wohlers, who has been Woodlands Association President since January 2009, will be stepping down as President at the end of his term this year. Justin Wedel, currently Vice President of the Woodlands Association, has expressed interest in the position of President. To assist with the transition, Ed has expressed interest in becoming Secretary of the Woodlands Association. Woodlands Board elections will be held next month and ballots will be included in the July issue. Responses will be due July 10th and results will be published in the August issue. If you have any questions please contact us at woodlandsassn@yahoo.com.

Woodlands Association Board of Directors

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

Ed Wohlers ~ *President*
 Justin Wedel ~ *Vice President*
 Elaine Coyne ~ *Treasurer*
 Elsie Witt ~ *Secretary*

Marc Graves ~ *Newsletter Advertising*
 Adrienne Robillard ~ *Newsletter Coordinator*

Kay Ready ~ *Newsletter Distribution Manager*
 Brian Rower ~ *Webmaster*

Upcoming Board Meetings

Saturday, July 7th
 at 8:15 am
 and

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

Woodlands residents
 are encouraged to
 attend board meetings

Shadelands AC Meeting Update: Traffic Study Results

By Justin Wedel

On May 23rd the City of Walnut Creek held the sixth Shadelands Advisory Committee (AC) meeting to discuss possible changes to the 25-acre Safeway owned property located across from the Woodlands neighborhood at the corner of Oak Grove Rd. and Ygnacio Valley Rd (YVR). The meeting's focus was to review a traffic study completed by W-Trans, an external consultant hired by the City.

The consultant reviewed current site traffic flow and conditions throughout the area. The highlight of the evening was the traffic analysis of two intersections: 1) Oak Grove and YVR and 2) Via Monte and YVR. Currently, without any site changes, an average of between 35,000 and 50,000 cars cross the YVR and Oak Grove and Via Monte and YVR intersections throughout the day. On a grading scale of A through F - with F being the worst – these intersections are rated an average of an E.

After presenting the current conditions, the consultant's focus turned to an analysis of traffic patterns on the presented land use possibilities being considered by the AC. The additional traffic generated by development of this site would contribute an additional 16,000 to 18,000 daily additional cars, making the intersection of Oak Grove and YVR the highest traveled and most congested intersection in Walnut Creek.

The next AC meeting will cover an alternative proposal, presented by the AC consultants, representing the best use alternative based on feedback from the AC members. Independent of your feelings about development at this site, it is highly recommended that you attend the meeting and speak up or send your opinion to the Woodlands Association - woodlandsassn@yahoo.com - for possible presentation at the AC meeting. The Woodlands Association has not taken a position regarding the Safeway property and our priority at this point is to keep the community informed.

The June 27, 2012 Advisory Committee will be held at Valle Verde Elementary MUR from 6:30-8:30pm and the July 25, 2012 meeting will be held in the 3rd floor conference room at Walnut Creek City Hall from 6:30pm – 8:30pm. For more information we encourage that you attend the meetings and visit the City website on this project: http://www.walnut-creek.org/citygov/depts/cd/planning/shadelands_gateway_specific_plan.asp.

Come Join the Woodlands Cabana Club Annual 4th of July Parade!

The Woodlands Cabana Club would like to invite you to the Annual 4th of July Parade on Wednesday, July 4th. All of the Woodlands community is welcome!

The annual parade starts at Valle Verde School on Peachwillow Lane. Gather there beginning at 11:00am for the parade kickoff at 11:30am. Following the parade there will be a BBQ and picnic, swimming and games at the Woodlands Cabana Club pool, located at 111 Longleaf Drive. The Woodlands Cabana Club will be selling hot dogs, burgers, chips, drinks, and more. All activities and entrance to the event are offered at no cost!

To make this fun and successful for all, we are in need of volunteers. Are you able to help with these jobs and activities?

- **Games** – one lead and several volunteers needed to assist with games
- **Food / BBQ** – multiple volunteers needed for 10am-12pm and 12pm-2pm shift in the snack shack
- **Setup / Decorations** – one lead and several volunteers needed
- **Breakdown / Cleanup** – several volunteers needed

Please help give back to the community by signing up today! Remember: “**Many hands make light work.**” Email woodlandscabanaclub@gmail.com if you are able to help. We look forward to seeing you there!



