



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-6254  
WEBSITE: [www.amadorcounty.gov](http://www.amadorcounty.gov)  
E-MAIL: [planning@amadorcounty.gov](mailto:planning@amadorcounty.gov)

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

**APPLICATION REFERRAL**

**TO:**

Amador Air District	Amador LAFCO
Building Department	Shingle Springs Band of Miwok
County Counsel	Indians**
Environmental Health	Calaveras Band of Mi-Wuk
Department	Indians**
Surveying Department	Chicken Ranch Rancheria of Me-
Transportation and Public Works	Wuk Indians**
Department	Jackson Rancheria Band of Miwok
Waste Management	Indians**
Sheriff's Office	United Auburn Indian Community
AFPD	of the Auburn Rancheria**
ACTC	Nashville Enterprise Miwok-
Amador Transit	Maidu-Nishinam Tribe**
Amador Water Agency	Washoe Tribe of Nevada and
Cal Fire	California**
CHP	Ione Band of Miwok Indians**
Caltrans, District 10	Buena Vista Band of Me-Wuk
CDFW, Region 2	Indians**

**DATE:** February 19, 2026

**FROM:** Nicole Sheppard, Planning Department

**PROJECT:** Request for Zone Change (ZC-26;1-1 Erosa) from the RE-B3, Residential Estates (40,000 sq. ft. minimum) zoning district, to the R1A, Single-family Residential and Agricultural district for one parcel, ±24 acres in size, to allow for the broader range of uses that are permitted within the R1A district. (APN: 031-030-001)

**Owner/Applicant:** Mike & Kathi Erosa

**Supervisorial District:** 3

**Location:** 15931 Pioneer Creek Road, Pioneer, CA 95666

**REVIEW:** As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The project will be reviewed by the Technical Advisory Committee on **Thursday, March 5, 2026, at 1:00 PM** in the Board of Supervisors Chambers in the Amador County Administration Center, located at 810 Court St., Jackson, CA 95642. The Technical Advisory Committee will conduct environmental review of the project and make a recommendation of the appropriate environmental document under CEQA.



PLANNING DEPARTMENT

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner: EROSA FAMILY TRUST
Mailing Address: 15931 PIONEER CREEK RD, PIONEER, CA 95666
Phone Number: 209-765-8013
B. Name of Applicant: MIKE AND KATHI EROSA
Mailing Address: 15931 PIONEER CREEK, CA 95666
Phone Number: 209-304-9655/209-765-8013
C. Name of Representative:
Mailing Address:
Phone Number:

2. Assessor Parcel Number(s): 031-030-001-000
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. Note: It is to your benefit to be as specific as possible with your application information.
4. Letter of authorization if landowner is being represented by another party. N/A
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (810 Court Street, Jackson, CA) for the purpose of aiding in drawing of the plot plan.
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Planning Department Filing Fee: \$ 3094 (\$1276 ZC, \$700, \$50 Recording Admin)
Environmental Health Review Fee: \$ 240
Public Works Agency Review Fee: \$ 170 - P4 1-8-2025 \$170.00 RGS
Amador Fire Protection District Fee: \$ 113
Discretionary permits may be subject to a CA Fish & Wildlife Fee: \$ 3043.15
9. Application Form to be signed at the time of project presentation in the Planning Department.

## R1A RANGE COMPLIANCE LETTER

The residential property is a 24 acre parcel located at 15931 Pioneer Creek Rd and is currently zoned R1. Owners, Mike and Kathi Erosa, would like to rezone it to R1A for a private shooting range/gallery that complies with all current laws regarding distance from other dwellings, etc. The attached plot plan shows areas that are within the current guidelines. The property has a 75ft slope and shooting would be done at the low part of the property.

We are also interested in changing the zoning to R1A to explore the benefits of a large parcel such as raising animals, general farming or tree farming. We have no immediate plans currently. Rezoning would also improve our resale value.

