

62 Acres - Saddleback Hills/Oak Shadows Land Development

BUCKSKIN WAY AT HIGHWAY 49, SAN ANDREAS, CA



APN 044-014-024

OFFERING MEMORANDUM

KW COMMERCIAL
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PRESENTED BY:



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SAN ANDREAS, CA

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Saddleback Hills/Oak Shadows Overview



PROPERTY OVERVIEW

The property dubbed the "Saddleback Hills" Development, consists 62.23 acres, which includes 5 APNs, 044-028-013, 044-014-011, 016, 024, and 025. zoned R1-PD, R1-X-EP, RR, PS. Development potential includes a Single Family subdivision, Manufactured Home Community, or create your family complex of single homes on each lot with room to spare. Shown below is the 2007 Tentative plans with 118 sites. Current vacancy trends in urban areas show people moving out of the urban areas to more rural settings, creating growth in outlying areas. (See Trend flyer). The city planners have suggested there is in the works a San Andreas Gateway plan for the adjacent San Andreas Airport. Also adjacent is the 55+ MHP consisting of all double-wides with pool and admin building.



LOCATION OVERVIEW

The property is located at Bucskin Way and Saddleback, a couple of hundred feet off of the well-trafficed Highway 49. The property is bordered on the other side by Calaveritas Road. The business district includes the Dignity Health/Mark Twain Medical Center, San Andreas Medical Clinic, and the MACT Health Board. The local area was historically a lumber and mining area. More recent key economic industries include houses development and tourism. Local education includes three high schools with students coming from nearby communities, and accredited community colleges - Humphry's College 37 miles away, University of the Pacific, at a distance of 37 miles to name a few. Nearby Airports include the Modesto Metropolitan Airport at a distance of 42.2 miles, the Oakland International Airport, with a distance of 90.2 miles, and 89 miles to the San Jose International Airport.



San Andreas is an unincorporated city in the heart of the Gold Rush area. The local area attractions include spelunking at the renowned Calaveras Caverns, wine tasting, and antiquing at the San Andreas Trading Post & The Barn Antique Mall. The Bear Valley Ski Resort is a short ride up Highway 4. The Stanislaus National Forests hosts a variety of water sports in the multiple streams. One can kayak, paddle board, river raft and fish at pristine lakes like Utica and Lake Alpine, or Hogan. The local Animal Rescue Fundraiser helps rescue Elephants, Lions, and Tigers! Calaveras County Website: https://listing.frankbrogliophotography.com/ut/APN_S_044_014_011_016_024_APN_011_028_013.html

Lots 016-024 Near "C2-PD Project Gateway"



