



COMMUNITY DEVELOPMENT DEPARTMENT

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

Supervisor District #5: Brandon

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(209) 533-5616 (Fax)
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www.tuolumnecounty.ca.gov

Date: October 22, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: LUNR-25-25

Assessor's Parcel Numbers: 059-100-013

The Community Development Department appreciates your participation in the land development process in Tuolumne County. Your early input aids in identifying and addressing potential issues and supports an informed project review.

Owner: Jack J. Gardella Jr. & Tricia A. Gardella, John J. Gardella III, Michelle Keefe and Jodi S. Gardella Richey

Applicant: Land and Structure

Project: LUNR-25-25 for the following:

1. Tentative Subdivision Map to divide a 97.6± acre parcel into 7 parcels and a remainder.
2. Zone Change to rezone a 41.82± acre portion of a 97.6± acre parcel from AE-37 (Exclusive Agricultural, Thirty-Seven Acre Minimum) to RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

Location: The project site is located southwest of the intersection of Jacksonville Road and Algerine Road in the community of Jamestown. Assessor's Parcel Number 059-100-013.

Additional Information:

1. Proposed Lots 1-7 would range in size from 5.07± acres to 7.35± acres with a 55.78± acre remainder. Lots 1-7 are proposed to be rezoned to RE-5 with the remainder retaining the existing AE-37 zoning.
2. The site contains the RR (Rural Residential) General Plan land use designation, which is compatible with both the AE-37 and RE-5 zoning districts.

Zoning: AE-37

Proposed Zoning: RE-5 (portion)

