



November, December 2011 and January 2012

SAVE RURAL ANGWIN QUARTERLY UPDATE

Plans for Angwin Urban Development. Various policies are being formulated which may ultimately give support to the misguided idea that Angwin is a suitable place for growth and urban development. Following are updates that may yet impact Angwin.

- **PUC has retained the right to build the already approved 191-housing unit Project in Angwin.** Curiously, Curt Johanson (formerly front-man for Triad) is now 1 of 5 principals in “Sustainable Community Partners” (SCP). As of June 2011, the SCP website at www.sustainablecommunitypartners.com/angwin states that SCP has been working collaboratively with the college since 2006 and it showcases an “Angwin Conservation Community” of 191 residential units and a commercial center. The website claims groundbreaking could occur as early as 2012.
- **Proposed Landmark Preservation Ordinance:** Napa County Code has been updated and Ordinances adopted that address preservation and appropriate rehabilitation of historic resources. Incentives are also provided to property owners for the rehabilitation and reuse of landmark-designated historic buildings. The proposal to insert commercial zoning into AWOS designated areas would have allowed unlimited types of businesses in historic structures has been abandoned; had it been adopted it could have resulted in unintended consequences to the rural character of Angwin and of Pope Valley.
- **A Use Permit Major Modification has been approved for Aetna Springs Resort:** Approved changes to an existing Use Permit will facilitate restoration of the historic Aetna Springs Resort including building a new lodge replicating a long since destroyed structure and providing for environmental improvements to Aetna Springs Creek. An approved change of potential concern is abandonment of a requirement for on-site employee housing; while the developer will pay County Housing Impact Fees, no provision for employee housing was required of the developer. The Project has been modified from 25 on-site resident employees to 120 off-site employees with a maximum of 45 employees per shift. The Board of Supervisors asserted that (1) ample affordable housing is available at Berryessa Estates, (2) most employees are expected to be local residents already living in the area, and that (3) the Project is consistent with the goals of the Housing Element. NOTE: The General Plan designates 100 acres in Angwin “Urban Residential” and the Housing Element contains an already approved 191-housing project on PUC owned land. SRA would strongly oppose any claim that housing development is necessary in Angwin to provide for Aetna Springs employees.
- **The Napa County General Plan,** in concert with State Senate Bill 375 (2006), calls for development of a Climate Action Plan (CAP) identifying greenhouse gas (GHG) emission reduction strategies. This is a complex topic and process that has been underway for the past year. The most recent CAP draft dated October 31, 2011 (available on the County website at www.countyofnapa.org), contains 35 identified measures for greenhouse gas reduction by 2020 in Napa County. Angwin and Napa Pipe are specifically identified in at least 4 of the 35 measures as proposed mixed-use projects that, if approved and built, would result in GHG reduction. The draft CAP identifies Angwin as **“an existing urbanized area”** and currently states that if the “Angwin eco-village” is not approved, another project would likely be proposed on the site and GHG would be achieved from it. County staff believes any new housing developed in Angwin would serve folks who already work in Angwin or Deer Park and therefore, by some unknown formula, would reduce vehicle miles traveled. SRA opposes inappropriate and unnecessary subdivision development in Angwin particularly as a tool to claim GHG emission reduction. Protecting the forests of Angwin is of greater GHG reduction benefit. Very little emphasis is put on carbon stock/sequestration or habitat preservation in the draft CAP as a measure or action for GHG emission reduction.

We need your continued support as SRA participates in discussions and public hearings to protect agriculture and the natural environment as well as the rural character of Angwin. Refer to **“Issue Alerts”** on the SRA website at www.saveruralangwin.org for scheduled meetings and topics of discussion that will influence the future of Angwin.