

# 62 Acres -Oak Shadows Land Development

SAN ANDREAS, CA



APN 044-014-024

OFFERING MEMORANDUM

**KW COMMERCIAL**  
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Santa Clara, CA 95054

PRESENTED BY:



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## SAN ANDREAS, CA

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# Oak Shadows Property & Area Overview



## PROPERTY OVERVIEW

62 Acres - 4-Lot SFR pr Manufactured Home Community Development good for 80 plus sites. Call planning, see notes  
Rolling Hills of Calaveras, Gold Rush  
Wine tasting, caverns, snow sports at Bear Valley, water sports  
multiple streams, Lake Alpine Lake Maloney  
Nearby Hospitals and Schools



## LOCATION OVERVIEW

62+ Acre 4-Lot Development, SFR, or Manufactured Home Park in the rolling hills of Calaveras County

See Tour Link:

[https://listing.frankbrogliophotography.com/ut/APN\\_S\\_044\\_014\\_011\\_016\\_024\\_APN\\_011\\_028\\_013.html](https://listing.frankbrogliophotography.com/ut/APN_S_044_014_011_016_024_APN_011_028_013.html)

## AREA OVERVIEW

Local area has renowned Calaveras Caverns, spelunking, river rafting, winter sports, antiquing at the San Andreas Trading Post and The Barn Antique Mall, learn about the Performing Animal Welfare Society Fundraiser, helping rescue Elephants, lions, and Tigers. Location is near the Stanislo National Forest with multiple streams.

## DEVELOPMENT OVERVIEW

Near by developments include other mobile home parks and a hospitable.

