

Seven Years, 15 Environmental Studies And \$300,000 Later... West Calaveras Project Gets Approval



Celebrating the Board's approval of Las Tres Marias Estates project, are (from left) owners Denise and Luis San Bartolome, Biologist Miriam Green and Engineer Robin Peters

WALLACE – (Tues. 6/21/11) After seven years of concerning themselves with things like 15 environmental reports, the migration of the California Tiger Salamander, a sufficient supply of underground water for wells and pond water to be used in case of fire, septic system tests, hiring a biologist and an engineer to help guide them and spending more than \$300,000 to meet every necessary county code and then some, owners Denise and Luis San Bartolome finally received approval from the Calaveras County Board of Supervisors to zone their property from A1 to RA along with a tentative subdivision tract map for their Las Tres Marias Estates.

The Estates consist of 15 lots which range in size from five to 26 acres. Many of the lots are situated adjacent to State Route 12 and are located not far from Messing Road.

“There was one study after another,” owner Luis San Bartolome told The Local Daily Scoop News.com. “ I complied with everything and I worked it out in such a way that it was friendly. This is going to be a pilot [project] for anyone in Calaveras. The cost was more than \$300,000 for the studies, engineering fees and biological fees. I tell you, if we do not do anything sensible to help the projects it is going to be impossible for a small applicant to do so many things because it is so expensive. First, it was the Tiger Salamander then the Red Legged Frog...I mean one after another. The tentative map is approved with the conditions that accompany the approval and then we are going to start working on the final project. We anticipate selling the parcels in about a year from now. It was a lot of work, a lot of dedication and a really patient wife.”

<http://relydailynews.com/seven-years-environmental-studies-and-later-p249-91.htm>