Caption 1

Location Maps Oak Shadows - Buckskin At Hwy 49



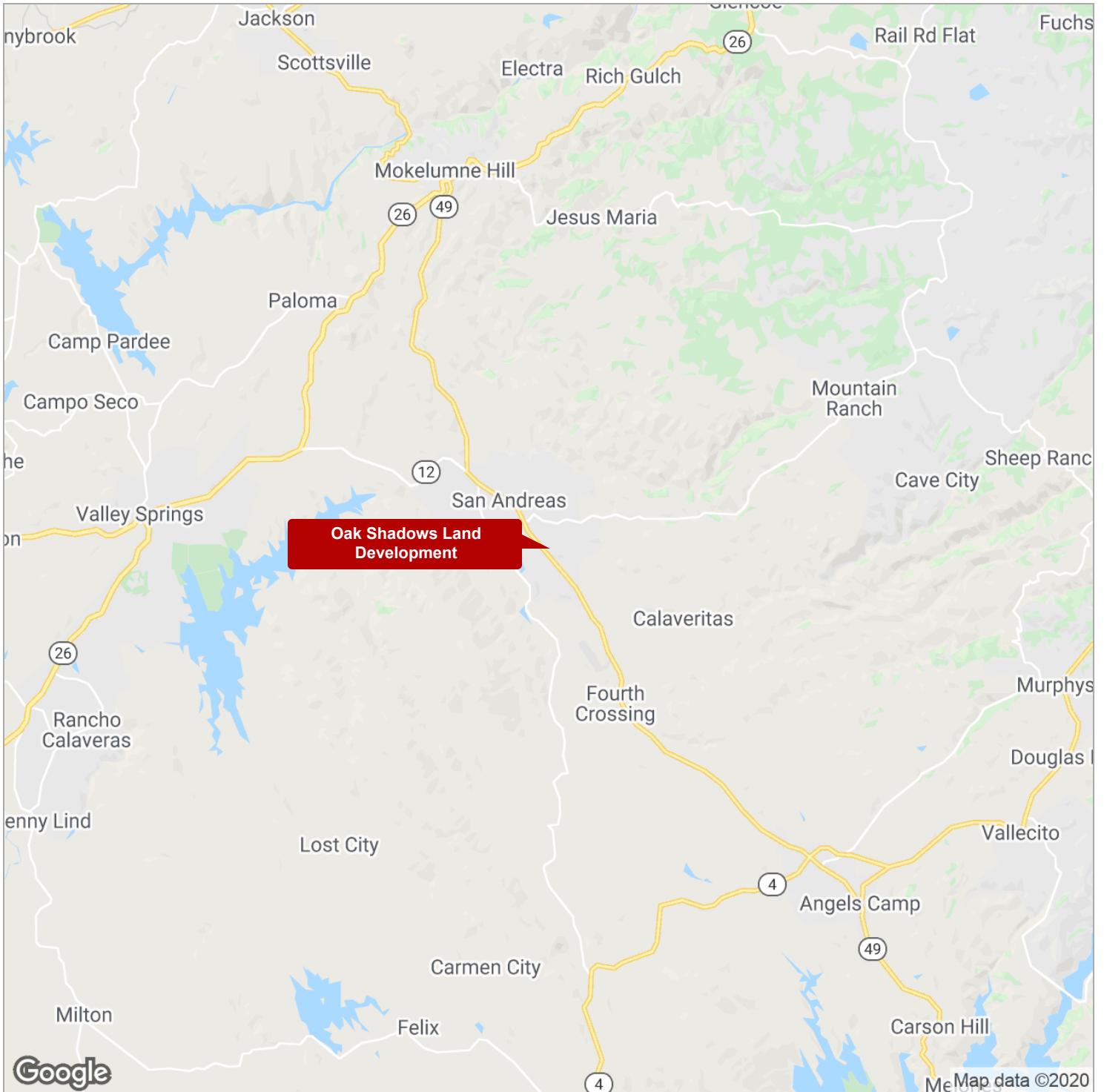
Oak Shadows/Saddleback Hills Area Photos



