



Informational Quarterly: May, June, July 2009

The Napa County Board of Supervisors adopted Resolution No. 09-54 on May 5, 2009, incorporating changes to land use designations as an amendment to the Napa County General Plan. The Resolution effectively shrank the Angwin “Urban Bubble”; however, one hundred acres in the heart of Angwin have been held out, potentially paving the way for construction of a large development project without requiring a General Plan Amendment as is required of all other property owners in the Angwin area.

On July 14, 2009, PUC notified the County of their intent to re-commence entitlement processing of the Angwin development project. Interestingly, the contractual relationship of PUC and Triad has been modified or dissolved, no longer obligating PUC to sell Triad its property. PUC will be the sole applicant for their proposed project; Triad is apparently in a consulting role. The July 14, 2009 letter to the County stated, “*The Board of Trustees and Administration of PUC remain in support of completing project entitlements*” The County has received a revised application and monetary deposit from PUC and anticipates a modified project description by mid September. Work has been resumed on the project EIR with completion of the Draft EIR expected towards the end of 2009

Meanwhile, Dr. Heather Knight replaces Dr. Richard Osborn as PUC president. Arriving from Michigan’s Andrews University, another Seventh-day Adventist affiliated school where she served as provost; Dr. Knight will be taking charge of PUC in early September.

It has been seemingly quiet. Is it over? Or is this the “eye” of the hurricane? SRA and legal advisors have prepared to respond on whatever level is necessary. However, until PUC submits the project description and Draft EIR there is little overt action for SRA to take. We remain optimistic that changes of PUC Board of Trustees and Administration personnel, coupled with a changing economy away from “growth-inducing” development to more sustainable options will lead PUC to explore education and health-based business plans.

We will continue to monitor PUC’s direction and activity as it affects the community and larger Napa County. We will need to re-energize the large SRA supporter base and to engage in a wider public relations campaign. Our efforts in the near future will focus on analyzing the PUC project draft EIR, encouraging PUC to consider alternatives to the project, and, ultimately, ensuring appropriate land use designations for Angwin that will protect agriculture and open space and maintain the rural character of Angwin.

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