Woodlands Cabana Club Board 2012

Final Shadelands Property Development Meetings This Month

By Adrienne Robillard

The last scheduled monthly Advisory Committee (AC) meeting to discuss the possible development of what is now open space at Ygnacio Valley Road and Oak Grove Road, land owned by Safeway, will take place on July 25th in the 3rd floor conference room at Walnut Creek City Hall from 6:30pm – 8:30pm. We will let people know if any additional meetings are scheduled. Many residents from the Northgate and Woodlands neighborhoods have provided feedback during meetings, including concerns about development of this large property located directly across from the Woodlands neighborhood, and you are encouraged to attend the final meeting.

Next, the AC will prepare a Draft Specific Plan for consideration by the City in the near future. The completed Draft Plan will go through the various City Commissions (Design Review, Planning, Transportation) and then to the City Council for feedback and possible changes. While the Commission meetings are taking place, an environmental impact report will be prepared over a 4-6 month timeframe, according to the Planner assigned to this project. Public comment is encouraged at each of these meetings.

We invite you to email your opinion or comments to the Woodlands Association - woodlandsassn@yahoo.com. Please indicate if your comments can be shared with the City or contact the City directly.

In addition to the public AC meetings, Property Development Centers (a Safeway Company) has been hosting community meetings in the existing office building located on the site. The last of these meetings will take place on Tuesday, July 10th, from 6:45-8:30 p.m. All members of the Walnut Creek community are invited to attend. The purpose of the meeting is to update the community on the progress of the AC and to listen to your comments regarding the future development of the site. Property Development Centers will share the feedback from the neighborhood meeting with the Advisory Committee at the ensuing AC meeting.

More information is available via the City website on this project: http://www.walnut-creek.org/citygov/depts/cd/planning/shadelands_gateway_specific_plan.asp

Open Position: Woodlands Webmaster

The Woodlands Association is looking for a new Webmaster as our existing volunteer transitions off the position. This is a volunteer position requiring 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 Board Elections

By Ed Wohlers

As discussed in prior articles, Woodlands Board elections will take place this month for open positions. The positions up for election to a voluntary two year term beginning August 1, 2012 are Secretary and President. Ed Wohlers has expressed interest in the Secretary position. Justin Wedel has expressed interest in the President position. All Woodlands residents are members of the Woodlands Association and can cast their choice for open positions in the annual election. Each residence is allowed two votes and each voter must be 18 years or older.

Please send in your choice by completing the ballot below for the open position below to our mailing address, Woodlands Association, P.O. Box 31085, Walnut Creek, CA 94598 by July 10, 2012. Results of the election will be published in the August newsletter.

Ballot for open Woodlands Board positions:

Secretary

_____ Ed Wohlers
 _____ Other, _____
 (Print Name Here)

President

_____ Justin Wedel
 _____ Other, _____
 (Print Name Here)

Submitted by _____ Address _____
 (Print Name Here)

 (Signed) Telephone No _____

Please include your contact information in case we have any questions. If you have any questions, please contact the Board via e-mail at woodlandsassn@yahoo.com and provide a contact number.



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.

12-15919 05/18/12 23:04:05 **Noise Complaint** 3200 block Peachwillow Lane. Dog barking for the past 2 hours. RP does not believe the residents are home but requests a note be left. Dispo: Continuous barking on arrival, residents not home. A business card with message left, as requested. Ofc. Estrada

12-15924 05/18/12 23:50:07 **Suspicious Circumstance** 3300 block Sugarberry Lane. RP states she is hearing a bunch of juveniles in front of her house, running around screaming. Dispo: Subjects gone on arrival. RP contacted and advised. Ofc. Estrada

12-16154 05/20/12 20:35:28 **Animal Complaint** Perada Drive / Bayberry Drive. Verbal dispute over dog bite. Dispo: Subject was bit by dog. Poor reception with RP. Animal Control contacted. Case A12-009608. Ofc. Vevera

