

## Save Rural Angwin

Information Quarterly

August - October 2008

Thank you from the SRA Steering Committee to our donors for their generosity and to our Advisory Council for lending their names to our SRA mission. We pledge to be judicious with the ever-increasing bank account, restricting its use largely to legal advice, environmental review of project proposals as needed, and supporter communication. We would like to give you a short review of our endeavors to date. Our overall effort has been concentrated on two main issues: the General Plan Update and the specific Triad/PUC subdivision proposal.

The General Plan Update process has taken much of our time up to now. Our goal as citizens of Napa County has been to influence the process to preclude inappropriate development in rural areas of the county and to generate public awareness of the issue. We have actively participated in this three-year process and we have influenced goals, policies and texts for Angwin and related areas. We are currently engaged in the County "Proposed Land Use Map Amendment" (PLUMA) process, which focuses on the so-called Urban and Rural "Bubbles". At the August 20, 2008 PLUMA discussion, SRA reiterated our proposed replacement of the Angwin "urban residential" bubble designation with more appropriate land use designations. We continued to support the compromise number of 191 housing units, including affordable housing. We are also participating in the County Housing Element Update process, the Board of Supervisors' development of a Workforce Housing Ordinance for Unincorporated Napa County, and the Napa Communities Growth Summit sessions. All of these involve attending meetings, reviewing and commenting on draft documents, and submitting reasoned testimony.

Monitoring and challenging the specific Triad/PUC subdivision proposal requires significant research and Steering Committee discussion and agreement on actions. We hold a monthly formal meeting and are in constant contact by phone and email. We are also meeting with County decision-makers, county staff, media, SRA supporters, and project proponents - essentially an enormous lobbying campaign. We have generated much support that has caused Triad to down-size its subdivision proposal from 800-1000 units to the current 380. Facing overwhelming opposition to their subdivision plan, Triad has announced that they are considering more changes. They will be presenting them to the community at two "identical" meetings scheduled for Tuesday September 23 and Wednesday September 24 at the Howell Mountain Elementary School from 6:30 to 8:30 PM. They are waving the banner of "compromise" in order to appeal to the general public and to County decision-makers. Following Triad's presentations, SRA will evaluate any merits of their "new" proposal before commenting. The Triad/PUC subdivision issue will really heat up when the project Environmental Impact Report (EIR) is submitted by Triad late this year or early next year. The EIR must address environmental impacts and how those effects might be mitigated. When the project EIR is submitted, we will be prepared to respond quickly. We have engaged an EIR consultant, and with his help we will challenge any weaknesses in the project EIR.

We will continue to provide you with quarterly briefs via email. Please contact any Steering Committee member for more detailed updates.