General Plan: RR

Access: Jacksonville Road and Algerine Road

Sewage Disposal Method: Private Septic

Water Source: Tuolumne Utilities District

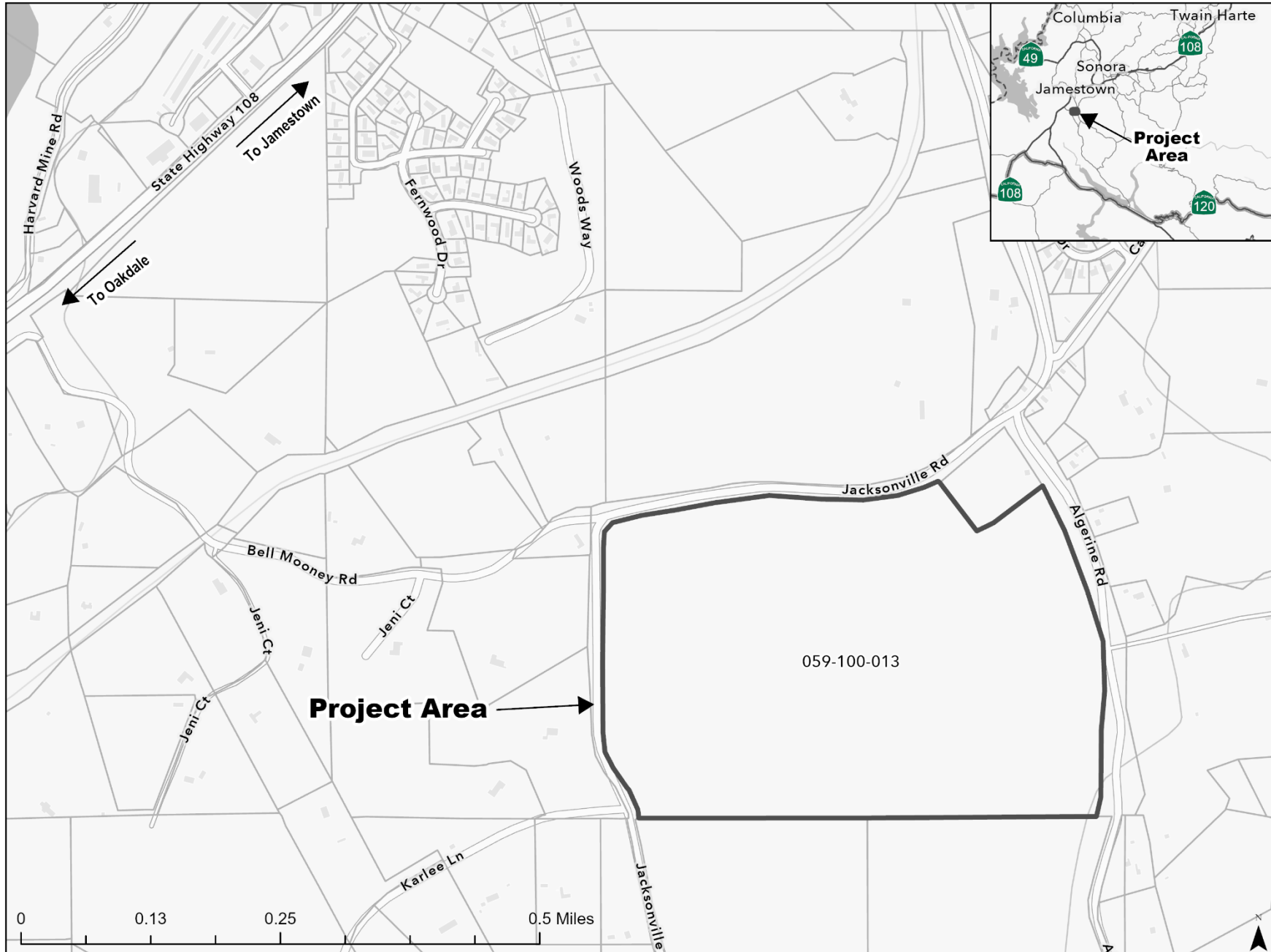
Fire Hazard Rating: High

Please return your comments to the CDD by **November 4, 2025**.

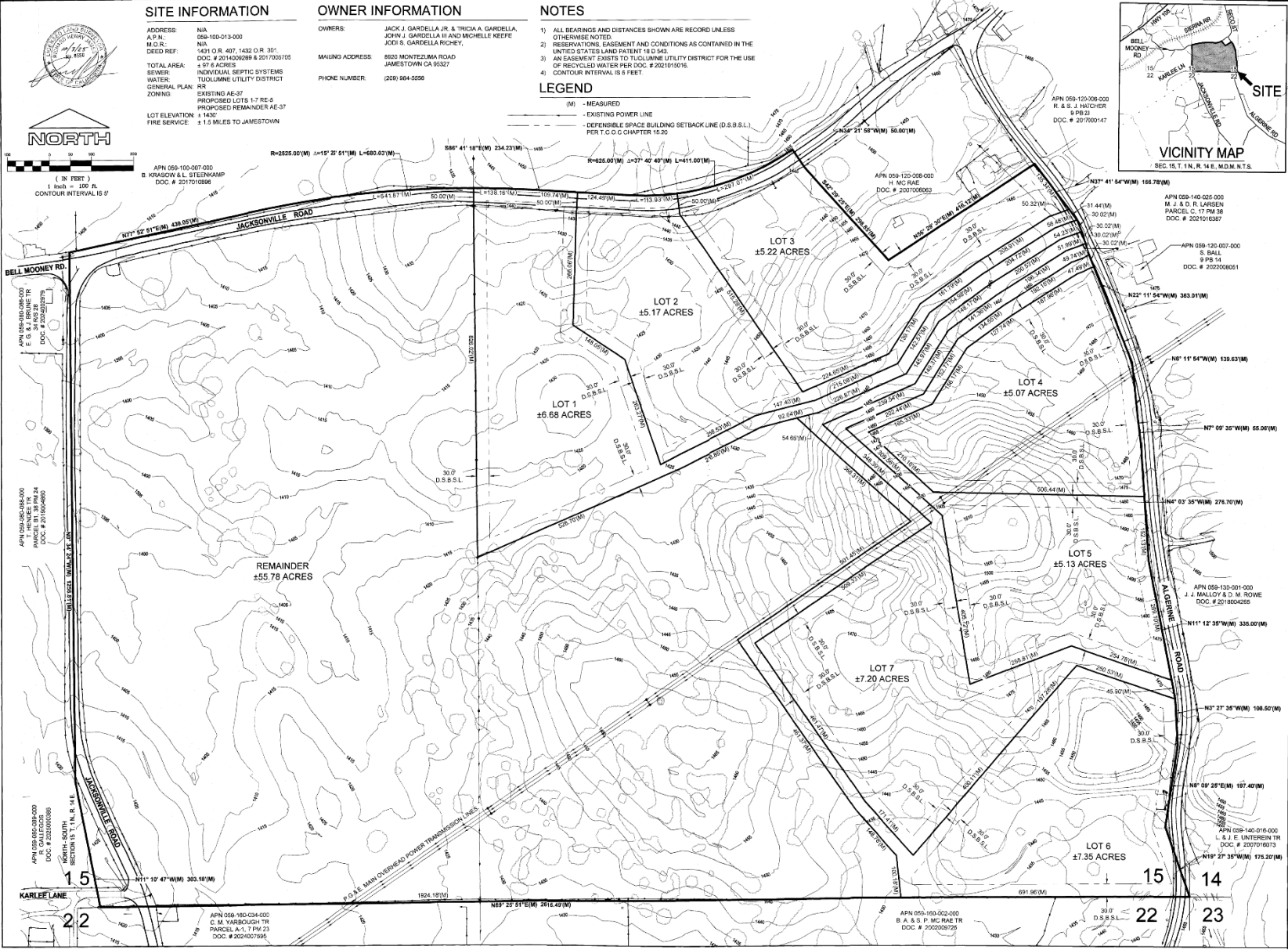
Staff Contact: Natalie Rizzi
Phone: (209) 533-5936
Email: nrizzi@co.tuolumne.ca.us