Owners-Vincent and Kathryn (Mike and Kathi) Erosa

Parcel No. 031-030-001-000



# PLOT PLAN

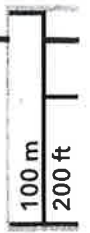
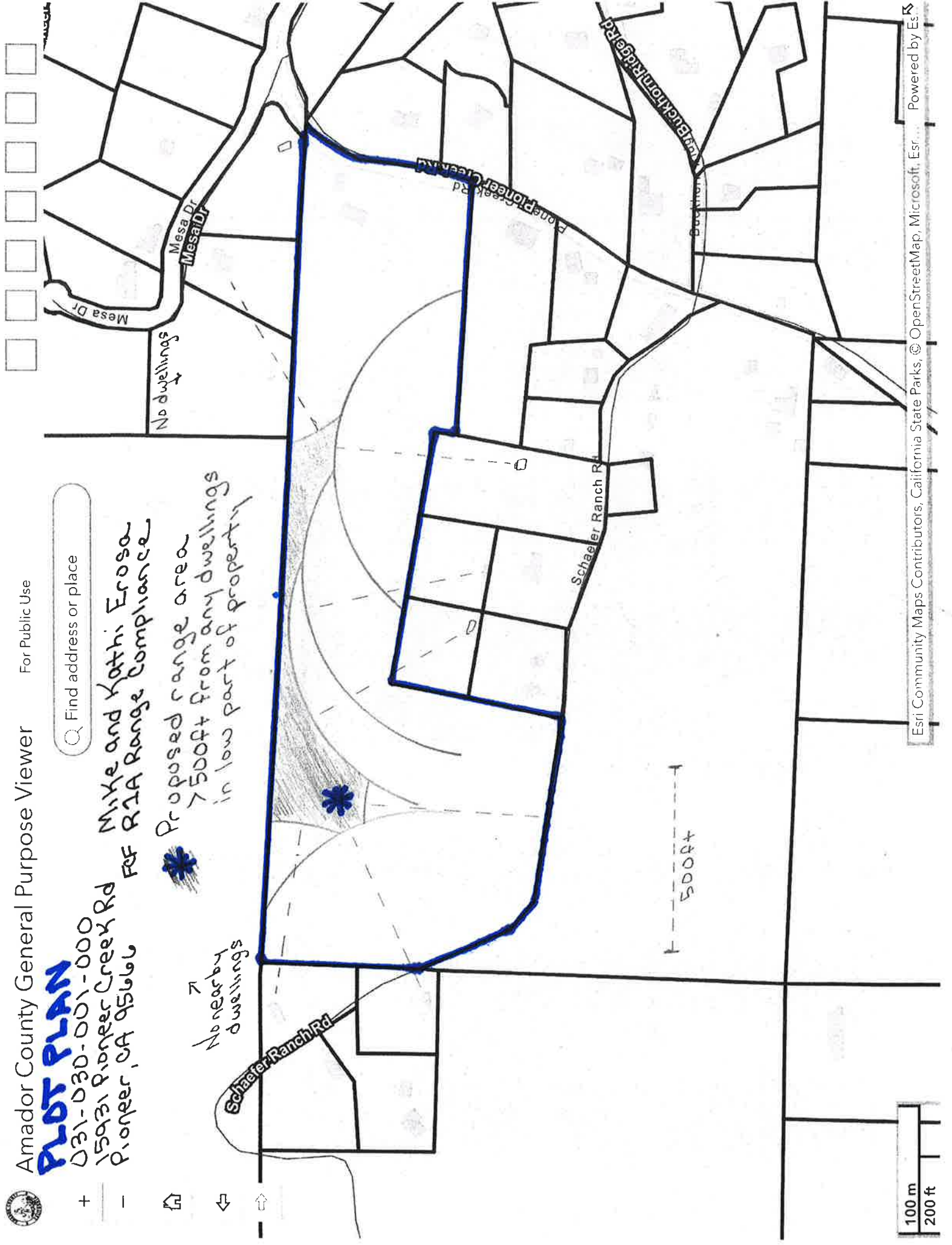
+ 031-030-001-000  
- 15931 Pioneer Creek Rd  
Pioneer, CA 95666

Find address or place

Mike and Kothi Erosa  
FCF RIA Range Compliance

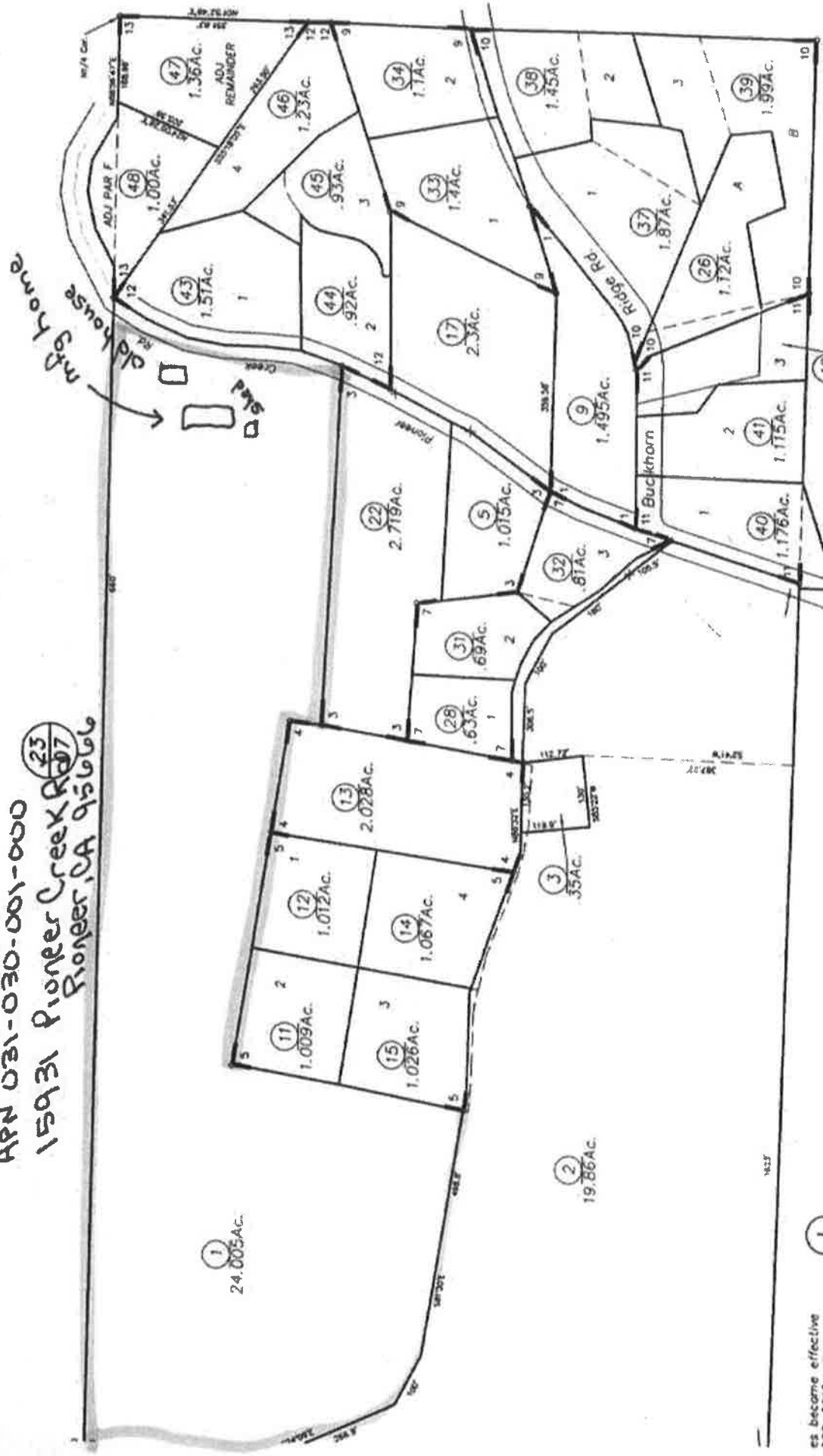
Proposed range area  
> 500ft from any dwellings  
in low part of property