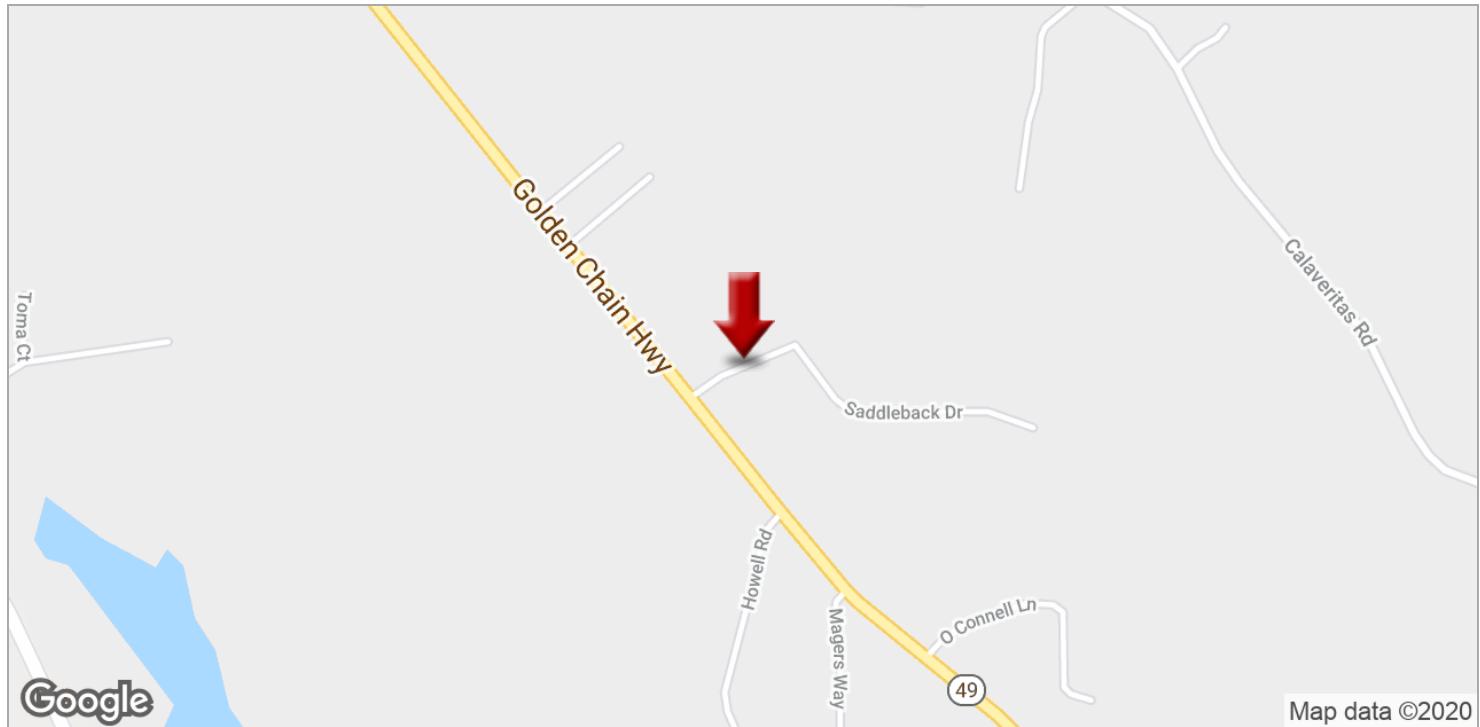


## Oak Shadows Land Development Area Photos

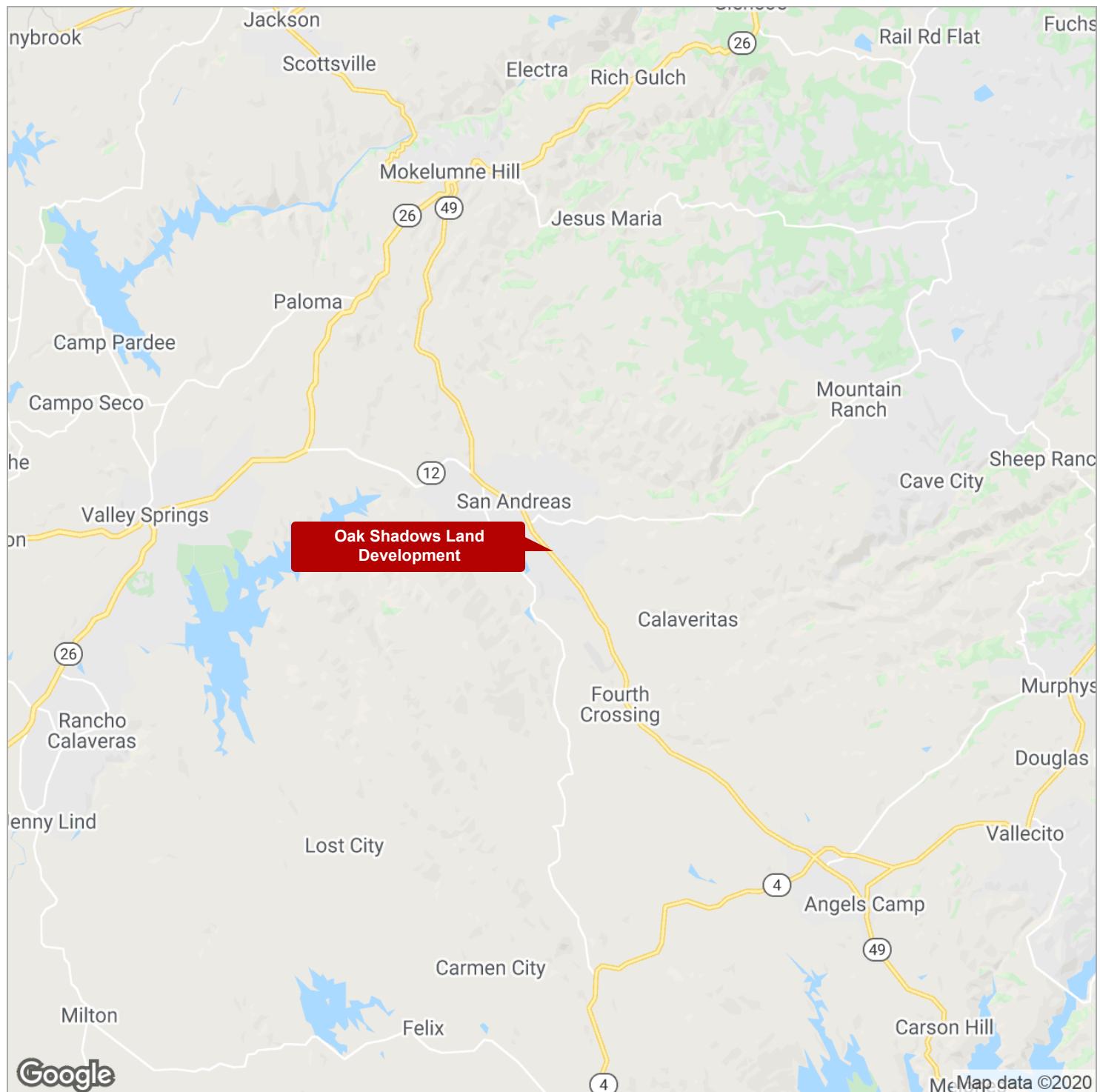


