

**Eagle's Nest Owners Association
17069 Lambert Road
Ione, CA 95640**

May 21, 2022

Amador County Planning Department
Attn: Mr. Chuck Beatty
810 Court Street
Jackson CA 95642

RE: Amended County Ordinance

Dear Mr. Beatty:

During the last 20 years, airport member property owners have submitted suggestions for implementing Airport Land Use Plans and/or zoning and land use restrictions/limitations to preserve the Eagle's Nest Airport. Recently you indicated that a simple County Ordinance amendment or addition may be the most efficient and shorter time period to facilitate limitations on land use changes around the Eagle's Nest Airport.

Our goal is to maintain the current open AG lands and MZ mining resource Zoning and related land uses in the Carbondale area. In the future, we may see development pressure to sub-divide ranch lands into smaller parcels and/or change the existing zoning.

Accordingly, we have prepared a requested land use retention plan. The attached illustration has three zone areas:

Red Zone, 1-mile perimeter from the runway
Orange Zone, 2-mile perimeter from the runway
Yellow Zone, 3-mile perimeter from the runway

Each zone has recommended restrictions on land use changes, zoning changes, use permit changes, etc. More specifically, we are requesting that the following zoning and land use considerations be included in an amended or new ordinance:

1. Zoning and Land Use Within Three Miles- All future development, zoning changes, Use Permits or parcel splits within three miles of the airport should include an "Avigation Easement" for the right to flight, exhaust noise, fumes, lights, vibration and particulate matter. An Avigation Easement protects the County, the developer and notifies purchasers of the airport location. See attached map Yellow Ring for plan view.
2. Zoning and Land Use Within Two Miles- Please restrict school sites, churches and facilities that have an assemblage of people, and any additional residences on a parcel with one existing house shall include an "Avigation Easement" for the right to flight, exhaust noise, fumes, lights, vibration and particulate matter within two miles of the outermost edge of the runway. See attached map Orange Ring for plan view.
3. Zoning and Land Use Within One Mile- Please restrict any parcel map splits to no less than 40 acres per parcel, restrict any Use Permits and any additional residences on a

parcel with one existing house shall include an “Avigation Easement” for the right to flight, exhaust noise, fumes, lights, vibration and particulate matter within two miles of the outermost edge of the runway within one mile of the outermost edge of the runway. See attached map Red Ring for plan view.

The Eagle’s Nest Airport has provided public assistance in the past as a day and nighttime emergency landing facility for air ambulance medical evacuation. There have been several major traffic accidents in the past where our lighted runway was an asset to assist the air ambulance helicopters. Our runway was also considered for national defense after 9/11.

This is a starting point to enable a County Ordinance to prevent encroachment upon this regional asset. Sacramento County has already added the provisions of this letter to their General Plan, Circa 2007.

Thank you for your consideration!

W. David Wardall, President
Eagle’s Nest Owners Association