



## **YES VOTE ON U CRUCIAL**

October 31, 2012

Editor: The YES vote on Measure U is vitally important to all the people of Napa County. For over 40 years, our citizens have supported preservation of our open space and farm land. In Angwin, developers are once again attempting to take advantage of short-sighted and illogical decisions on the part of Pacific Union College. PUC is run by a board of trustees comprised of 21 members. Eighteen of them live outside California, and these outsiders have, again, decided to sell land to a developer for a large housing development.

When the citizens who are represented by Save Rural Angwin, heard about this assault on the rural nature of our community, we had no choice but to file this initiative, called Measure U. It will protect about 50 acres, located within the 1,800 acres owned by the college, from further development. The land, which has been farmed for over 100 years, will remain agricultural forever.

This vote is crucial to all of you Napa County citizens because you will “foot the bill” should this development occur. The “dirty little secret” that developers hide is that the costs of building and then maintaining the infrastructure and services to a rural location like Angwin far exceed the revenues from property taxes. All my research points to the fact for every dollar in revenue it takes a dollar and a half to maintain services. Do you want to pay out of your pocket, money to help a developer’s dreams come true? Not me. PUC has expended a great deal of money to defeat Measure U. There have been many distortions and lots of name calling.

With little time left before the election, I would like to set the record straight:

1. PUC states that they are “100 percent committed to working with their neighbors to preserve the rural character of the area...” Fact: Residents of Angwin were promised input into the previous Triad project, which would have had a full build-out of over 1,100 houses. These promises were not kept, and the new president of the college, who was brought in to clear up the mess, has imparted on the wrong course again. SRA representatives have met with her, but true dialogue was not possible and she explained that they were selling the land to the highest bidder, who happened to be the same developer involved in the previous fiasco.

2. PUC states they are not planning a large-scale development in Angwin. Fact: Right now, the web site of that same developer, Sustainable Community Partners, talks about the development in Angwin breaking ground “as early as 2012.” Currently much of the school’s land is being carved up by new lot line adjustments. And the new Campus Master Plan shows the commercial

area moving into the green fields that are prime ag land. If Measure U fails on Nov. 6, this developer will sweep in shortly thereafter.

3. PUC claims that Measure U is unfair to them as a single-entity land owner. Fact: In the United States we have a democratic system of government. We base our values of what's best for the majority, not what's perceived best by a single individual or property owner. It is through this same democratic process that Save Rural Angwin was able to place this initiative on the ballot. It couldn't be more American. Additionally, the highest courts in California have stated repeatedly that rights do not go hand in hand with zoning.

4. Opponents of Measure U state that it is supported by a few, self-centered, egotistical and un-American individuals with a vendetta against the school. Fact: This couldn't be further from the truth. SRA believes the selling of their land is short-sighted and a poor business decision. In actuality, the likelihood of the school's viability increases as they preserve the land around the campus. Well-run schools of higher education never sell their land, and utilize this important resource for income streams that last in perpetuity.

While Pacific Union College obviously has the right to sell their land, it does not imply that they can alter the precious rural nature of Angwin in the process. Please vote Yes on Measure U.

**Andre Carde**