

SAVE RURAL ANGWIN

**P. O. Box 222
Angwin, California 94508**

August 2, 2008

TO: Napa County Department of Conservation, Development & Planning
Napa County Planning Commission
CC: Napa County Board of Supervisors

SUBJECT: Proposed Land Use Map Amendment (PLUMA)

Save Rural Angwin (SRA), for the past three years, has followed and actively participated in the Napa County General Plan Update process. We applaud the work that has been accomplished leading up to the adoption of the new General Plan on June 3, 2008. We will continue to participate in the planning process for the new Housing Element and for resolution of the “bubbles” and jobs/housing dilemma. We will also closely monitor the pending PUC/Triad application (“Eco-village”) subdivision proposal.

During the General Plan Update process, SRA, at the invitation of Napa County, submitted a Land Use Map proposal on June 15, 2007 for the Angwin “bubble”. Our proposal would replace the Angwin “Urban Bubble” designation with different land use categories that better reflect the interest of the community. A new process (identified as “PLUMA”) has now begun to consider amending the adopted General Plan Land Use Map. The Planning Commission is scheduled to discuss staff recommendations for adjusting the Land Use Map on August 20, 2008. SRA has re-evaluated our prior submission with the benefit of an entire year of public discussions, the adoption of the new General Plan, and review of all pertinent materials.

SRA believes the General Plan goals and policies adopted June 2008 and the specific policies adopted for the Angwin geographic area are the right vision for the County and the community of Angwin. SRA firmly believes the County must use the current opportunity to examine existing land use designations to bring them into conformance with current land use patterns. Simply stated, a land use designation denotes what is seen to be the most appropriate future land use and, in conjunction with zoning designation and development guidelines, can indicate potential development intensity for a specific area or parcel. The main purpose of a land use designation is to establish a priority objective for the land. Existing land uses determine future land use designations.

The SRA Proposal conforms to the fundamental principles that have guided the County land use planning program since 1968 when the Ag Preserve was created. These principles are reaffirmed in the General Plan adopted June 3, 2008. Our Land Use Proposal submitted to the County in June 2007 remains unchanged in principle. We have revised the color scheme to show the correlation between our proposal and the existing land use tax assessor data. (Ref Map #2) We have over-laid our proposal on the “Angwin

Urban Bubble” and we have incorporated, where feasible, the PLUMA planning process objectives. (Ref Map #3) The SRA Land Use Designation Map Proposal is composed of the four Land Use Categories described below and shown on the attached Map #1 which should be considered an integral component of this document.

- **Agriculture, Watershed, and Open Space (AWOS).** Areas where the predominant use is, and historically has been, agriculturally oriented. This Land Use Designation accomplishes the second of three PLUMA objectives.
- **Institutional.** A modification of the “Public-Institutional” (P-I) Land Use Category to include the privately owned and operated Pacific Union College. The February 2007 General Plan Update Draft included an expanded definition of Institutional Uses. (*1) Such a designation would accurately reflect General Plan Policy AG/LU-63: “The County recognizes the historical significance of Pacific Union College in the Angwin community and will continue to support this time-honored institution and employer in its educational mission.” (*2)
Note: “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.” (*3)
- **Urban Residential (light blue) (PD: AH).** Development of the pre-approved 191 housing units with Affordable Housing overlay.
- **Urban Residential (dark blue) (PD: CN/CL).** Local commercial services for day-to-day needs of the College and community at the 8.37 acre Angwin Plaza.
- **Rural Residential.** Consistent with the third PLUMA objective, it is appropriate to re-designate the UR that is zoned RS: B5 within the “Urban Bubble” to RR.

In conclusion, Save Rural Angwin supports the Pacific Union College in its educational mission, the provision of a local-serving commercial district and housing, and protection of agriculture and open space as the essential cornerstone of the character of the rural community of Angwin. Our proposed Land Use Designation Map #1 is consistent with planning Goals throughout the General Plan and Policy statements specifically for Angwin.

Sincerely,



Allen Spence

On Behalf of Save Rural Angwin

Attachment Map #1: Angwin SRA Land Use Designation Proposal

Attachment Map #2: PLUMA Workbook p5, Angwin *Existing Land Use*

Attachment Map #3: PLUMA Workbook p4, Angwin *GP, Zoning & Parcel Boundaries*

(*1) General Plan Update, Public Review Draft, February 16, 2007, page 288

(*2) General Plan, June 3, 2008, AG/LU-63, page AG/LU 32

(*3) General Plan, June 3, 2008, page AG/LU 31

Land Use Designations

- AWOS
- Public Institutional
- Urban Residential (PD: AH)
- Urban Residential (PD: CN/CL)
- Rural Residential

Airport (informational only)

SRA Attachment 1