

# The Woodlands

Keeping You Informed For 50 Years

November 2015

## Planning Committee Reviews Shadelands Rezoning

### Allowances, Concerns, and the Proposal of a Pedestrian/Bike Bridge

By Bill Gilmyers

On Thursday, October 8th, the Walnut Creek Planning Commission met to discuss potential changes to the zoning of the Shadelands Business Park to that would allow for new businesses like restaurants, artists studios and wineries, among others. These changes are being considered as the city looks to revitalize the business park to reduce vacancy and business turnover and improve the park for existing and future tenants. The purpose of this meeting was to invite community feedback on the proposed changes and for the Planning Commission to provide feedback to City Staff regarding the proposal.

The session began with a presentation from Pierce Macdonald Powell, Senior Planner for the City of Walnut Creek. Powell indicated that the city has four key objectives that it hopes to achieve through changes to the Shadelands zoning: Greater land-use flexibility for property owners and tenants, increased clarity for property owners as to permissible land use, streamlined review of proposed usage of property, and increased amenities for Shadelands employees. In February the city held a planning and zoning workshop with Shadelands tenants and land owners to better understand their needs and priorities. In this meeting the number one preferred use identified was restaurants, including the possibility of a hotel, along with other amenities such as a microbrewery, improved walkways, and other businesses that Shadelands employees and the community might enjoy.

Angela De La Housaye, chair of the SBP Steering Committee provided comments from the group of Shadelands property owners the committee represents. She indicated that the group does not feel that the proposed zoning changes go far enough, citing continued restrictions on business like veterinary practices. In addition, limitations on the number of employees at artist studios, and restrictions on the scheduled start and end times for employees of certain businesses are a concern for the property owners.

There was discussion of the hours of operations of potential new restaurants, as well as alcohol sales. The zoning changes would permit restaurants to remain open after 7 PM and on weekends, allowing residents from the local neighborhoods to take advantage of them. Alcohol sales would be allowed per standard city permitting processes, with no adjustments made due to the location within the business park. De La Housaye indicated that the SBP Steering Committee did not object to either of these provisions.

I spoke on behalf of the Woodlands and expressed an interest in a greater number of restaurants and other services that residents could walk or bike to from the neighborhood. I indicated Board concerns regarding the increased traffic that could stem from these changes, particularly given the opening of The Orchards and the renovation of Encina Grande. We asked that potential bottlenecks on Oak Grove near the intersection with Citrus be addressed, as this is already a trouble spot before any of the pending or proposed changes come online. In addition, we've requested a study of pedestrian and bicycle crossings of Ygnacio Valley road, given safety concerns with Northgate High School and Foothill Middle School on the opposite side of this busy road from The Orchards and Shadelands Business Park.

The Woodlands Board has also asked the Planning Committee to consider adding a pedestrian bridge to proposal, similar to (though perhaps on a smaller scale) to those by the Pleasant Hill BART station and across Ygnacio Valley Rd near Civic. City Staff responded that a bridge is not currently part of the existing plan but the association will continue to advocate that this feature be added. We'll continue to provide updates as this process moves forward.





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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)

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

## 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](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>  
 To report a suspicious circumstance, call 925-935-6400

**Oversized Vehicle Reporting, Sandy Mulligan: Parking Lead Services Officer, 925-943-5874**

**Contra Costa Mosquito and Vector Control District (Pests and Insect Issues), 925-771-6196**  
[http://www.contracostamosquito.com/programs\\_services\\_index.htm](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>

**Valley Waste Management (recycling and yard waste service): 925-935-8900**

**Canal Maintenance, 925-313-2235**  
 The canal is part of the Contra Costa County Flood Control and Water Conservation District Maintained by the Public Works Department

**Graffiti Reporting: City of Walnut Creek, 925-943-5854**

**Contra Costa County Animal Control, 925-335-8300**  
 After business hours, contact the Walnut Creek Police through Dispatch Center at 925-935-6400. <http://www.co.contra-costa.ca.us/index.aspx?NID=59>

**Street Maintenance: 925-943-5854**

## Newsletter Editor

*The Woodlands Board is looking to fill the open position of Newsletter Editor. This is an opportunity to contribute your skills to the publication of The Woodlands newsletter each month by compiling monthly articles to send to the printer, editing where needed, providing input into what content we publish, and communicating timely information to the Woodlands community. Plus, this is a great way to enhance and update your resume, in the same amount of time it takes to see a movie. To find out more about this opportunity, please email us at [woodlandswalnutcreek@gmail.com](mailto:woodlandswalnutcreek@gmail.com). We look forward to meeting you!*



## Woodlands Association Board of Directors

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## Upcoming Board Meetings

**8:00 - 9:00 a.m.**  
**Saturday, November 7<sup>th</sup>**  
**Saturday, December 5<sup>th</sup>**

at Denica's,  
 2280 Oak Grove Road,  
 Walnut Creek  
 (in Citrus Marketplace)

Woodlands residents are encouraged to attend board meetings.