Caption 1

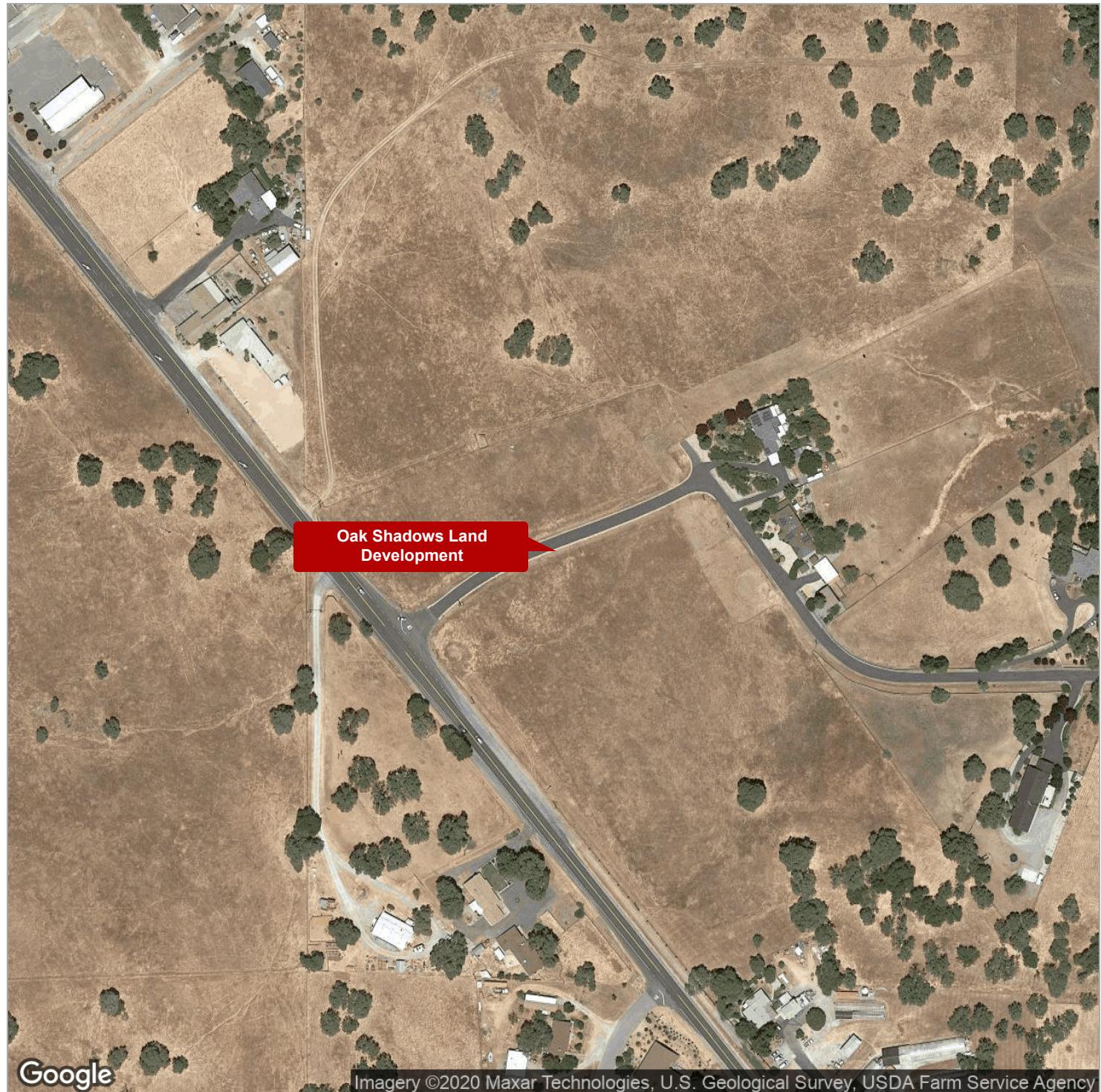
## Location Maps Oak Shadows - Hwy 49 At Buckskin



