



Save Rural Angwin Quarterly Update

May, June, July 2014

July 22, 2014, Napa Valley Register:

“Supervisors favor less residential growth in Angwin.”

“Five years after initially pledging to address the residential development potential of two parts of Angwin, a majority of the Napa County Board of Supervisors agreed Tuesday that more housing units are ill-suited for those areas in the rural community atop Howell Mountain. The Board took no formal action, however, directed the Planning Director to begin drafting options for how to change parcels’ land-use designations in the General Plan.”

Diane Dillon decisively won the June Primary election and will continue as our District 3 Board of Supervisor representative. True to her declarations during her campaign, Supervisor Dillon brought forward the long dormant unfinished issue of General Plan Land Use Designations for Angwin prompting Board discussion as a Board agenda item on July 22. Representatives from Save Rural Angwin, Pacific Union College, Farm Bureau and several other individuals contributed to the public hearing discussion.

Pacific Union College contends that “it is more appropriate to leave the current land use designations (Urban Residential) in place and evaluate future projects on their merits.” But retaining Urban Residential designation in Angwin is simply a magnet for prospective developers; waiting for yet another development application to set the terms of land use in Angwin is upside down thinking! The Land Use Map provides the guide for determining the extent of urban development desirable. Supervisors are responsible for making land use designation assignments for the good of the community as a whole (the community being all of Napa County), not for any single property owner. Labeling 100 acres as “Urban” creates a presumption that large-scale development is desirable on top of Howell Mountain even though Angwin is removed from public infrastructure. Several Supervisors agreed that should not be the starting point.

At a yet-to-be scheduled future public hearing, County Planning staff will make specific recommendation for each of the five areas in Angwin for which Land Use Designations need to be completed. Three of the five areas are not being debated as they include the waste-water treatment plant for the college and the two Urban Residential sites identified in the County Housing Element for 191 housing units. A majority of the Supervisors felt that for the remaining two areas proposed for re-designation from Urban Residential, a mix of Agricultural, Commercial and Public Institutional designations was the superior option for the future of Angwin.

Visit www.SaveRuralAngwin.org for more extensive background information and updates regarding the going-forward process.