

## **An open letter to Napa County taxpayers**

This fall, there will be a ballot measure called “Measure U” regarding appropriate land-use designation for rural areas of unincorporated Napa County.

Napa County residents and county government leaders have consistently fought to preclude commercial and residential development projects by both internal and external business and development interests to protect our quality country and agricultural environment.

Measure U will protect Napa County taxpayers from having to pay the bill for the costs associated with roads, water and sewage infrastructure to support Pacific Union College and its ambitious plans to develop college-owned property around Angwin.

The Pacific Union College trustees, over the past several years, have proposed several different development projects ranging from a 591-unit subdivision to a 191-unit development. All of these proposals have conjured up visions of hundreds, if not thousands of additional cars, trucks and construction traffic on our already crowded Napa County roads.

Since most of the Pacific Union College board of trustees do not live in Napa County, they have little or no concern for our issues with the traffic congestion and additional costs and taxes to maintain the county infrastructure to support their financial development projects.

Pacific Union College is quietly working with a landscape architectural firm that has completed a new campus master plan, which has not been made public. However, there is an “Offering Memorandum,” which contains a reference for “Howell Mountain Estates, Napa Valley.”

Pacific Union College has appointed Cornish & Carey Commercial Newmark Knight Frank, one the largest independent real estate service firms, to be their exclusive listing agents for the sale of their property around the airport.

The listed offering of approximately 600 to 1,533 acres nonessential to the college is referred to as “Howell Mountain Estates.”

Just this summer, Pacific Union College hired surveyors to survey the entire central area of Angwin and Sustainable Community Partners of Atlanta, Ga. has showcased an “Angwin Conservation Community,” which they are collaboratively planning with the college.

Napa County taxpayers, beware of these development efforts by Pacific Union College.

It sounds like large, out-of-state, commercial real estate conglomerates will be in charge and they will give little or no consideration to the desires or fears of Napa County residents when it comes to what will be needed in the way of new roads, sewage disposal requirements, schools and educational facilities, and all the other infrastructure costs needed to support hundreds, or even thousands, of new residents in Napa County.

You can start with something simple, like access roads. Neither Deer Park Road nor Howell Mountain Road will even begin to support the amount of construction traffic or citizen traffic caused by these Pacific Union College development efforts.

Vote "yes" for Measure U and support Napa County taxpayers.

Brown lives in Angwin.