

T H E
W O O D L A N D S
A S S O C I A T I O N

Dan Wilson, President 932-5419
Helen Stuart, Newsletter 930-9063

WALNUT CREEK, CALIFORNIA

DECEMBER, 1991

President's Message

I recently received the letter below which outlines the current situation with the Portofino project. Please read it and respond to requested action.

"Fellow Woodlands Neighbors,

"On December 17th, the City Council will consider the Portofino Subdivision. As proposed by the developer, Portofino would add 205 houses on the hills behind the Woodlands. The main access to Portofino would be off Ygnacio Valley Road with a new traffic light. A secondary, emergency access would connect to Rock Oak Road in the Woodlands.

"If Portofino is approved and built, it would have a **major** impact on our way of life here in the Woodlands. The worst impact would be traffic on streets leading to the Woodlands -- Ygnacio Valley Road and Oak Grove Road. According to the environmental impact report, Portofino would add at least 1,538 vehicle trips per day to Ygnacio Valley Road and would result in near gridlock (level of Service F) at the Ygnacio Valley-Oak Grove intersection. In addition, Portofino would have a major visual impact on our neighborhood, especially at the northeastern side (Rock Oak Road, Perada Drive, Citrus Avenue, Sugarberry Lane, Contra Costa Canal Trail, etc.).

"Because of Portofino's serious adverse impacts, the Planning Commission voted 3-3 not to approve the project on November 14th. As reported by the Contra Costa Times, many Woodlands residents attended the Planning Commission hearings to protest Portofino. Besides criticizing Portofino's impact on traffic and views, neighborhood residents questioned whether the "emergency" access to Rock Oak Road would soon be converted to regular access, especially when Portofino's 205 households start complaining about near gridlock at the Ygnacio Valley-Oak Grove intersection. In fact, following the Planning Commission vote, a spokesman for Save Mt. Diablo was quoted as saying the main access to Portofino should be through the Woodlands.

"With the recent approval of Measure P (Walnut Creek Hillside/Open Space Protection Initiative) and the election of two new council members, it should be possible to kill this dense

project that would be so detrimental to our neighborhood. However, this depends on you and me letting the City Council know in no uncertain terms that we oppose Portofino. Here is what you can do:

1. Attend the December 17th City Council meeting.
2. Call or write the following council members to tell them you oppose Portofino:
Ed Dimmick, 1251 Sheppard Ct., W.C., 938-4116
Evelyn Munn, 1666 N. Main St., W.C., 944-1786
Gene Wolf, 5313 Terra Granada Dr., W.C., 935-4416

"I hope to see you at the City Council meeting on December 17th. By working together, we can protect our neighborhood from dense development that would ruin the hills and views that make the Woodlands such a special place.

Cordially,
David F. Schmidt, 3428 Sugarberry Lane"

Santa Returns to the Woodlands

On Saturday, December 14 at 9:00 a.m. Santa will arrive in the Woodlands and will make his way street by street through the Woodlands. He wants to talk to all the boys and girls who want to see him. Please mark your calendar and be ready with your list for Santa.

--Dan Wilson

Valle Verde Celebrates Silver Anniversary

Valle Verde Elementary School will be 25 years old sometime in February, and the School Site Council, with the help of the PTA, is planning a celebration for our students and the community. If anyone in the Woodlands is able to provide information about Valle Verde alumnae...perhaps adults who may have been in the first graduating 6th grade, 1st kindergarten, or first first grade, maybe alumnae who have children at Valle Verde now, anyone with special memories of Valle Verde they could share with us, or maybe someone famous who may have attended Valle Verde...please contact Karen Guarisco at 934-3141. We'd like to involve the community in this special day and as plans for the celebration are completed, details will follow.

WANT ADS

WANT ADS, free to all Association members, are due by the 20th of each month. Put them in the mailbox at 3526 Bayberry Drive. Thank you.

WANTED: Valle Verde Day Care needs a good used or new couch with original content labels still attached to pass code. If you could donate one, please call Nancy Prueter at 944-5255.



*Rob Hill - upset at the below!
Moss Mutual -*

THE PROPOSAL OF BURTON VILLAGE

To help you formulate a more informed opinion of the proposed renovation of Burton Village, here are some pros and cons that need to be considered:

PROS:

1. Convenience
2. Anchor store to help support other businesses
3. Entry level jobs
4. On-site security
5. Face lift to center (landscaping, etc.)
6. Local management company vs. out of town or possibly out of state
7. It's better than a lumber yard

CONS:

- TRAFFIC:
1. 300 cars per hour on Citrus at peak times
 2. Traffic delays because of congestion on Citrus Avenue and Oak Grove Road
 3. Concerns for children going to and from Foothill and Northgate schools
 4. Daily deliveries in trucks up to 60 ft. long
 5. Using our streets to avoid the congestion on Oak Grove Road (access via Peachwillow and Citrus)

- PARKING:
1. Insufficient parking - 160 spaces for 300 cars per hour
 2. Overflow parking into our neighborhood
 3. Employee parking possibly taking spaces away from adjoining merchants
 4. Parking delays which will congest center

CONSTRUC-
TION:

1. Construction time of approximately 1 year with dust, noise, and inconvenience
2. Effect of construction on existing merchants
3. Workers parked in neighborhood

Location in reference to residents, possibly a decrease of property value. Noise, air pollution, trash pick ups, garbage, lights and loitering. Northwest Asset Management has submitted their application to the City of Walnut Creek for the proposed renovation to Burton Village. This was presented to our community on June 15 and again on June 22. A committee of volunteers is being formed to meet with Mike Freeman of Northwest Asset Management and discuss step by step all issues of concern regarding the proposed renovation of Burton Village. PLEASE USE THE BACK OF THIS PAGE FOR YOUR COMMENTS AND RETURN BY AUGUST 10 TO ANY OF THESE ADDRESSES:

Mary Hollas, 334 Conifer Court Helen Stuart, 3526 Bayberry Dr.

Robert Ridge, 553 Banyan Circle Joyce Fellows, 305 Conifer Court