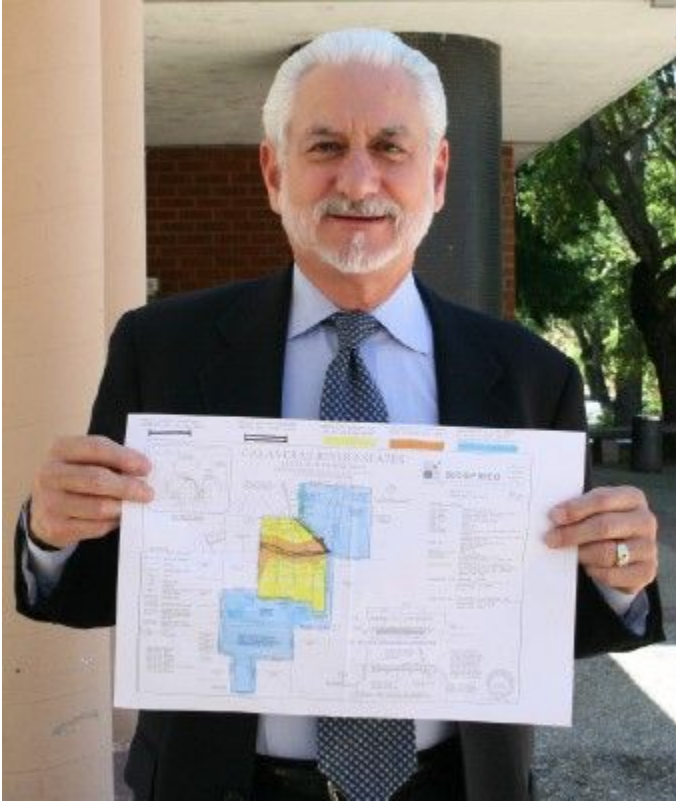


## Calaveras River Estates Map Gets Board Approval



Attorney Michael Hakeem holding estates' parcel map.

SAN ANDREAS -- (Wed. 6/15/11)  
After nearly six years of submitting paper work, attending meetings and hearings, property owner Mike Gurev of Stockton finally had his Calaveras River Estates map unanimously approved by the Calaveras County Board of Supervisors yesterday. The map must also be approved by the Local Area Formation Commission (LAFCO). LAFCO is expected to approve the map in July. The Calaveras River Estates are located near the end of Harding Road in Rancho Calaveras. During the Board's Tuesday session Mr. Gurev was represented by Attorney Michael Hakeem of Stockton. Immediately after the Board's favorable decision was made, Attorney Hakeem took time to be interviewed one-on-one by The Local Scoop News.com.

TLSN: What was accomplished today?

ATTY. HAKEEM: We have accomplished getting a map which allows us to have three 40-acre parcels, each with a home, added to the already existing 40-acre parcel and home located on the view ridge. It's a beautiful view ridge looking over the canyon.

TLSN: What conditions did you have to meet to get approval?

ATTY. HAKEEM: There is the obvious standard conditions for development title regulations in terms of how all approvals are done for subdivision maps, along with environmental clearances and staying away from sensitive areas. Topography and constraints on the building and water waste envelopes were limited.

We voluntarily provided two public access easements to the Calaveras River and along the river.

The remainder of the land, which is approximately 350 acres, is not for public access and will not be subdivided. It is for conservation and will be given in a gift deed, most likely, to the Mother Lode Trust. There will be no improvements on this property.

This area will be off limits to the public and kept pristine.

TLSN: Is it true the estates also have light shield conditions?

ATTY. HAKEEM: There is a request from MyValleySprings to have all three of the new homes be obligated to have downward lighting and light shields so there is no light shining into the sky, no light shining on any of the neighbors and have the light contained on the site.

TLSN: Prior to the Board approving your map, there was discussion among the supervisors as to whether you voluntarily complied with the conditions or were forced to accept them. A couple of the Board members believed you were forced to comply with the conditions, which they found distasteful.

ATTY. HAKEEM: It's a policy debate. It is not a yes or no or a black and white thing. We came up here and wanted to do a map. We inherited the local culture and the local program of asking for mitigation.

Some areas have stronger environmental groups and some don't. We understand this is an area with a strong environmental culture. We recognize there was some topographical reasons why we could not develop all the property. So, rather than being selfish and keep it, we felt we could open it up and make it a win-win for the environmental community and the developer.

We got our map. We got our three lots that we asked for years ago. We did not give up anything on our mapping. We did give up the adjacent area which is not build-able anyway.

TLSN: Why did the approval process take five to six years?

ATTY. HAKEEM: There is no one reason why it took so long. We had General Plan amendments, two moratoriums and several different planning directors. Those are the ingredients that will push you beyond the normal two to three years.

TLSN: Thank you.

<http://relydailynews.com/calaveras-river-estates-map-gets-board-approval-p233-91.htm>