## Halloween is on Saturday this Year!

With Halloween falling on a weekend this year, and the number of trick or treaters in the neighborhood on the increase, we want to remind you to drive slowly and safely. The time change won't occur until hours after everyone has consumed an average of 10 snack size candy bars, so trick or treating will be happening in the dark. Everyone stay safe and enjoy this neighborhood holiday!

### Wheeling and Dealing at the annual Woodlands Neighborhood Yard Sale!



## Community Service Day 2015

### Giving Valle Verde Elementary A Little Love

By Adrienne Robillard



This was the City of Walnut Creek's 5th Community Service Day, and Valle Verde Elementary's school beautification was a wonderful success. With over 50 participants, from current kindergarteners to 5th Grade Teacher Ms. Nakashima and her parents, visiting from Hawaii, all the day's planned projects were completed. Participants pulled up dead plants, many of them victims of the drought and a broken watering system (which is slated for repair). Students started at 9 a.m. by picking up trash around the campus. Fall leaves were raked and put into the multiple green bins that PTA President Brandi Klintworth had delivered from Republic Services. Benches received a fresh coat of paint, trees and shrubs were trimmed, and the student garden area was cleaned up.

A big thank you to all the parents and students, community members, Girl and Boy Scouts and their leaders and to Mrs. Perkins, the school Principal, who donated their time and energy to make our neighborhood school shine. And thank you to the Community Service Day Committee, who coordinates this productive program yearly.

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# SCHOOL NEWS

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## Valle Verde Elementary School

November 3- PTA Meeting, 7 pm in the B Pod

November 11- No School- Veterans Day

November 23-27- Thanksgiving Break

STEAM STORIES: As part of the STEAM Industry Partnership Program (SIPP) and Valle Verde's commitment to STEAM education, we post "STEAM Stories" every other week. The video stories are intended to be watched by VV students (TK - 5) and parents are encouraged to watch with their children. The goal is to ignite curiosity and inspire our children to think big! This week's STEAM Story comes from TED: Ideas Worth Spreading, "Life Lessons Through Tinkering." We hope you and your children enjoy.  
[https://www.ted.com/talks/gever\\_tulley\\_s\\_tinkering\\_school\\_in\\_action?language=en](https://www.ted.com/talks/gever_tulley_s_tinkering_school_in_action?language=en)

PARKING- For the safety of our children, it is imperative that we all follow the rules of parking. There is NO PARKING in the white zone during drop off and pick up. If you must leave your car, you must find parking in the neighboring streets. There is no public parking in the Staff parking lots. Please follow the rules of the crossing guard and only allow children to cross in the crosswalk.

## Foothill Middle School

November 6- First Quarter Report Card Distributed during Period 5

November 11- No School- Veterans Day

November 23-27- Thanksgiving Break

## Northgate High School

November 3- Minimum Day

November 11- No School- Veterans Day

November 23-27- Thanksgiving Break

Parents Needed for Mock Congress

The NHS Social Studies Department is looking for 10-20 parent volunteers to participate in this year's Mock Congress sessions on December 10-11. Volunteers can choose to work the morning shift (8:00am -Lunch), afternoon shift (Lunch - 3:00pm) or the all day shift (8:00 - 3:00pm). Volunteers will be assigned a "Senate" where they will take notes and make observations about the student Senators' participation and behavior. Mock Congress is an annual student-led activity for the senior class which simulates the American Legislative process. After months of preparation, Mock Congress culminates on December 10-11 when student bills are sent to the Senate floor to be debated, amended and then either passed or defeated by the student Senators. Please contact Ben Campopiano if you are interested in volunteering or have questions. Please visit the NG Social Studies website, "Projects" webpage for more information about Mock Congress.



# Cabana Club News

## This Month at the Cabana Club

It's time, once again, for the Woodlands Chili Challenge! So dig out those recipes, dust off your chili pots, brew up a batch of your best chili and come on down to the Cabana Club on Sunday, Nov. 1st for an afternoon of fiery competition, lots of fun and good (and not so good) chili. Time will be posted on the neighborhood bulletin board at Dogwood & Citrus Avenue.