12-16554 05/24/12 14:09:00 **Service to Citizen** 3500 block Perada Drive. RP would like officer to contact him regarding his vehicles that are in safekeeping per his children. Dispo: RP was advised that his children have conservatorship over him and have legally taken his vehicles from him. Ofc. Welge

12-16596 05/24/12 19:41:15 **Speeding** Vehicle Peachwillow Lane / Citrus Avenue. Area check for a "hot rod" with a modified muffler, speeding up and down the street. Heard only. Dispo: Gone on arrival. Ofc. Estrada

12-16729 05/25/12 23:06:29 **Vandalism** 3500 block Sugarberry Lane. RP states someone came by and threw a garbage can at her car. Car is scratched and mirror is broken. Dispo: Tampering with vehicle occurred to black Toyota Rav 4. No suspect information. Ofc. Estrada

12-16917 05/27/12 08:52:48 **Service to Citizen** 3500 block Lime Tree Court. RP states theft of credit card occurred in Manteca about two months ago. Numerous fraudulent charges have been taken care of, but Manteca PD refused to take report because victim lives in Walnut Creek. Dispo: Victim needs an incident number for Wells Fargo. Ofc. Brown

12-17111 05/29/12 08:48:54 **Suspicious Circumstance** 500 block Peppertree Road. RP would like advice over the alleged assault of her 16 year old daughter. Dispo: RP did not want further at this time. Documented. Ofc. Kan

12-17259 05/30/12 17:00:13 **Parking Complaint** 2200 block Oak Grove Road. RP requesting phone call regarding parking issue: Subject continually sits in their lot taking up multiple spaces. Ofc. Barrientos

12-17995 06/05/12 14:50:31 **Agency Assist** 600 block Joshua Court. Berkeley PD requesting assistance in contacting subject. Dispo: Note left to call BPD. Ofc. Thompson

12-18213 06/07/12 12:18:19 **Service to Citizen** 2200 block Oak Grove Road. Pregnant female adult and 2 children in front of the Post Office panhandling. Last seen 5 minutes ago. Dispo: Gone on arrival. Ofc. Rohwer

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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

July 15, 2012

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, 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



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The Woodlands Cabana Club Swim School Now enrolling swimmers for Summer 2012!

- 10 sessions – June 18 through August 23
- Group lessons have a ratio of three swimmers to one instructor.
- Group lessons are 25 minutes on Tuesday, Wednesday, and Thursday
- 30 minute private lessons are also available and can be scheduled by sending email to: woodlandsswimschool@gmail.com

Summer Schedule

Session	Dates
1	June 19, 20, 21
2	June 26, 27, 28
3 ¹	July 2, 3, 5
4	July 10, 11, 12
5 ²	July 16, 17, 18

Session	Dates
6	July 24, 25, 26
7	July 31, Aug 1, 2
8	Aug 7, 8, 9
9	Aug 14, 15, 16
10	Aug 21, 22, 23

- 1 - Classes will be held on Monday, Tuesday, and Thursday during week of July 1st to accommodate the Cabana Club's 4th of July Celebration
- 2 - Classes will be held on Monday, Tuesday, and Wednesday the week of July 16th to accommodate the annual Woodlands Invitational.

Lesson Pricing

Group Lessons: 3 days a week / 25 minutes each day	
WCC Members	\$60.00
Non Members	\$80.00
Private Lessons: Paid per each 30 minute lesson	
WCC Members	\$40.00
Non Members	\$50.00

Group Lesson Objectives

Time	Program	Objectives
12:00 - 12:25	Mommy and Me	Infant-Toddler with parent - intro to water
12:30 - 12:55	Tiny Tots	Pre swimmer - intro to water
1:00 - 1:25	Pollywogs	Intro to swim, floating, and kicking, arms
1:30 - 1:55	Tadpoles	Develop crawl, treading water, and backstroke
2:00 - 2:25	Frogs	Refinement of above skills - develop breaststroke and dolphin kick
2:30 - 2:55	Super Frogs	Stroke refinement, diving, and endurance

Registration

To register go to the Woodlands Cabana Club website and navigate to the Swim School page under the *Activities* menu. www.woodlandscabanaclub.org

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