↑  
No nearby dwellings



Mike & Yathi, Erosa  
FCF Range Compliance  
RIA

N1/2 OF NW1/4 SEC. 29, T.7N., R.13E., M.D.B.&M.  
APN 031-030-001-000  
15931 Pioneer Creek Rd  
Pioneer, CA 95666



1

This map became effective 2009-2010 roll year. All parcels are subject to this map or to adoption of a future map.

NOTE: This map was prepared for assessment purposes only. It is assumed that the accuracy of the data is as described in it's deed. No liability is assumed for the accuracy of the data delineated hereon.

- 1- R.M. Bk.06, Pg.12
- 2- R.M. Bk.07, Pg.11
- 3- R.M. Bk.07, Pg.08
- 4- R.M. Bk.10, Pg.21
- 5- R.M. Bk.13, Pg.51
- 6- R.M. Bk.19, Pg.75
- 7- R.M. Bk.21, Pg.84
- 8- R.M. Bk.21, Pg.87
- 9- R.M. Bk.25, Pg.82
- 10- R.M. Bk.41, Pg.92
- 11- R.M. Bk.44, Pg.68
- 12- R.M. Bk.45, Pg.80
- 13- R.M. Bk.60, Pg.91

5

TICOR TITLE  
RIVERSIDE

533281

RECORDING REQUESTED BY:

Ticor Title Company of CA  
4210 Riverwalk Parkway  
Suite 200  
Riverside, CA 92505

WHEN RECORDED MAIL TO AND MAIL  
TAX STATEMENTS TO:

Vincent Michael Erosa and Kathryn Marie Erosa  
as Co-Trustees of the Erosa Family Trust dated  
July 11, 2012  
11356 Clinton Bar Road  
Pine Grove, CA 95665



Amador County Recorder  
Kimberly L. Grady

DOC- 2018-0008118-00

Check Number 706864

REQD BY SYNREG

Thursday, NOV 01, 2018 10:30

Itl Pd \$263.30

Nbr-0000315266

CT1/R1/1-4

The undersigned declares exemption under the following:  
Exempt from fee per GC 27388.1 (a) (2); recorded concurrently  
in connection with a transfer subject to the imposition of  
documentary transfer tax

**GRANT DEED**

TITLE ORDER NO. 00533281-005-SE7

ESCROW NO. 00533281-005-SM5

APN NO. 031-030-001-000

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 212.30 CITY TAX \$ 0.00

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area:  City of Pioneer, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**JPMorgan Chase Bank, National Association**

hereby GRANT(s) to

**Vincent Michael Erosa and Kathryn Marie Erosa as Co-Trustees of the Erosa Family Trust dated  
July 11, 2012**

the following described real property in the County of Amador, State of California

See Exhibit A which is attached hereto and incorporated by this reference.

Dated: October 26, 2018

JPMorgan Chase Bank, National Association

By: Donna J. Gilkerson 10-26-2018

Name: Donna J Gilkerson

Title: Vice President

STATE OF Ohio }  
COUNTY OF Franklin }

On Oct 26, 2018, before me, Heather R Sears  
Notary Public, personally appeared Donna J Gilkerson  
Vice President

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Heather R. Sears  
Heather R Sears



**Exhibit A**  
**Legal Description**

Parcel One:

All of that part or portion of the Northeast quarter of the Northwest quarter (NE ¼ of NW ¼) of Section Twentynine (29), in Township Seven (7) North, of Range Thirteen (13) East, of M.D.B. & M., particularly described as follows:

Beginning at a point on the North line of said Section 29, from which the quarter corner of said line bears East, a distance of 580 feet, and thence run as follows:

- (1) South, 660 feet;
- (2) West, on a line parallel with the Northerly boundary line of said Section 29, 660 feet;
- (3) North, 660 feet, to said Northerly boundary line of said Section 29; and
- (4) East, along said latter line, 660 feet to the place of beginning.

Excepting therefrom all that portion thereof lying Southerly and Easterly of that certain line described in Deed from Frank G. Hauhuth to J. H. Hauhuth and Mary C. Hauhuth, by Deed recorded April 17, 1962 in Book 108, Page 329, Amador County Official Records.

Also excepting therefrom all that portion thereof conveyed to Robert Leon Dragoo and Rita Irene Dragoo, by Deed recorded April 17, 1962 in Book 108, Page 332, Amador County Official Records.

Also excepting therefrom all that portion thereof lying Northerly of that certain line established by Boundary Line Agreement recorded May 4, 1962 in Book 108, Page 557, Amador County Official Records.

Also excepting therefrom all that portion thereof conveyed to William R. Wetzel and Mary Jane Wetzel, by Deed recorded August 21, 1963 in Book 122, Page 166, Amador County Official Records.

