December 4, 2020

Amador County Board of Supervisors

810 Court Street

Jackson, Ca. 95642

Re: Edwin Lands LLC rezone

Gentlemen:

It has come to my attention that the recent request to rezone 1150 acres from RIA to MX 4 miles west of the City of Ione is on the agenda for December 15, 2020. This property is currently designated for MX type use by the County General Plan. This fact alone is usually sufficient to allow a project to move forward.

I was fortunate enough to be on the Ione Planning Commission a few years back and served as the PC liason with the City Council preparing and certifying the Ione Special Plan. In that long and ardous task, the subject property, and others similar were discussed at length and its suitability as a Manufacturing District was part of the report from Ione to Amador County. Ione found it prudent to not just look within the current City limits, but to carefully consider the “areas of influence” such as the subject property referenced herein.

Anytime there is a proposed project under the definition of a certain zone designation...there is a “worst case scenario” zoning use that those in opposition grasp and base their concerns on. If there is, in fact, a use not palatable to the Board of Supervisors, the remedy is to remove that use from the allowed uses under the specific zoning District and make it a conditional use. The subject property deserves to be treated exactly as the current General Plan designates it.

Sincerely,

Joe Wylie

376 Edgebrook Dr.

Ione, Ca. 95640

wylie@volcano.net

(209) 484-2221