## Owner Plans to Rezone 6 Acres to Housing

By Adrienne Robillard

After 45+ years of being in operation, Valley Vista Club Sport, located on Valley Vista Road south of the Woodlands, has informed its 700+ members that on January 31, 2016, Leisure Sports will close the club. The reason behind the closure is financial. Leisure Sports is expected to ask the City Council to grant rezoning of the land for housing. Closure of the club will leave the City of Walnut Creek short of 19 tennis courts that are home to many high school, junior and adult tennis teams, a pool that hosts the Barracudas, Walnut Creek's largest youth swim team, and a fitness facility that offers classes including yoga, barre, pilates, boot camp, step, Zumba, spin, and weight training, among others. On Friday, October 2nd, over 200 members stood outside Club Sport Renaissance, also owned by Leisure Sports, in Walnut Creek during the evening commute to demonstrate concern over the closure of the Valley Vista facility. The demonstration and the efforts members are making to prevent rezoning have received attention via both Channel 4 and Channel 7 news stories.

Valley Vista's closure will displace many swimmers, tennis players and other athletes who will seek out placements in other area swim teams and more tennis courts than the city has available.

To support Valley Vista remaining zoned for recreation, sign the petition to the Mayor at <http://tinyurl.com/qh9jpd> or visit the Save Valley Vista Swim and Tennis Club Facebook page at <https://www.facebook.com/savevalleyvistaswimandtennis>.

# 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](http://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 09/05/15 - 10/04/15

- 09/05/15 09:04:35 - 3200 Bl Peachwillow Ln.  
Reporting party on scene, states kindergarten classroom door is open, in the teachers parking lot facing Peachwillow...poss pod"a". Dispo: 459r to C-wing of Valle Verde Elementary. Occurred between 9/4 @ 23:33 & 9/5 @ 09:04 hrs. Point of entry: sliding glass door kick. Unknown loss. Burglary.
- 09/09/15 14:28:57 - 2200 Bl Oak Grove Rd.  
Shoplifter in custody for theft of approximately 500 dollars worth of baby formula. Male subject in office, other party, male, left in a blue dodge Durango. Dispo: theft at nob hill. Arrested for warrant. Robbery.
- 09/09/15 20:43:56 - Ygnacio Valley Rd. / Oak Grove Rd.  
Chp xfer, reporting subject on scooter in the center divide, broken down, going up the hill toward Concord. Dispo: unable to locate from Oak Grove to Cowell both directions and center divide. Miscellaneous Traffic.
- 09/14/15 00:06:06 - Oak Grove Rd. / Ygnacio Valley Rd.  
Bol wrong way driver headed back into WC from Concord ... , light colored sedan , in the eastbound lanes driving westbound, less than 5 ago from Oak Grove/Ygnacio. Dispo: gone on arrival. Unable to locate on area check. Susp. Circumstance.
- 09/18/15 09:18:22 - 2200 Bl Oak Grove Rd.  
Black VW with a female slumped over the wheel, the car is running. Dispo: no crime. Welfare Check.
- 09/18/15 18:32:02 - 2200 Bl Oak Grove Rd.: Blue BMW driver appears under the influence, Encina Grande lot driving around the lot. Dispo: vehicle found parked and unoccupied. Service to Citizen.
- 09/23/15 11:48:36 - Citrus Ave. / Oak Grove Rd.  
11-82 pulled over on citrus, silver Lexus RS350 vs. red Nissan small pk, per reporting party the other driver does not have insurance. Dispo: info exchange. Accident Exchanged Info.
- 09/27/15 19:42:57 - Ygnacio Valley Rd. / Oak Grove Rd.  
6 vehicles pulled over to the side, one off the road. Unknown if accident. Westbound between Cowell and Oak Grove Rd. coming down the hill. Dispo: vehicles pulled over to look at the eclipse. Miscellaneous Traffic.
- 10/02/15 13:43:41 - 3200 Bl Primrose Ln.  
459r. Occurred this morning, garage door was left open, unknown subj entered and stole spare tire cover from the back of the vehicle. Dispo: 459r to an open garage. occurred 10/2 between 07:30-12:00 hrs. Loss: black spare tire cover. Burglary.
- 10/02/15 14:36:03 - 3600 Bl Perada Dr.  
Reporting party's vehicle possibly vandalized, had a cut on the side wall of the tire. Unknown if it occurred while driving or if it was purposely done. Req 21. Dispo: requested advice advice given. Service to Citizen.