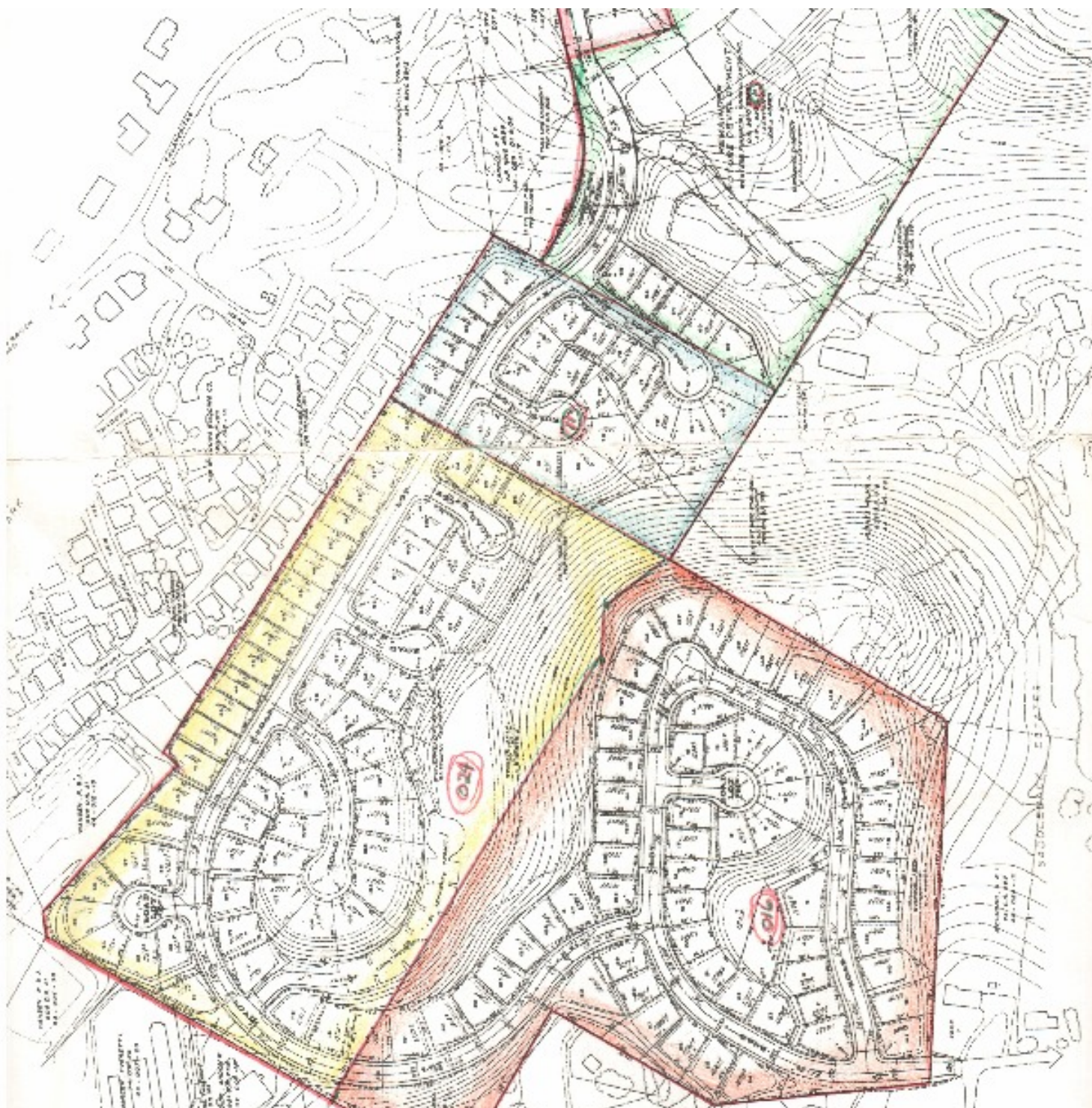
Aerial Map Oak Shadows/Saddleback Hills



Calaveras/San Andreas Regional Map



Site Plan Oak Shadows Land Development



(NOT TO SCALE)



NOTES Re 62 Acres Oak Shadows/Saddleback Development, San Andreas, CA

APN and street locations – Lot 24 off of Highway 49 at 0 Buckskin and Saddleback, and 1300 Calaveritas

The APN for the lots are:

044-028-013-000	13.35acr
044-014-016-000	22.83acr
044-014-024-000	18.48acr
044-014-011-000	6.30acr

Pad Rent prices for the adjacent MHP - Oak Shadows MHP - \$600/month, per owner.

No vacancies

No MHs for sale.

City Water/Sewer

Regarding Sanitation Fees and General Information

SASD number 209-754-3281

Ask for the manger. There is no engineer to speak to.

Hugh Logan is the District Manager of the SASD.

The previous Oak Shadows/Saddleback project was initiated in 1994-2008. To date, there was a system upgrade in 2010, as well as the new digester replacement project on going.

Below are the SASD initial permit fees. The fees are intended to recoup the cost of the engineering studies that they subcontract out with a firm in Stockton. Anything not actually spent on the study is refunded.

Application fee:	\$ 500-800
Study (Engineering)	\$ 2,500
Capacity Charge:	
1 bedroom	\$ 5,192
2 bedroom	\$10,384
3 bedroom	\$15,576
Connection Inspection Fee	\$ 1,000

There are no development projects on the books now requiring sewer, other than single home permits.

It is Hugh Logan’s opinion is that there is a need for entry-level housing. There are no rental units available right now. Stanislaus Housing Authority is building a 20-unit Section 8(HUD) property in the area now. He also commented that the Calaveras Planning Commission has a much more growth-oriented makeup than 10 years ago.

