



May, June, July 2011

SAVE RURAL ANGIN QUARTERLY UPDATE

The future of Angwin continues to be affected by the elaborate political theater being played at the County and State levels. Discussions taking place within the Planning Commission and Board of Supervisors will have significant bearing on Angwin.

One discussion topic is the state-mandated process to determine how many housing units of all types each community must plan and zone for in their General Plan Housing Element for 2014-2022. Napa County and its 5 cities and town have formed a sub-region which provides more opportunity for local voices to participate in the process. A public workshop held July 14th in St. Helena to provide input on Napa's Regional Housing Needs Allocation (RHNA) process was well attended by community members from SRA/Angwin. The Bay Area region will receive an overall housing number from the State in October. Napa sub-region receives its total number from ABAG in November and then the sub-region will propose a draft distribution method that the public will have 60 days (November-January) to comment on. The final RHNA will not be adopted until September 2012. See www.saveruralangwin.org to view the PowerPoint presentation provided at the workshop explaining this process and timeline in more detail.

A corollary topic of potential impact is the two-part civil lawsuit filed in 2009 against Napa County in State Superior Court by Latinos Unidos. The first part, heard and decided in June, involved the specific areas designated by the County for low-income housing; the Judge upheld the County's current Housing Element, which includes Angwin's same two affordable housing sites approved in the former Housing Element. The second part alleges discrimination in the County's overall approach to providing affordable housing. That trial was scheduled for late August. Because this litigation is ongoing, the County has put other decisions and discussions on hold until the courts make a final decision.

Another discussion topic of considerable potential impact to Angwin is a proposed Landmark Preservation Ordinance drafted over the past 6 months and now headed to the Board of Supervisors in October. The first section of the ordinance would update procedures and standards for landmarks and offer incentives for historic preservation of resources like residences, barns, schoolhouses and churches. The second section would offer incentives to a number of historical commercial and resort properties and would permit owners of buildings that qualify for landmark designation to propose restoration of their historic buildings for their original use or for any use that is currently permitted in the Commercial Limited (CL) or Commercial Neighborhood (CN) zoning districts, whichever is less intense. Historic preservation of cultural resources is a worthy and important endeavor; however, the second of these ordinance sections has potential ramifications on both Measure P and Angwin.

Even though PUC publicly announced abandonment of their subdivision development plan in October 2010, they requested their application remain on file. County staff report that since then there has been no activity; no meetings with County staff and no correspondence other than the request to extend the application. The County agreed to keep the application open until October of this year, and if nothing is submitted or worked on, then the application will possibly be considered formally withdrawn. We do not know what use may still be proposed by the College for the 100 acres of the PUC campus still designated Urban Residential.

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