



## Save Rural Angwin Quarterly Update August, September, October 2014

In the last Quarterly Update we reported that the Board of Supervisors, after a five-year hiatus, resumed discussion on the unfinished land-use designations for Angwin. County Planning staff is to prepare specific land-use category recommendations for the five areas in Angwin (totaling about 100 acres) that were not completed back in 2009. Unfortunately, this “revived” discussion is not expected to return to the Board until at least March 2015, as there are numerous time-sensitive matters before the Board. Angwin Land Use Designation is now a decade-long process to correct the final piece of the “urban bubble trouble”.

As generally happens, many rumors are circulating in the community on Howell Mountain. Save Rural Angwin Quarterly Updates only report on what we can prove to be true by public-record document or primary sources. We can confirm that a sale and purchase of approximately 450 acres of Pacific Union College lands surrounding the airstrip and largely including the “Mill Valley” to be purchased by Goldin Investments has been in a protracted escrow. Rumors that the escrow has been terminated by the potential buyer have not been validated by SRA. On a different tack, we can say that the College has entered into a process for the sale of some of their forested land to a conservation group. Napa County Supervisors have written letters in support of the potential sale/purchase.

Pursuant to State law, by January 31, 2015, Napa County must adopt an updated Housing Element (HE) to the General Plan that addresses the 8-year period of January 31, 2015 through January 31, 2023. The County’s current Housing Element adopted in 2009 has been determined by state Housing and Community Development (HCD) and the Court of Appeal to be in conformance with state law. The Board of Supervisors discussed the draft HE at their November 4, 2014 meeting. The document will now be submitted to HCD for review. The final version will be brought to the Board for adoption in December. Napa County Planning staff, the Planning Commission, and the Board of Supervisors are to be commended for their very thorough and responsible job in meeting this state mandate. It is a challenging and complicated process.

Consistent with the County’s land use philosophy of agricultural preservation in the unincorporated area and “Smart Growth” - centering residential and commercial development in the cities of Napa County - the majority of new housing needs are projected to be provided for by the Napa Pipe project. It is important to note that Angwin, along with Moskowite Corner and Spanish Flat, are also identified in the HE to potentially meet housing needs. For more specific information about the Housing Element and the role Angwin is identified as “serving” in this process, SRA Supporters are encouraged to visit [www.SaveRuralAngwin.org](http://www.SaveRuralAngwin.org).

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