

Supervisors to address Angwin development issues Tuesday

July 20, 2014 • By [Peter Jensen](#)

The Napa County Board of Supervisors is preparing to address the potential for new residential development in the Up-valley community of Angwin on Tuesday, in a meeting that's been five years in the making.

The board last addressed the General Plan and zoning designations of land that's owned by Pacific Union College and [could accommodate housing units in 2009](#). Angwin has a so-called "urban bubble," a pocket of land with the potential for residential development in the unincorporated area. The county had 12 such areas originally, but only Angwin's remains.

The board voted five years ago to put 191 housing units on two parcels in Angwin, but left for another day any decision on the residential development entitlements on two other parcels, one that sits north of the Pacific Union College campus, and another that's west of Howell Mountain Road and south of the commercial center.

At the time, those parcels were under consideration for a controversial development proposal called the Eco-Village, which was ultimately scuttled. The board set the matter aside until June 2010, but never took up the issue again.

In 2012, the anti-development group Save Rural Angwin pushed a ballot initiative that would have stripped those parcels of their development potential, but it failed at the polls, with 60 percent of county residents rejecting the measure.

While long anticipated among some residents of Angwin, [Tuesday's hearing](#) before the supervisors will only be a study session on how to address the land use issues involved, with no formal action expected. Planning Director David Morrison said last week he's looking to the board to direct staff on how to handle the issue.

Mike Hackett, president of Save Rural Angwin (SRA), said the meeting still marks a breakthrough in his group's push to get the board to tackle Angwin, and could be the first step in finally resolving years of conflict between SRA and the college administration.

Following the 2012 election, the county attempted to broker peace between the two sides through a mediator from California State University, Sacramento, but that ultimately was unsuccessful, according to a county staff report.

"It's long overdue," Hackett said Friday. "We are not bringing lawyers in. We want to be simple about it. We've got one bubble left out of 12. Let's finish the deal like we said we would."

PUC President Heather Knight did not respond to an attempt to contact her Friday.

Hackett said his group is going to advocate that the supervisors change the land-use designation of the parcel west of Howell Mountain Road from urban residential to agricultural watershed, effectively barring housing units from being built on it. The parcel north of PUC should become public institutional, he said.

This is what would have occurred had voters approved Measure U, but Hackett said his group is focusing on having the board finish the work it pledged to do in 2009, not resurrect old campaign issues.

“This is not Measure U,” Hackett said. “This is a completely different situation. We can end the struggle with PUC. I’m very excited and very optimistic that this can be resolved in the short term.”