

## **Angwin group to push county for rezoning of college parcels**

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With Pacific Union College's plans to sell land in Angwin to a developer now exposed in court, Save Rural Angwin is making a new push to get the Board of Supervisors to address a five-year-old commitment it made to deal with the land-use rights vested in some of that property.

A lawsuit PUC filed in December against a former partner, Sustainable Community Partners LLC, revealed a deal for the college to sell hundreds of acres of land for residential and vineyard development.

The deal fell through, leading to the legal action, which PUC took to attempt to stop Sustainable Community Partners from filing a "lis pendens" — a notice of a pending lawsuit — on the land, clouding a future sale to another party. Napa County Superior Court Judge Diane Price rebuffed that attempt in January, and Sustainable Community Partners has counter-sued.

One hundred acres included in the potential sale has designations in the Napa County General Plan that could support residential development, and the Board of Supervisors pledged to address those land-uses when it approved the plan in 2009.

The board promised to take that up after June 2010, but has yet to do so.

"I think it's a very wrong situation up there," SRA Chairman Mike Hackett said. "I don't want to be fighting for preservation up there for the next 25 years. We can do it now."

Board chairman and Supervisor Mark Luce said he will be receptive to listening to Save Rural Angwin's positions, as the group plans to meet with each supervisor individually.

"I guess that could be an issue," Luce said last month. "I don't see a lot of new development. There was a commitment (to address it). We'll have to listen to what their issues are."

The land is currently largely undeveloped, and involves parcels south of the commercial center in Angwin and north of the college. A ballot initiative in 2012, Measure U, would have downzoned these parcels to strip them of the development potential, but voters rejected it.

Hackett said Save Rural Angwin is pushing for the Board to take the action Measure U failed to — designate the land near the commercial center agricultural watershed, and north of the campus public institutional.

Hackett said the group is not considering running another ballot initiative for the election in November, only lobbying the board.

SRA member Volker Eisele acknowledged favorable timing in pushing the issue this year. Supervisor Diane Dillon, whose 3rd District represents Angwin, is up for re-election, and the county is in the process of producing a new Housing Element that will address its housing plans for the next eight years.

Furthermore, the county has successfully prevailed in a years-long lawsuit against an affordable housing advocacy group, and is feeling the least amount of pressure it has in years to zone land in the unincorporated area for housing, Eisele said. Its current five-year housing allocation is 180 units, the lowest it's been in years.

In 2009, the board took on part of the land with development potential, as it approved two parcels to have the potential to have 191 homes built on them. No homes have been built yet, but Eisele said the group takes no issue with those parcels, and supports their current designation.

The other land, however, requires attention, he said.

“Affordable housing was not an issue in any of the Angwin discussions,” Eisele said. “We never attacked any of the county’s approaches. We now have a renewed effort to ask the supervisors to do what they said they were going to do in 2010.”