

Dear SRA Supporter,

Last Tuesday was decision day for the Napa County Board of Directors and they made a number of decisions which affect the community of Angwin. They were a combination of good news and bad news.

First the good news . . .

1. The supervisors accepted the idea of redesignating the college lands as Institutional. That removed the Urban designation which would have allowed the college to undertake any kind of development it wanted. A very big victory for Save Rural Angwin. The new designation covers almost 200 acres, including the core campus and the surrounding lands.

2. The supervisors defined Institutional rather firmly, deciding that ANY development on the Institutional lands must be related to the College's educational mission. No real estate fun and games. The College fought against that definition and lost.

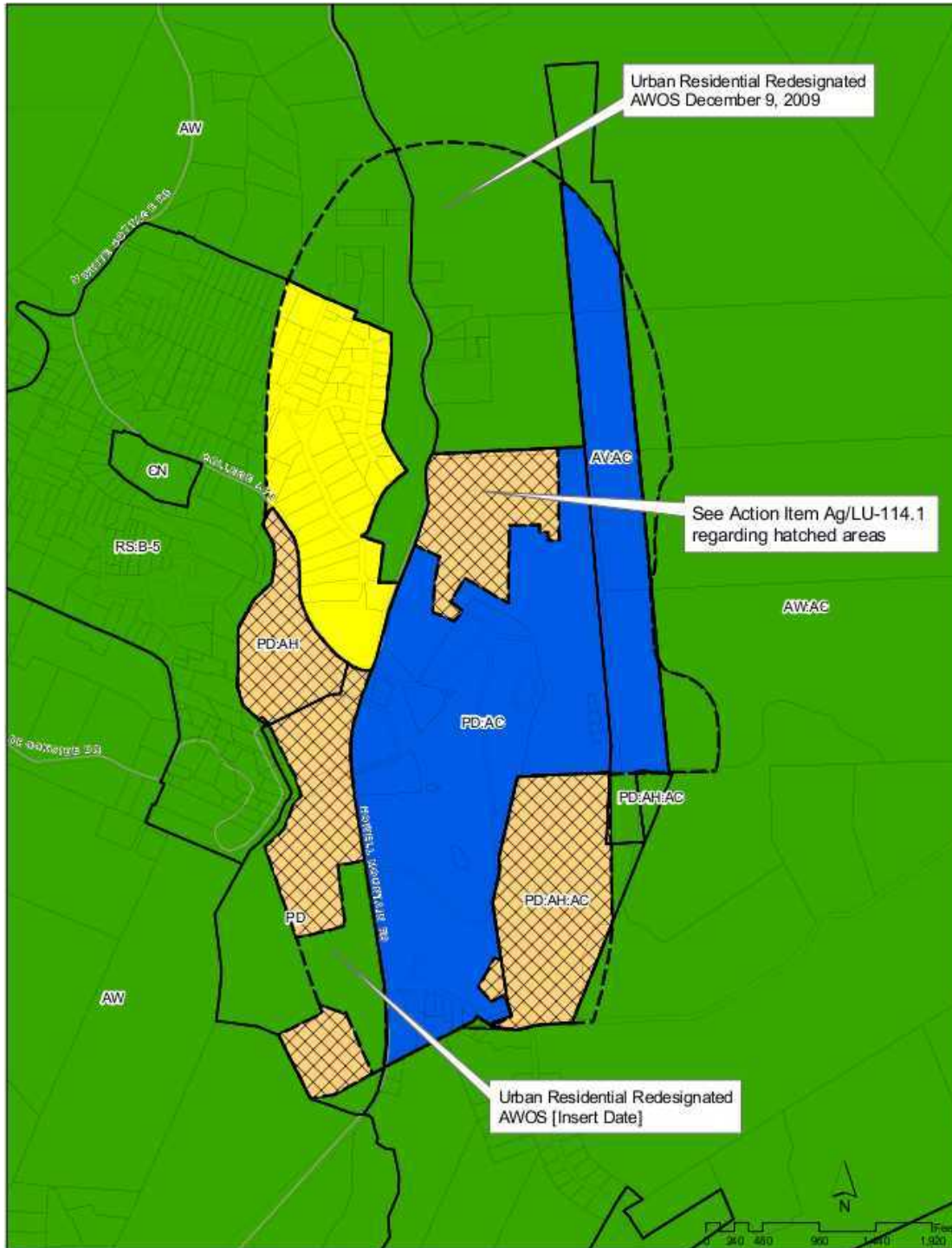
3. The supervisors looked at the green fields on which the ballfields are located and voted that they should be designated as Agricultural with an OK for light recreational use, as now.

Now the bad news . . .

The supervisors decided to NOT finish the whole redesignation job in Angwin, but to hold out – for a future decision - the several parcels proposed for the Triad subdivision. Out of a sense of fairness to the College, they wanted to give the PUC/Triad project “a chance to be heard.”

Of course, this is disappointing. The project becomes our major battle, and the developer has been given until June of next year (2010) to get it approved or disapproved. If we defeat the project, the County will then designate those remaining lands as Institutional and Agricultural. So a victory against the project would really become, also, a victory in the General Plan, and those policies will discourage developers for 25 years down the road.

The map below shows the new Institutional and Agricultural designations and the cross-hatched parcels on which Triad wants to build its 380 housing units. That is the battlefield.



The bottom line? We believe the decisions of the supervisors have, on balance, advanced our cause.

We very much wanted them to accept our argument that the College designation should be Institutional. They did that.

We very much wanted to see them recognize the green fields across from the PUC campus as Agricultural. They did that.

When the Triad/PUC project comes up, the supervisors' recognition last Tuesday of Institutional and Agricultural will make it harder for them to approve the project. It will be hard to approve residential subdivisions on lands which are adjacent to and identical to those which they have now designated as Institutional or Agricultural.

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Supervisor Diane Dillon argued aggressively for the Angwin community, and succeeded in winning the other supervisors to a number of her points. One of the most powerful was her demand that they crank in the language of one policy statement already in the County General Plan that reads as follows:

AG/LU-64: To maintain the rural atmosphere of the Angwin community, the County will not promote policies that encourage land uses that are incompatible with or out of character with the area, recognizing that a large part of the community's character is derived from its wooded setting.

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Several of the supervisors made it clear that their giving the Triad/PUC project a chance to be heard does NOT mean they will support it. Our battle for the future remains, but the positions the supervisors took this week can only be called "very encouraging."

So take a deep breath. Be encouraged.