

# SAVE RURAL ANGWIN

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## Still too big, still unbelievable

Save Rural Angwin, representing the interests of the community (and numerous other Napa County voters), will oppose the new version of the Triad project for Angwin. The number of proposed units is still too many for this small village, and many houses would still replace green farm land in the heart of the community.

The new proposal would take 105 units and convert them into a new retirement center of 105 units. But this is just a shell game. The project still represents a total of 380 housing units. An increase of 43% here is completely inappropriate.

Numerous other aspects of the new Triad plan are questionable. Here are just eight:

1. Triad states that the new purchasers would organize themselves into a homeowners association to bear the costs of the amenities. They cited as an example the purchaser of a \$750,000 home. He would pay an assessment of \$7,200. (That would be in addition to the County property tax of about that amount.) We challenge whether the members would really support for very long the costs which Triad would foist onto them. The much-touted amenities would all just die on the vine, and the development would become just another look-alike subdivision.

2. For example, a prime amenity Triad proposes would be a shuttle bus to run “frequently” up and down the hill to St. Helena. Nobody here believes that Angwin residents would take the bus down to Safeway to lug back three bags of groceries and a watermelon under their arm. How long would the new homeowners association finance empty buses running “frequently” up and down the hill?

3. Triad proposes that the new homeowners create a Special District to finance its utilities. Present Angwin residents suspect that when the Triad water system and sewage treatment plant need expansion, other local property owners will be asked to share the costs. A bail-out, if you please.

4. Angwin is seeing a heavy flow of through traffic. Triad thinks that narrowing our Main Street would solve this problem. Nobody understands the logic of that one either .

5. The College administration has said that if allowed to sell 100 acres to Triad for its subdivision, the College would promise not to develop any of its other 1900 acres. *Forever*. Do we believe that? Not when the president of the parent organization of the College has stated in public that if the College wanted to develop any of its lands in the future, it could do so.

6. We have never trusted the College’s claim either that it must have \$100 million to survive. That was a figure the administration manufactured overnight to justify its decision to sell 880 acres.( In a public meeting with 40 residents weeks ago, the College acknowledged that it would not close down, if it did not receive that kind of money.) The

newest proposal, for 100 acres, would produce a fraction of that sum. Yet it still proposes 380-units in the wrong place.

7. The prospect of a retirement center is appealing, but these are risky enterprises and the chances of failure are real. The retirement center could easily become just a big apartment house with 105 apartments. No guarantee. No bail-out.

8. The College has told County supervisors for years that it desperately needs housing for future faculty and staff. But a Triad spokesman in public meetings last week admitted that the units would be priced beyond the reach of almost all College employees. The College has devised no provision for keeping faith with its own people.

In short, this newest PUC/Triad proposal is still 380 units, nowhere near the 191 units which Save Rural Angwin offered months ago as a compromise. Each new Triad/PUC dream for Angwin is as offensive as the one before, and this succession of half-baked ideas has brought residents to the point where they just distrust anything being advocated.

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