Maureen Caldwell-Meurer, Broker Associate, 01908929
PH: 510-915-0092,

Keller Williams SCV ID 0210517
Email: MaureenCM@KWCommercial.com

Buyer to do Due Diligence. The information provided is believed to be true, but not verified by broker nor sellers



NOTES FROM GINA KATHAN/PLANNING, SAN ANDREAS, UNINCORPORATED CITY, CALAVERAS COUNTY REGARDING APPLICATION FOR A MANUFACTURED HOME PARCEL AT 0 BUCKSKIN/HIGHWAY 49, AND 0 CALAVERITAS RAODS

As promised, this email will provide you with the beginning process for submittal of an application to the County of Calaveras for a Mobile Home Parcel on the following Assessor Parcel Numbers:

APN: 044-028-013, 044-014-011, 044-014-016, 044-014-023 & 044-014-024 are parcels zoned R1-PD/R1-PD-X-EP/RR-2.5/PS.

R1-PD (Single Family Residential – Planned Development) for 38.69 acres

R1-PD-X-EP (Single Family Residential –Planned Development-Existing Parcel Size – Environmental Protection) for 11.3 acres

RR-2.5 (Rural Residential – 2.5 acre minimum parcel size) for 10.1 acres

PS (Public Service) for 2.06 acres

All the parcels are located within the Calaveras Public Utility service area for district water and are within the San Andreas Sanitary District service area for District Sewer. Capacity to serve the project shall be determined by each district. The parcels are designated by the County General Plan as Rural Residential with parcel sizes/density as 1-5 acres. Mobile home park standards are set forth in Chapter 17.54 of County

Code. https://library.municode.com/ca/calaveras_county/codes/code_of_ordinances?nodeId=CALAVERAS_CO_CALIFORNIA_MUNICIPAL_CODE_TIT17ZO_SUBTITLE_IICODI_CH17.54MOHOMH_COZO

A mobile home park not exceeding the density permitted by the General Plan shall be permitted upon approval and validation of a Conditional Use Permit. The Mobile Home (MHP) is a combing zone. The County may consider a proposed mobile home park by submittals of the following land use applications:

Zone Change to add the MHP combing zone to the R1 base zone. This application fee is \$7,006.00
Conditional Use Permit for the mobile home park- \$3,388.00

The following studies will be necessary to complete the environmental analysis of project related impacts and are required prior to deeming the applications complete to process:

Traffic Impact Analysis and Greenhouse Gas Analysis

Biological Assessment

Oak Tree Impact Analysis

Fire Prevention Plan

Processing time for such applications is a minimum of 8 months. If you have any further questions, please contact me.