Parcel Two:

All that certain lot, piece or parcel of land bounded and described as follows, to wit:

Commencing at the Section corner common to Section 19, 20, 29 and 30, Township 7 North, Range 13 East, M.D.B. & M.; thence, South 411.0 feet to a point in the centerline of the Ed Schaffer Road; thence, along the centerline of said road for the following courses and distances;

- (1) South 24° 09' East, 268.9 feet;
- (2) South 63° 13' East, 100.0 feet;
- (3) South 81° 30' East, 498.8 feet;
- (4) South 88° 50' East, 180.0 feet;
- (5) South 70° 34' East, 273.3 feet;
- (6) South 89° 35' East, 306.5 feet;
- (7) South 62° 31' East, 100.0 feet;
- (8) South 36° 36' East, 180.0 feet to the center of the County Road running Northerly from Pioneer, thence;
- (9) Northeasterly, along said County Road to a point which is located 660 feet South and 580 feet West of the North ¼ corner of Section 29, Township 7 North, Range 13 East, thence;
- (10) West, 660 feet to a corner, thence;
- (11) North 660 feet to North line of said Section 29, thence;
- (12) West, 1400 feet, more or less, along said Section line to place of beginning.

Being a fraction of the North ½ of the Northwest ¼ of said Section 29.

Excepting therefrom all that portion thereof lying Southerly and Easterly of that certain line described in Deed from Frank G. Hauhuth to J. H. Hauhuth and Mary C. Hauhuth, by Deed recorded April 17, 1962 in Book 108, Page 329, Amador County Official Records.

## EXHIBIT "A"

(continued)

Also excepting therefrom all that portion thereof conveyed to Robert Leon Dragoo and Rita Irene Dragoo, by Deed recorded April 17, 1962 in Book 108, Page 332, Amador County Official Records.

Also excepting therefrom all that portion thereof lying Northerly of that certain line established by Boundary Line Agreement recorded May 4, 1962 in Book 108, Page 557, Amador County Official Records.

Also excepting therefrom all that portion thereof conveyed to William R. Wetzel and Mary Jane Wetzel, by Deed recorded August 21, 1963 in Book 122, Page 166, Amador County Official Records.

### Parcel Three:

All that portion of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 29, Township 7 North, Range 13 East, M.D.B. & M., lying Northerly and Westerly of the center line of the County Road leading Northerly from Pioneer as more specifically set forth in that certain Deed, Frank G. Hauhuth to J. H. Hauhuth and Mary C. Hauhuth, dated March 30, 1962, recorded in Volume 108 of Official Records, Page 329, File No. 955, Records of Amador County, and Northerly of the center line of that certain private road known as the Ed Schaeffer Road, more particularly described in that certain Deed, James Hauhuth and Mary Hauhuth to Frank G. Hauhuth dated December 22, 1950, and recorded in Volume 41 of Official Records, Page 487, Records of Amador County.

Excepting therefrom all that portion thereof conveyed to Robert Leon Dragoo and Rita Irene Dragoo, by Deed recorded April 17, 1962 in Book 108, Page 332, Amador County Official Records.

Also excepting therefrom all that portion thereof lying Northerly of that certain line established by Boundary Line Agreement recorded May 4, 1962 in Book 108, Page 557, Amador County Official Records.

Also excepting therefrom all that portion thereof conveyed to William R. Wetzel and Mary Jane Wetzel, by Deed recorded August 21, 1963 in Book 122, Page 166, Amador County Official Records.

### Parcel Four:

All that certain parcel of land lying Southerly of and contiguous to that certain line established by Boundary Line Agreement recorded May 4, 1962 in Book 108, Page 557, Amador County Official Records.

APN: 031-030-001-000

**ENVIRONMENTAL INFORMATION FORM**

To be completed by applicant; use additional sheets as necessary.  
Attach plans, diagrams, etc. as appropriate.

**GENERAL INFORMATION**

Project Name: FCF R1A RANGE COMPLIANCE

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Date Filed: 12/8/26 File No. \_\_\_\_\_

Applicant/ Developer \_\_\_\_\_ Landowner EROSA FAMILY TRUST

Address \_\_\_\_\_ Address 15931 PIONEER CREEK RD, PIONEER, CA 95666

Phone No. \_\_\_\_\_ Phone No. 209-765-8013

Assessor Parcel Number(s) 031-030-001-000

Existing Zoning District R1/B3

Existing General Plan RR

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies NONE

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**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

**ADDITIONAL INFORMATION** Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity.                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects?                          |

**ENVIRONMENTAL SETTING**

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 12/8/26

  
(Signature)

For MIKE AND KATHI EROSA

**INDEMNIFICATION**

Project: FCF R1A RANGE COMPLIANCE

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In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

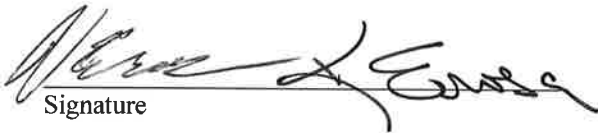
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Owner (if different than Applicant):

  
Signature

\_\_\_\_\_  
Signature

**BRODERICK FORESTRY  
Robert C. Broderick  
45 Oro Monte  
Sutter Creek, CA  
95685**

**Date: December 20, 2025**

**Mr. Chuck Beatty, Director  
Planning Department, County of Amador  
610 Court Street  
Jackson, CA 95642**

**Dear Mr. Beatty,**

**At the request of Mr. Mike Erosa, I inspected his 24-acre, Amador County Parcel, 031-030-001, in the North ½ of the Northwest 1/4 Section 29, T7N, R13E, MDB&M in Pioneer, CA.**

**Mr. Erosa is seeking a change of Zoning from R-1 District Single-Family Residential to R1-A-Single- Family Residential-Agricultural District.**

**Section 21083.4 of the California Public Resources Code requires that an oak Woodland Assessment be performed to determine if there could be a significant effect on Oak Woodlands due to the proposed development zoning change request.**

**The Fish and Game Code of the State of California defines “Oak Woodland” under Section 1361(h) as “...an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10% canopy cover”.**

**Additional important information comes from PRC 21803(a), where it is stated that oaks included in the determination of oak woodland status cannot come from the Group A or Group B commercial species as defined by 14CCR 895.1 (Forest Practice Rules). California Black Oak (Quercus Kellogii), a species common at the elevation of the Erosa property, is a Group B species under the Forest Practice Rules.**

**In July of 2025, I visited the property with Mr. Erosa. The parcel is completely occupied by Sierra Nevada mixed conifer timber, the predominant species is ponderosa pine (pinus ponderosa), with lesser amounts of California incense-cedar (libocedrus decurrens), sugar pine (pinus lambertiana) and a negligible number of California black oak (quercus kellogii).**

**The proposed zoning change will affect this timberland or reduce oak occupancy. Therefore there will be no negative affect upon an oak woodland.**

**Additionally, there is a current Archeological Report, completed by AM Affiliates dated July 30, 2025. There were several historic resources identified within the property, and within .25 miles of the parcel boundary.**

**There will be no affect upon these resources.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Robert C. Broderick". The signature is fluid and cursive, with a large, sweeping flourish at the end.

**Robert. C. Broderick**

**California Registered Professional Forester #2482**

**Property Detail**

Amador, CA JAMES B. ROONEY, ASSESSOR

Parcel # (APN): **031-030-001-000** Use Description: **RESIDENTIAL**Parcel Status: **ACTIVE**Owner Name: **EROSA FAMILY TRUST**Mailing Address: **15931 PIONEER CREEK RD PIONEER CA 95666**Situs Address: **15931 PIONEER CREEK RD PIONEER CA 95666-9400 H002**

Legal

Description: **S29 T7 R13 24.005A****ASSESSMENT**

Total Value: <b>\$211,071</b>	Use Code: <b>RI</b>	Zoning: <b>R1</b>
Land Value: <b>\$145,454</b>	Tax Rate Area: <b>052084</b>	Census Tract: <b>1.01/4</b>
Impr Value: <b>\$65,617</b>	Year Assd: <b>2024</b>	Improve Type:
Other Value:	Property Tax: <b>\$2,138.38</b>	Price/SqFt: <b>\$108.31</b>
% Improved <b>31%</b>	Delinquent Yr	
Exempt Amt: <b>\$7,000</b>	HO Exempt?: <b>Y</b>	

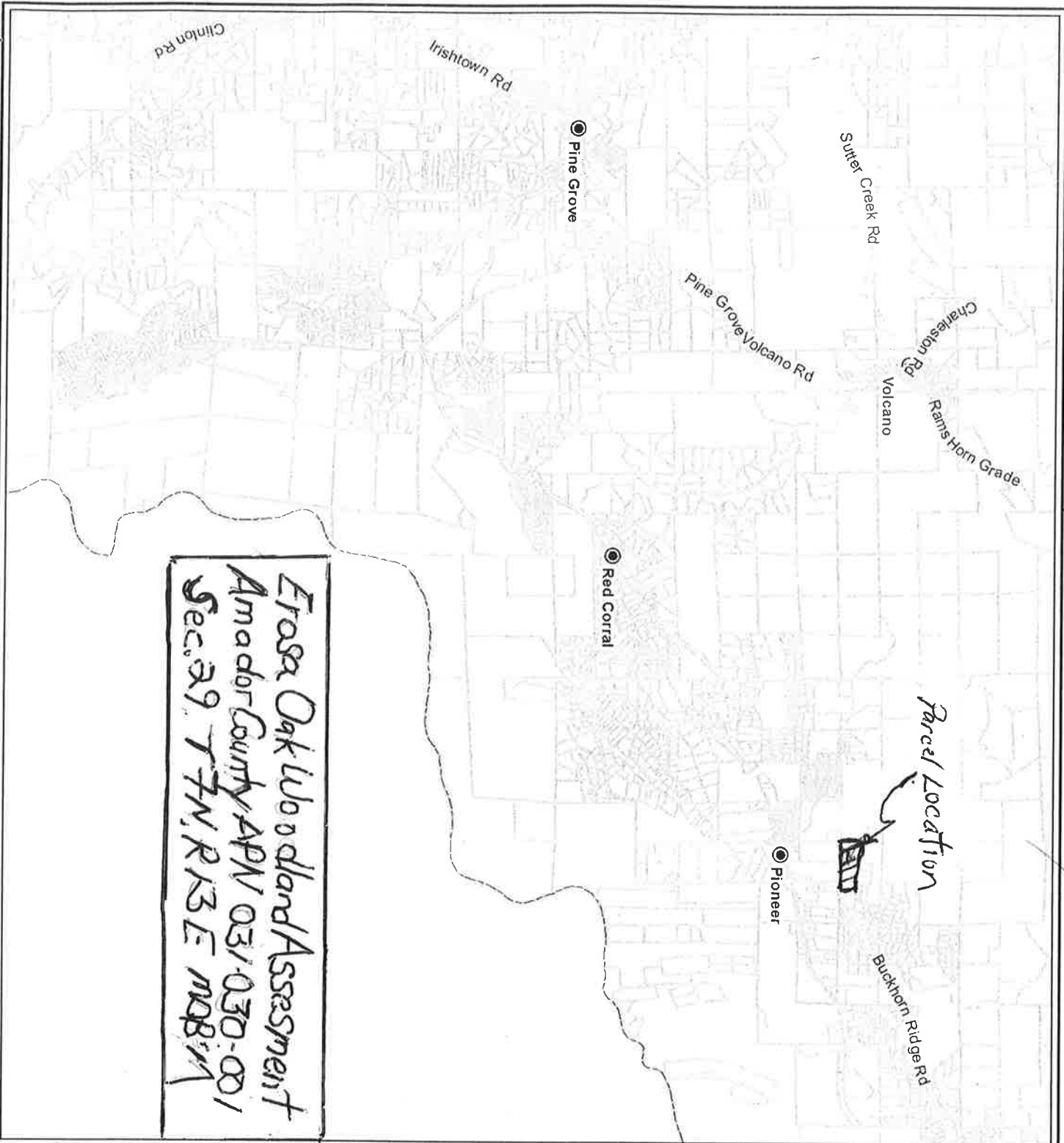
**SALES HISTORY**

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Transfer</u>
Recording Date:	<b>11/01/2018</b>	<b>09/08/2016</b>	<b>03/28/2016</b>	<b>11/01/2018</b>
Recorded Doc #:	<b>2018R008118</b>	<b>2016R006983</b>	<b>2016R002210</b>	<b>2018R008118</b>
Recorded Doc Type:	<b>GRANT DEED</b>	<b>GRANT DEED</b>	<b>GRANT DEED</b>	
Transfer Amount:	<b>\$193,000</b>			
Sale 1 Seller (Grantor):	<b>JPMORGAN CHASE BANK NATI</b>			
1st Trst Dd Amt:	Code1:	2nd Trst Dd Amt:	Code2:	

**PROPERTY CHARACTERISTICS**

Lot Acres: <b>24.010</b>	Year Built: <b>1994</b>	Fireplace:
Lot SqFt: <b>1,045,875</b>	Effective Yr: <b>1994</b>	A/C: <b>CENTRAL</b>
Bldg/Liv Area: <b>1,782</b>		Heating: <b>CENTRAL</b>
Units:	Total Rooms: <b>3</b>	Pool:
Buildings:	Bedrooms: <b>3</b>	
Stories:	Baths (Full): <b>2</b>	Park Type: <b>NONE</b>
Style:	Baths (Half):	Spaces:
Construct:		Site Inflnce:
Quality: <b>6.5</b>	Garage SqFt:	
Building Class: <b>X</b>		Timber Preserve:
Condition: <b>GOOD</b>		Ag Preserve:
Other Rooms:		

# Map 1 - VICINITY



*Erosa Oak Woodland Assessment  
 Amador County APN 031-030-001  
 Sec. 29 T7N R13E M3B11*

- Unincorporated Communities
- Administrative Areas
- City Limits
- Amador County Boundary
- Road Centerlines
- State Highway
- Major Road
- Parcels



1" = 4591 ft

Aerial photography, if displayed,  
 © DigitalGlobe, Inc. All Rights Reserved

**Notes**

The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.



Amador County GIS Viewer  
 Amador County Information Technology Dept.  
 810 Court St. Jackson, CA 95842  
 July 8, 2025

*ARB 12/25*

# Erosa Oak Woodlands Assessment

N1/2 OF NW1/4 SEC. 29, T.7N., R.13E., M.D.B.8M.

Parcel / 031-030-001



Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

- 1-R.M. Bk.06, Pg.12
- 2-R.M. Bk.07, Pg.11 (09/21/60)
- 3-R.M. Bk.07, Pg.51 (03/07/61)
- 4-R.M. Bk.10, Pg.08 (07/23/63)
- 5-R.M. Bk.10, Pg.21 (04/01/63)
- 6-R.M. Bk.13, Pg.51
- 7-R.M. Bk.19, Pg.75 (12/21/71)
- 8-R.M. Bk.21, Pg.84 (11/02/72)
- 9-R.M. Bk.25, Pg.82 (07/22/73)
- 10-R.M. Bk.41, Pg.92 (08/21/67)
- 11-R.M. Bk.44, Pg.68 (07/19/60)
- 12-R.M. Bk.45, Pg.80 (08/06/61)
- 13-R.M. Bk.60, Pg.91 (08/08/04)

Assessor's Map Bk. 31, Pg. 03  
County of Amador, Calif.

APR 19/05

Erosa Oak Woodland Assessment  
Amador County APN 031-030-001  
Map #3, Air Photo Imagery



RPB 12/25

§ 19.12.010 **Established.**

The several districts established and into which the county may divide are designated as follows:

U District—Unclassified District

X District—Special Use District

\* R-1 District—Single Family Residential District

R-2 District—Low Density Multiple Family Residential District

R-3 District—High Density Multiple Family Residential District

C-1 District—Retail Commercial and Office District

C-2 District—Heavy Commercial District

M District—Manufacturing District

LM District—Light Manufacturing District

MM District—Medium Manufacturing District

\* A District—Agricultural District

AG District—Exclusive Agriculture District

H District—Highway Commercial - Recreation District

T-1 District—Trailer-Camp District

T-2 District—Mobilehome Park-Camp District

B District—Combining Lot Size District

RE District—Residential Estate District

R-2A District—Two-Acre Residential District

~~TPZ District—Timberland Preserve Zone~~

PD District—Planned Development District

MR District—Mineral Resources District

R1-A District—Single-Family Residential-Agricultural District

-DR District—Combining Design Review District

O-S District—Open Space District.

(Ord. 959 § 2, 1983; Ord. 948 § 1, 1982; Ord. 777 § 1, 1981; Ord. 776 § 1, 1981; Ord. 726 § 1, 1980; Ord. 609 § 1, 1977; Ord. 585 § 1, 1977; Ord. 421 § 1, 1969; Ord. 358 § 1, 1963; Ord. 351 § 4, 1962)

Permitted uses

## Title 9. Public Peace, Morals and Welfare

### Division VIII. WEAPONS

#### Chapter 9.72. USE OF WEAPONS

##### § 9.72.010. Concealed weapon prohibited—Exception.

Any person found in any public place within the county with a concealed deadly weapon upon his person, is punishable by a fine of not less than twenty-five dollars, nor more than one hundred dollars, or by imprisonment in the county jail not less than twenty-five days, nor more than one hundred days; provided, however, that the sheriff may grant permits to carry such weapons to officers and other persons as he may deem fit.