Attachment 1: Vicinity Map

LUNR 25-25



Attachment 2: Tentative Subdivision Map



Land & Structure
SURVEYING | ENGINEERING | DESIGN

185 SOUTH STEAMFIST STREET, CONCORD, CALIFORNIA 94520
TEL: (925) 831-1173 FAX: (925) 831-1172

CAMPO SECO CORNERS
VESTING TENTATIVE
SUBDIVISION MAP

BEING A DIVISION OF THE CERTAIN PARCEL OF LAND DESCRIBED IN VOLUME 1451 OF OFFICIAL RECORDS AT PAGE 1451 OF THE 1451ST PAGE OF THE 1451ST VOLUME OF OFFICIAL RECORDS, LIVING WITHIN A PORTION OF THE SE 1/4 OF SECTION 15, T. 1 N., R. 14 E., M. 1 D. M., IN THE INCORPORATED AREA OF TULUINE COUNTY, STATE OF CALIFORNIA

LEGEND

ROADS: EXISTING, PROPOSED
EASEMENTS: EXISTING, PROPOSED
SETBACKS: EXISTING, PROPOSED
UTILITIES: EXISTING, PROPOSED
TOPOGRAHY: EXISTING, PROPOSED
BENCHMARKS: EXISTING, PROPOSED
ADJACENT PARCELS: EXISTING, PROPOSED
ZONING: EXISTING, PROPOSED
GENERAL PLAN: EXISTING, PROPOSED
FIRE SERVICE: EXISTING, PROPOSED
WATER: EXISTING, PROPOSED
SEWER: EXISTING, PROPOSED
POWER: EXISTING, PROPOSED
TELEPHONE: EXISTING, PROPOSED
CABLE: EXISTING, PROPOSED
GAS: EXISTING, PROPOSED
OIL: EXISTING, PROPOSED
WATER: EXISTING, PROPOSED
SEWER: EXISTING, PROPOSED
POWER: EXISTING, PROPOSED
TELEPHONE: EXISTING, PROPOSED
CABLE: EXISTING, PROPOSED
GAS: EXISTING, PROPOSED
OIL: EXISTING, PROPOSED

GEONEX
3000 JEFFERSON BLVD., SUITE 200, SACRAMENTO, CA 95827
TEL: (916) 421-3465 FAX: (916) 421-3431
WWW.GEONEX.COM
COUNTY: SACRAMENTO, CALIFORNIA
PROJECT NO.: 2022050729
DATE: 10/03/2022

DRAWN BY: TAH
DRAWING: 9847 concept
SCALE: 1" = 100' DATE: 10/03/2022