## Water Wise: Instant-On Hot Water Part II, the installation

By Bill Gilmyers

In a recent issue I wrote about a hot water hot water recirculating pump that attaches to your water heater for 'instant on' hot water. I installed one (Watts Model # 500800, available at Home Depot or on Amazon, about \$200) in my home this week and wanted to share my experience and tips.



The installation was pretty easy and took me a couple of hours (Note: I have almost no plumbing experience). On a difficulty scale of 1 to 10, with 1 being "it was pretty easy and I'd already had a couple beers when I started" and 10 being "honey, better call the fire department," I'd say this project was a 3. I only cursed audibly three or four times, which for me indicates a pretty smooth process.

First I installed the small heat sensitive valve under the sink that is furthest from my hot water heater. This continuously 'pulls' hot water from the heater, past all the other sinks and showers, insuring that every faucet has a steady stream of hot water. This was pretty easy, if a tad painful, as it required laying under the sink, uncomfortably, for about half an hour. I made my hardware store trip, as the 12" faucet connectors included in the kit were too short; the 20" models that they carry over at ACE did the trick. You might want to just buy these in advance so you don't have to stop in the middle like I did.

Once I had new connectors installed and tight I put a small metal bowl under the valve and left it for about an hour to ensure there were no slow drips. When I came back to a dry bowl I tested the hot water and moved on to the pump.

The pump was easier to install as it was not so difficult to access the plumbing (it goes right on top of the hot water heater). You will need a power supply nearby to plug the pump into; fortunately the power cord on the pump is pretty long (6 to 8 feet). I turned off the water coming into the heater and carefully unscrewed the connector hose coming out of it. You'll want a towel to mop up the small amount of water that spills out at this point. The pump screwed right onto the water heater; the existing hose screwed right back into the top of the pump.

The connector hose here was also too short as well, requiring my second trip to the hardware store. It's probably worth sizing yours up before you start so to avoid multiple trips to ACE. I screwed on the new hose and plugged in the pump-15 minutes later I went to my bathroom sink and voila!- hot water. I'll note that it appears that one of our sinks is not on the same hot water line, and, as such, doesn't have the instant on hot water. I'll need to attach another sensor valve under that sink (sold separately, about \$70) and then I think we'll be good to go there as well. Depending on the size of your home and layout of your plumbing you may have to do the same thing.

Overall the system works great and we're very happy with it. The pump has a setting that allows it to run, and provide hot water, continuously, or on a timer. There's also an 'off' setting that you can switch it to when you are away from your home for an extended period. If you'd like more information on this system or installation tips from one of the amateur plumbers on the Woodlands board, feel free to drop a line to woodlandswalnutcreek@gmail.com.



## Pumpkin Spice Mini Donuts

By Colleen O'Donnell



I recently added some mini donut pans to my ever growing (and somewhat excessive) cake pan collection and am so glad I did because they make the cutest little donuts! These are best eaten within a day or two, but you can easily freeze them as well (if there are any left). Makes approx. 36 mini donuts

Batter:

- 3/4 cups flour**
- 1 1/2 teaspoons baking powder**
- 1/2 teaspoon salt**
- 2 teaspoons of pumpkin pie spice**
- 1/3 cup melted butter**
- 1/2 cup brown sugar**
- 1 egg**
- 1 1/2 teaspoon vanilla extract**
- 3/4 cup canned pumpkin**
- 1/2 cup whole milk**

**For Cinnamon Sugar Coating**

- 1/2 cup butter, melted (may need more or less)**
- 2/3 cup sugar**
- 2 tablespoons cinnamon**

Preheat oven 350 F. Butter your mini donut or mini muffin pan. In a bowl, mix flour, baking powder, salt and pumpkin spice. In a separate bowl combine sugar and cinnamon for the coating- set aside. In a large bowl or mixer- combine oil, brown sugar, egg, vanilla, pumpkin and milk. Add the dry ingredients into the mixture until just combined. Using a pastry bag for the mini donut pan or spoon or mini scoop for the mini muffin pan- fill the cups about 3/4 full. Bake for approx. 12 minutes for donuts, 15 minutes for muffins. As soon as they are cool enough to touch brush them liberally with the melted butter and then drop them into the cinnamon sugar mixture- turning and ensuring they are coated completely. Enjoy!