(Ord. 1061 § 2(part), 1985)

##### § 9.72.020. Shooting upon public highway prohibited.

It is unlawful for anyone to shoot any bullet, arrow, bolt, or other projectile or to operate any firearm, bow, cross-bow, hand-bow, slingshot, catapult, air-powered or spring-powered rifle or pistol, or any other projecting device capable of inflicting injury to any person, domestic animal or bird upon any public highway in the county, or any part of the ground dedicated to such use.

(Ord. 1061 § 2(part), 1985)

##### § 9.72.030. Violation of Section 9.72.020—Penalty.

Any person found guilty of a violation of any of the provisions of Section **9.72.020** shall be punished by a fine of not to exceed one hundred dollars, or by imprisonment in the county jail for not to exceed fifty days, or by both such fine and imprisonment.

(Ord. 1061 § 2(part), 1985)

##### § 9.72.040. Entry on private land with weapon.

It is unlawful for any person with any firearm, bow, cross-bow, handbow, slingshot, catapult, air-powered or spring-powered rifle, or pistol, or any other projecting device capable of inflicting injury to any person, domestic animal or bird in his possession to enter, be or remain upon any privately owned land under cultivation or enclosed by a fence or upon privately owned uncultivated or unenclosed lands where signs are displayed at intervals of not less than three to the mile along all exterior boundaries and at all roads and trails entering such lands, for the purpose of shooting or hunting, shooting, killing or destroying any animal or bird on such lands, without the written consent of the owner of such land, or his agent, or the person in lawful possession thereof, in his immediate possession.

(Ord. 1061 § 2(part), 1985)

##### § 9.72.050. Shooting across private land.

It is unlawful for any person to shoot any bullet, arrow, bolt, or other projectile or to operate any firearm, bow, cross-bow, hand bow, slingshot, catapult, air-powered or spring-powered rifle or pistol, or any other projecting device capable of inflicting injury to any person, domestic animal or bird into, across or above any privately owned land under cultivation or enclosed by a fence or privately owned uncultivated or enclosed or unenclosed lands where signs are displayed at intervals not less than three to the mile along all exterior boundaries and at all roads and trails entering such lands,

without the written consent of the owner of such land, or his agent, or the person in lawful possession thereof, in his immediate possession.

(Ord. 1061 § 2(part), 1985)

### § 9.72.060. Consent must be displayed.

Every written consent mentioned in this chapter, or any amendments hereto, shall be kept in the immediate possession of the licensee at all times while he is in, upon or shooting or operating any firearm, bow, cross-bow, hand-bow, slingshot, catapult, air-powered or spring-powered rifle or pistol, or any other projecting device capable of inflicting injury to any person, domestic animal or bird over or upon the various lands to which the prohibitions of this chapter apply and shall be displayed upon demand of any peace officer enforcing the provisions of this chapter.

(Ord. 1061 § 2(part), 1985)

### § 9.72.070. Prohibition within subdivisions.

It is unlawful for any person to shoot any bullet, arrow, bolt, or other projectile or to operate any firearm, bow, cross-bow, hand-bow, slingshot, catapult, air-powered or spring-powered rifle or pistol, or any other projecting device capable of inflicting injury to any person, domestic animal or bird upon, or within the boundaries of, any lands in the unincorporated areas of the county defined as a subdivision requiring a tentative and final subdivision map by Section **17.56.010** of this code.

(Ord. 1061 § 2(part), 1985)

### § 9.72.080. Prohibition within five hundred feet of certain buildings.

It is unlawful for any person to shoot any bullet, arrow, bolt, or other projectile or to operate any firearm, bow, cross-bow, hand-bow, slingshot, catapult, air-powered or spring-powered rifle or pistol, or any other projecting device capable of inflicting injury to any person, domestic animal or bird upon any public highway in the county, or any part of the ground dedicated to such use within five hundred feet of any dwelling unit, house, abode or any building designed for human occupation, without the written consent of the owner of such dwelling unit, house, abode or building.

(Ord. 1061 § 2(part), 1985)

### § 9.72.090. Prohibition within certain land use zones.

It is unlawful for any person to shoot any bullet, arrow, bolt, or other projectile or to operate any firearm, bow, cross-bow, hand-bow, slingshot, catapult, air-powered or spring-powered rifle or pistol, or any other projecting device capable of inflicting injury to any person, domestic animal or bird upon any public highway in the county, or any part of the ground dedicated to such use upon, or within the boundaries of, any lands in the unincorporated areas of the county which are subject to the following land use zones:

R-1 district—Single-family residential district

R-2 district—Low density multiple family residential district

R-3 district—High density multiple family residential district

C-1 district—Retail commercial and office district

C-2 district—Heavy commercial district

M district—Manufacturing district

H district—Highway commercial—recreation district

T-1 district—Trailer-camp district

T-2 district—Mobile home park-camp district.

(Ord. 1061 § 2(part), 1985)

### § 9.72.100. Exemptions.

The prohibitions of this chapter do not apply to the establishment or maintenance of pistol, rifle, target range or shooting gallery, nor to the discharge at any target thereon, by any person using such range or shooting gallery, of any rifle, shotgun, pistol, revolver air gun or bow and arrow in or on such range or shooting gallery; provided, that such range or shooting gallery complies with the county's basic zoning ordinance and has been inspected and approved by the sheriff as being so installed, constructed, safeguarded, equipped and used as to adequately prevent any bullet, shot or missile from being projected beyond the confines of such range or shooting gallery. Evidence of said inspection and approval shall be in the form of a written permit issued by the sheriff, valid for a maximum period of one year and subject to those conditions which, in the discretion of the sheriff, are necessary.

(Ord. 1061 § 2(part), 1985)

### § 9.72.110. Violation–Penalty.

Any person who violates any of the provisions of Sections **9.72.040** through **9.72.100** is guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed five hundred dollars, or by imprisonment in the county jail for a term not to exceed six months, or by both such fine and imprisonment.

(Ord. 1061 § 2(part), 1985)

# Comments



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**Re: TAC Project Referral ZC-26;1-1 Erosa**

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**From** Nicole Cook <ncook@amadorcounty.gov>  
**Date** Mon 1/26/2026 8:50 AM  
**To** Plan-Planning <planning@amadorcounty.gov>

Good morning. The county's 2006-1 CFD annexation condition will need to be met unless protected under the williamson act.

Thank you,

**NICOLE COOK - ADMINISTRATIVE OFFICER**  
**AMADOR FIRE PROTECTION DISTRICT**  
**810 COURT STREET JACKSON CA 95642**  
**DIRECT LINE: 209-223-6632**  
[www.amadorfire.org](http://www.amadorfire.org)

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**From:** Plan-Planning <planning@amadorcounty.gov>  
**Sent:** Thursday, January 22, 2026 2:51 PM  
**Subject:** TAC Project Referral ZC-26;1-1 Erosa

Good Afternoon,

Please see the attached submittal of Request for Zone Change ZC-26;1-1 Erosa, to be reviewed by the Technical Advisory Committee on **Thursday, February 5, 2026, at 1:00 PM** in the Board of Supervisors Chambers in the Amador County Administration Center, located at 810 Court St., Jackson, CA 95642. The Technical Advisory Committee will evaluate the application for completeness.

Best regards,

Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorcounty.gov](mailto:planning@amadorcounty.gov)

**AMA-88-PM 29.736 Zone Change Pioneer Erosa**

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**From** Cooper, Ashley@DOT <Ashley.Cooper@dot.ca.gov>

**Date** Mon 1/26/2026 1:53 PM

**To** Plan-Planning <planning@amadorcounty.gov>

**Cc** Ponce, Gregoria@DOT <gregoria.ponce@dot.ca.gov>

 1 attachment (339 KB)

AMA-88-PM 29.736 ZC Pioneer Erosa.pdf;

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Ms. Sheppard,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the proposed Request for Zone Change (ZC-26;1-1 Erosa) from, Residential Estates (40,000 sq. ft. minimum) (RE-B3) zoning district, to Single-family Residential and Agricultural district (R1A) for one parcel, approximately +24 acres in size, to allow for the broader range of uses that are permitted within the R1A district, including a private shooting range/gallery.

Please see attached comment letter.

Kindly,

Ashley Cooper

Transportation Planner  
D10 - Office of Rural Planning  
California Department of Transportation  
Stockton, CA 95205  
Cell: (209) 670-9488

## California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL PLANNING  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



January 26, 2026

Nicole Sheppard  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

### **AMA-88-PM 29.736 Zone Change Pioneer Erosa**

Dear Ms. Sheppard,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the proposed Request for Zone Change (ZC-26;1-1 Erosa) from, Residential Estates (40,000 sq. ft. minimum) (RE-B3) zoning district, to Single-family Residential and Agricultural district (R1A) for one parcel, approximately +24 acres in size, to allow for the broader range of uses that are permitted within the R1A district, including a private shooting range/gallery.

The proposed project is located at 15931 Pioneer Creek Road in the community of Pioneer, approximately 1 mile from State Route (SR) 88, and is within Assessor Parcel Number (APN) 031-030-001.

#### **Caltrans has the following comments:**

Based on the description, the proposed project will not impact State Route (SR) 88. Caltrans has no additional comments. However, Caltrans requests to be included in the review process for any improvements.

If you have any questions or would like to discuss these comments, please contact Ashley Cooper at (209) 670-9488 or at [Ashley.Cooper@dot.ca.gov](mailto:Ashley.Cooper@dot.ca.gov) or me at (209) 639-8832 (email: [gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)).

Sincerely,

*Gregoria Ponce'*  
Gregoria Ponce', Chief  
Office of Rural Planning

## TAC Project Referral ZC-26;1-1 Erosa

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**From** Cultural Preservation Department Inbox <cpd@wiltonrancheria-nsn.gov>

**Date** Tue 2/24/2026 11:29 AM

**To** Plan-Planning <planning@amadorcounty.gov>

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Amador County Planning Department,

Thank you for your letter dated February 19, 2026, regarding the proposed project. Wilton Rancheria ("Tribe") is a federally recognized Tribe as listed in the Federal Register, Vol. 74, No. 132, p. 33468-33469, as "Wilton Rancheria of Wilton, California". The Tribe's Service Delivery Area ("SDA") as listed in the Federal Register, Vol. 78, No. 176, p. 55731, is Sacramento County. The Tribe's Trust Lands are in Sacramento County however, the Tribe's ancestral territory spans from Sacramento County to portions of the surrounding Counties.

Although your project is within the ancestral territory of the Wilton Rancheria, we do not have any comments and do not wish to open consultation at this time. We appreciate your continued outreach and/ or consultation for future projects and respectfully request that you contact us if there are any project updates or changes.

Thank you,



**Wilton Rancheria**

*Department of Cultural  
Preservation*

Front Desk: 916-313-4493

cpd@wiltonrancheria-nsn.gov