Gina Kathan

Planner III

Calaveras County Planning Department

891 Mt. Ranch Rd.

San Andreas CA 95249 (209)754-2853

Economic Development

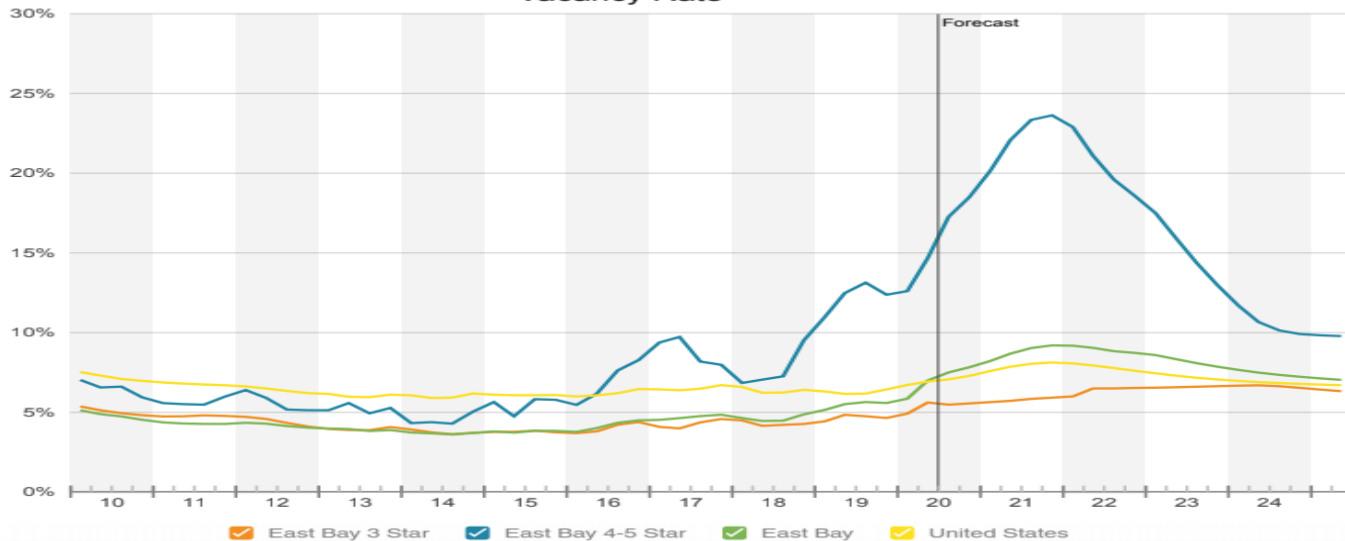
Calaveras County has historically relied on resource-based industries such as mining, timber production, and agriculture to sustain its economy. More recently, housing development, tourism, and service industries became key contributors to the economy. A strong economy is essential for the prosperity of the county's citizens, the livability of the county, and to provide a tax base from which the County can fund needed services. Market forces are the principal mechanism driving the economy. Government action through its general plan can assist or hinder those forces, but can do little to significantly affect the market place and change the economic climate of the County in a world economy. Individual property owners and business owners will decide to establish a business in the county if it makes economic sense to do so.

Economic development planning is a process to organize, analyze, plan and then implement actions to improve the economic well-being and quality of life for county residents. The nature of economics is cyclical, based on a combination of factors, including product life cycles, applications of technology, government interventions, and a host of other indicators. Development will happen in a community whether or not it is planned. However, with good planning, the county can be more successful and capture a greater share of economic growth by having land planned and zoned for business and industry.

The County recognizes that there are many people and entities outside County government that have ideas to strengthen the economy. It is the intent of the General Plan to be flexible in nature to allow market forces, creative ideas, and the desires of business and property owners exercising property rights to contribute to an improved economic climate.

Vacancy Trends-Urban Vs Affordable Country Living

Vacancy Rate



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FUTURE VACANCY

Urban residence vacancy is projected to go up in the near future. This vacancy is predicted to be absorbed by rural communities as people look for country residency.

Applicant Name:
 Service Property:

Proposed Project continued:

Estimated monthly flow to be generated by proposed project: _____ gallons per day
Describe characteristics of wastewater to be discharged to SASD collection system:
Other Permits:
Calaveras County Building Department Permit No.:
Calaveras Public Utilities District Permit No.:
Calaveras County Business License No.:

As owner of the real property listed above, I understand I am responsible for any unpaid debts that may accrue through the use of District Sewer on the property, including but not limited to renter or lessee. As property owner I acknowledge and agree that the sewer services is provided in conformance with the Rules & Regulations Governing Sewer Services as amended time to time by the Board of Directors.

 Authorized Signature

 Date

For District Use Only

Is there an existing lateral serving the property?	___ Yes ___ No
Is property within District boundary?	___ Yes ___ No
Has capacity been allocated to existing property?	___ Yes ___ No
Has Permit Application Fee been paid? Amount:_____ Date:_____	___ Yes ___ No
Is property current on SASD service charges? Delinquent Amount:_____ Penalty/Interest:_____	___ Yes ___ No
Is there adequate capacity on downstream collection system?	___ Yes ___ No
Is there an existing District line immediately accessible to property?	___ Yes ___ No
Will service require extension of District line? Service connection to District line:_____	___ Yes ___ No
Grease/oil trap required?	___ Yes ___ No
On-site pretreatment required?	___ Yes ___ No

Customer's Account Number:
