



Save Rural Angwin Quarterly Update

November, December 2013 and January 2014

The Napa Valley Register broke game-changing news on January 16, 2014, based on legal documents filed in Napa County Superior Court on, and subsequent to, December 18, 2013, that reveals the extent to which Sustainable Community Partners (SCP) collaborated over the past two years with Pacific Union College (PUC) officials to achieve an endowment for the college through the residential and commercial development of Angwin. Both PUC and SCP swapped allegations in the court documents.

Ultimately, Superior Court Judge Diane Price denied PUC's application for a preliminary injunction to silence SCP. SCP may now file a complaint for unspecified damages and legal expenses. SCP alleges breach of contract by PUC and co-defendant Howell Mountain Enterprises, a company affiliated with PUC, over PUC's decision to terminate the purchase-and-sale agreement signed with SCP in February 2013. A case management conference is scheduled for May 27, 2014. NOTE: A time-line summary (9 pages) of the Napa County Superior Court documents (~ 300 pages) is posted on SaveRuralAngwin.org (flagged "NEW").

The public-record court documents obtained by SRA in January end speculation about PUC/SCP's intent and efforts to "urbanize" Angwin. The PUC/SCP purchase and sale agreement called for, among other conditions, formation of a special Utility District to serve the property targeted for development of residential units, agricultural estates, and to serve some or all of the college land. "Small-scale development" would not necessitate creation of a special Utility District. Utility Districts are created to support water, sewer, and other necessary infrastructure and services and they become the financial obligation of the entire community and ultimately county-wide taxpayers.

Save Rural Angwin's goal since the General Plan Update Process in 2006 has been to achieve appropriate land-use designations for Angwin. The Napa County General Plan, completed in 2009, contains Action Item AG/LU-114.1 which states: "*Undertake a planning effort to re-evaluate areas of Angwin designated Urban Residential after June 2010, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.*" The recent court action once again reveals the need to address this General Plan Action Item. Waiting for a future project development application to set the terms of land-use in Angwin is upside down thinking; it has always been wise forward planning that has protected the natural beauty and agricultural economy of Napa County.