



Save Rural Angwin Quarterly Update

February, March, April 2014

The last Quarterly Update reported extensively on a legal dispute between Pacific Union College (PUC) and its now former partner-developer, Sustainable Community Partners (SCP). The college filed a lawsuit last December amidst the fallout of a failed purchase-and-sale agreement involving hundreds of acres in Angwin. PUC has since won the dispute in Napa County Superior Court.

The current 2009 Napa County Housing Element, finally certified in the fall of 2013, will end this year. In early March, the Napa County Planning Commission heard a presentation and discussion on the County's initial Draft Housing Element Update for January 31, 2015 to January 31, 2023. That initial draft was submitted to the State Department of Housing and Community Development (HCD) for state review. Upon return receipt of HCD comments (spring or summer 2014) any necessary revisions to the Draft will be made by County staff and the document returned to the Planning Commission for a noticed public hearing. It is important for Save Rural Angwin (SRA) supporters to get comments on errors, omissions and possible improvements into the record at the Planning Commission stage. We bring this to your attention because the initial draft contained misleading descriptive information about Angwin, declaring Angwin a "small town" that most resembled Calistoga "in population and services". How Angwin is characterized influences decisions about the appropriateness of "urbanizing" this rural community. The Planning Commission will hear public comment later this spring or summer and make a recommendation to the Board of Supervisors who, in turn, will conduct a noticed public hearing before acting on the proposed Housing Element.

Save Rural Angwin Steering Committee members met individually with the *Napa Register* and *St. Helena Star* editors as well as with members of the Board of Supervisors, who were strongly lobbied to fulfill their commitment to address the unfinished process of Land-Use Designations for Angwin that would finally dissolve the "Urban Bubble" left on Angwin when the General Plan was approved in 2009. (See footnote links to editorial articles.) At the request of District 3 Supervisor, Diane Dillon, the Board of Supervisors intends to make good on their pledge and this five-year-old commitment sometime this summer. The 2009 General Plan process did away with all of the County's "Urban Bubbles" except in Angwin due to a pending project application on file with the County at that time. As a result, 100 acres in Angwin are still subject to maximum urban development. The Supervisors would address General Plan Action Item AG/LU-114.1. There are good reasons to promptly address this issue. PUC's first few development plans have failed, but it has continued negotiations with potential developers, as shown by recent litigation between the college and Sustainable Community Partners. Additionally, the County has now successfully prevailed in a years-long law-suit and is free to decide once and for all whether Angwin is suitable for urbanization on the scale allowed by current Land-Use Designations. Provided all

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parties negotiate transparently and in good faith, there's no reason the County couldn't strike a balance that would satisfy neighbors, protect PUC's long-term interests and recognize Angwin for what it is — a village, not an urban bubble.

Recently a 3-minute YouTube presentation has appeared regarding the PUC Land Sale. Although SRA did not have any part in creating this video, we applaud the film's showcasing of the magnificence of Howell Mountain and Angwin from the air; the video is well produced, appealing to the college not to sell the lands considered essential to PUC's identity. See https://www.youtube.com/watch?feature=player_embedded&v=gaHztxeTbmE

The California Statewide Direct Primary Election will be held Tuesday, June 3. The Save Rural Angwin Steering Committee met with each of the two candidates for District 3 Supervisor. The Steering Committee considered which of the two candidates would best represent and protect the rural character of Angwin. While the Steering Committee was not unanimous for one candidate, it is likely the Action Item 114.1, scheduled to be on the Board of Supervisors' agenda this summer, will be determined while Supervisor Dillon sits on the board since the next term of office does not begin until January. Although unanimous agreement of steering committee members would be necessary for formal endorsement of a particular candidate, we urge SRA supporters to attend candidate forums planned for the local races. See the May 1, 2014, *St. Helena Star* article regarding candidate forums as well as subsequent articles advertising forums. (NOTE: You can go to www.SaveRuralAngwin.org website and click on the "Mailbag" tab for the particular news article as well as other pertinent articles.) **Please remember to vote on or before June 3.**

REFERENCE:

February 9, 2014 – *Napa Valley Register*: "County should address zoning in Angwin".
<http://www.saveruralangwin.org/Mailbag/NVR%20%20020914%20OP%20ED%20BD%20County%20should%20address%20zoning%20in%20Angwin.pdf>

February 26, 2014 – *St. Helena Star*: "It's time for supervisors to fix the Angwin bubble."
<http://www.saveruralangwin.org/Mailbag/SHSEditorial022614reactionItem114.pdf>