

## County should address zoning in Angwin

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Set aside the politics, emotion, litigation and the money attached to long-burning land-use arguments in Angwin, one of Napa County's most remote and rural enclaves, and what remains is a call to action contained within the county's General Plan.

In June 2009, item AG/LU 114.1 asked the county to "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 land conservation group Save Rural Angwin believes it is high time the Napa County Board of Supervisors addresses those re-designations and is pressing the board to take action sooner rather than later.

Specifically, it wants four parcels — about 100 acres of land owned by Pacific Union College — to be rezoned as agricultural watershed to prevent housing development on that land.

It is something Save Rural Angwin has been advocating since forming almost a decade ago. In 2012, the group took the extreme step of asking Napa County voters to intercede and rezone some Pacific Union College parcels through Measure U. The initiative was soundly defeated.

But the group's agenda has found new momentum in the last month as Pacific Union College's overly secretive — and failed — plans to sell several parcels of its land to developers have been laid bare through court documents.

Throughout the Measure U campaign, Pacific Union College went to great lengths to assure voters (and the Napa Valley Register) that there was "no plan" for additional housing on the parcels identified in the initiative. Legal actions filed in December, however, show that PUC Vice President John Collins was actively negotiating throughout the campaign with a buyer interested in developing vineyards and residential units on the Measure U parcels.

At the very least, the college — led by a board of directors made up primarily of out-of-state members — was disingenuous and deceptive.

When the Register offered its “No on Measure U” endorsement in October 2012, it did so not thinking that the college wouldn’t develop the land but on the argument that the initiative was an assault on property rights.

Yet if the county tasked itself with re-evaluating the zoning for that land in 2009, it is hard to advocate for any further delay to such action in light of recent developments.

Logic doesn’t prevail in much of the current zoning in Angwin, not just on the PUC parcels. The county has an opportunity to address at least part of that through this stipulation in the General Plan.

Angwin is a pocket of Napa with unmatched beauty but also incomparable limitations on water, sewer and transportation resources.

Providing it better protection from urban development is something the county’s Board of Supervisors should examine carefully and quickly.