

SAVE RURAL ANGWIN From SRA Steering Committee

UPDATE: December 9, 2008 Board of Supervisors Action on County “Bubbles” and Continuance of Angwin “Bubble” Discussion to January 27, 2009 at 9:30 AM

The Board of Supervisors acted yesterday to follow staff recommendation to remove all lands zoned agricultural (approximately 200 acres) from the Angwin “Urban Bubble”. This will provide some protections from development for the areas along Howell Mountain Road north of the Chevron Station.

Additionally, the Supervisors acted to remove agricultural land from all 12 “bubbles” throughout Napa County. This marks a milestone in the General Plan Update and serves to provide additional protections for nearly 1,800 acres of agricultural lands in the unincorporated Napa County.

The Angwin “Urban Residential Bubble” will get further consideration in a Board meeting scheduled for January 27, 2009 at 9:30 AM. The lands that remain within the Angwin “Bubble” designated “Urban Residential” are still vulnerable to misplaced development schemes. It is important that the Land Use “Urban Residential” designation in Pope Creek be discussed at the same time, as it too is an inappropriate location for high density “urban” development.

Supervisor Dillon suggested considering an alternate Land Use designation that might more adequately reflect the academic needs of the college but at the same time prevent unintended consequences. Supervisors Dillon and Luce each referred to language in the General Plan that sets the historical context for the current Planned Development “PD” zoning within the current Angwin “Urban Residential Bubble”. “The college’s Planned Development zoning was created in order for the college to provide necessary services to its students and ensure that the college would be able to grow should the student body increase in size.” The zoning was **not** intended for speculation in real estate subdivisions.

After over three years of hard lobbying, Save Rural Angwin can report that your letter writing, e-mails, monetary contributions, personal calls to Supervisors, letters to editors and testimony at public hearings are beginning to produce positive results. The SRA Steering Committee will continue to keep you informed as we prepare for the January 27, 2009 BOS meeting. **Please contact any Steering Committee member if you can attend the January meeting and wish to participate in the potential resolution of this complicated process.** The Supervisor’s action on January 27, 2009 could profoundly affect the future character, for better or worse, of the Angwin area.

Letters to Supervisors Dillon, Luce, and Wagenknecht thanking them for this opportunity to carefully evaluate the unique Angwin situation are greatly appreciated. Make no mistake - there is work to be done, but we are still able to see the stars through the trees in Angwin.