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- 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 November 10, 2015**

### Submission Guidelines

- Please submit your ad in the actual size/dimensions listed.
- Please email a digital file of your ad to [woodlandsassn@yahoo.com](mailto:woodlandsassn@yahoo.com). We accept PDF and Microsoft Word documents ONLY.
- Payment is due when you submit your ad. Please pay via [www.woodlandsassn.org/advertise/](http://www.woodlandsassn.org/advertise/) or make checks payable to "Woodlands Association" and mail to: PO Box 31085, Walnut Creek, CA 94598.



ATTENTION WOODLANDS NEIGHBORS:

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Should we wait until spring to list?

Should we remodel before we sell?

Can we sell our house "as-is?"

How do we get 'top dollar' for our home?

What is our home worth today?

Oct. Review: "We met Dayna at an open house before we even really explored the reality of selling and then buying a new home. We knew we wanted to move, we just didn't really know where to start. That's where Dayna was truly the most helpful. She came in and laid out a realistic plan that gave us everything we wanted and yet kept us grounded on earth. She helped us price our house perfect and it sold after only being on market for a week. But she didn't stop there. Once our house sold, we needed to find a new place to live. She helped us find our perfect home and was even able to help negotiate a great price. Any time we had a question, she was there. Whenever we needed a referral, she knew someone great. Selling and buying a home all within the span of a 2 month window was one of the most stressful things we've ever done. I am so happy we had Dayna to help us through it. I would recommend Dayna to anyone looking for a true professional who truly loves her job, and is great at it!" Seller & Buyer-Concord to Danville



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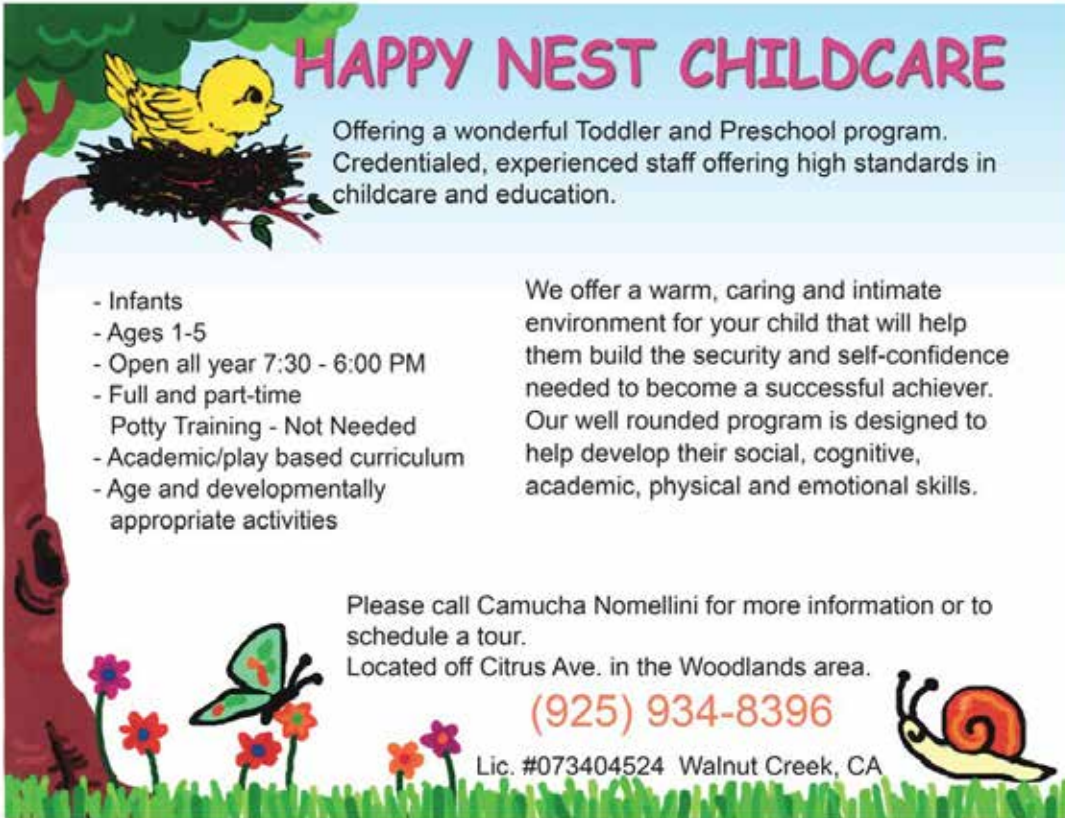
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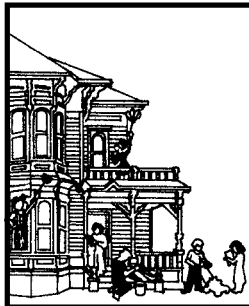


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