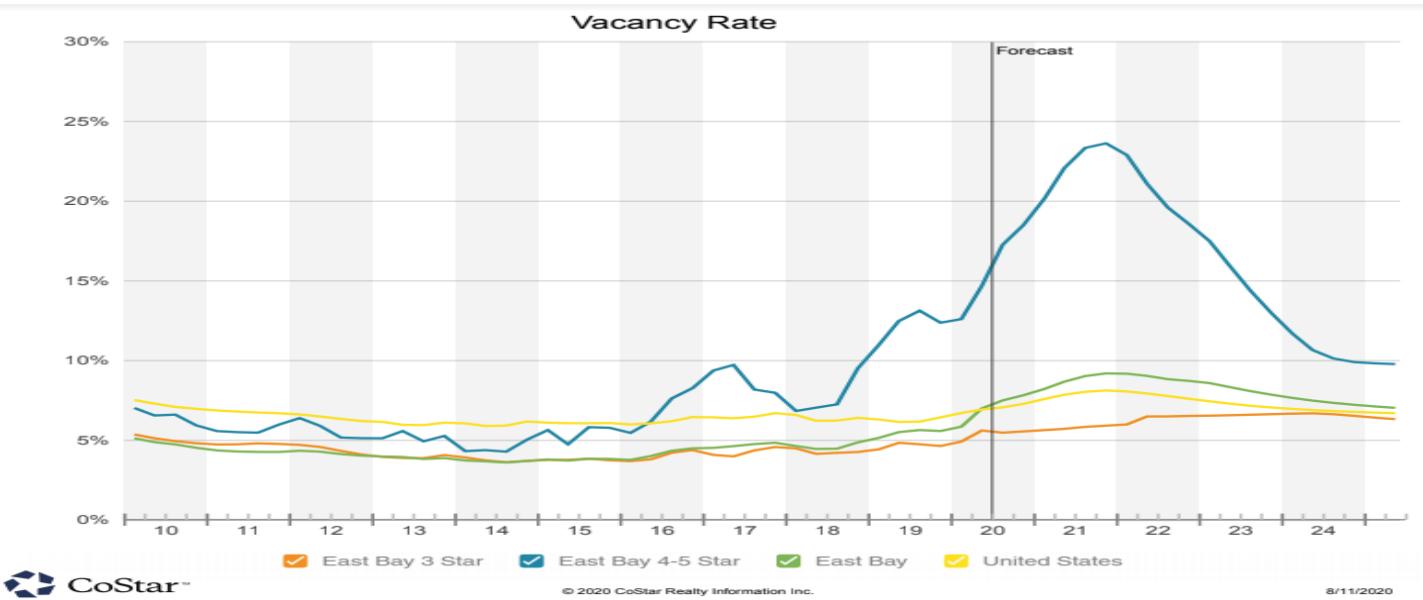
# Regional Map



## Aerial Map OAK SHADOWS LAND



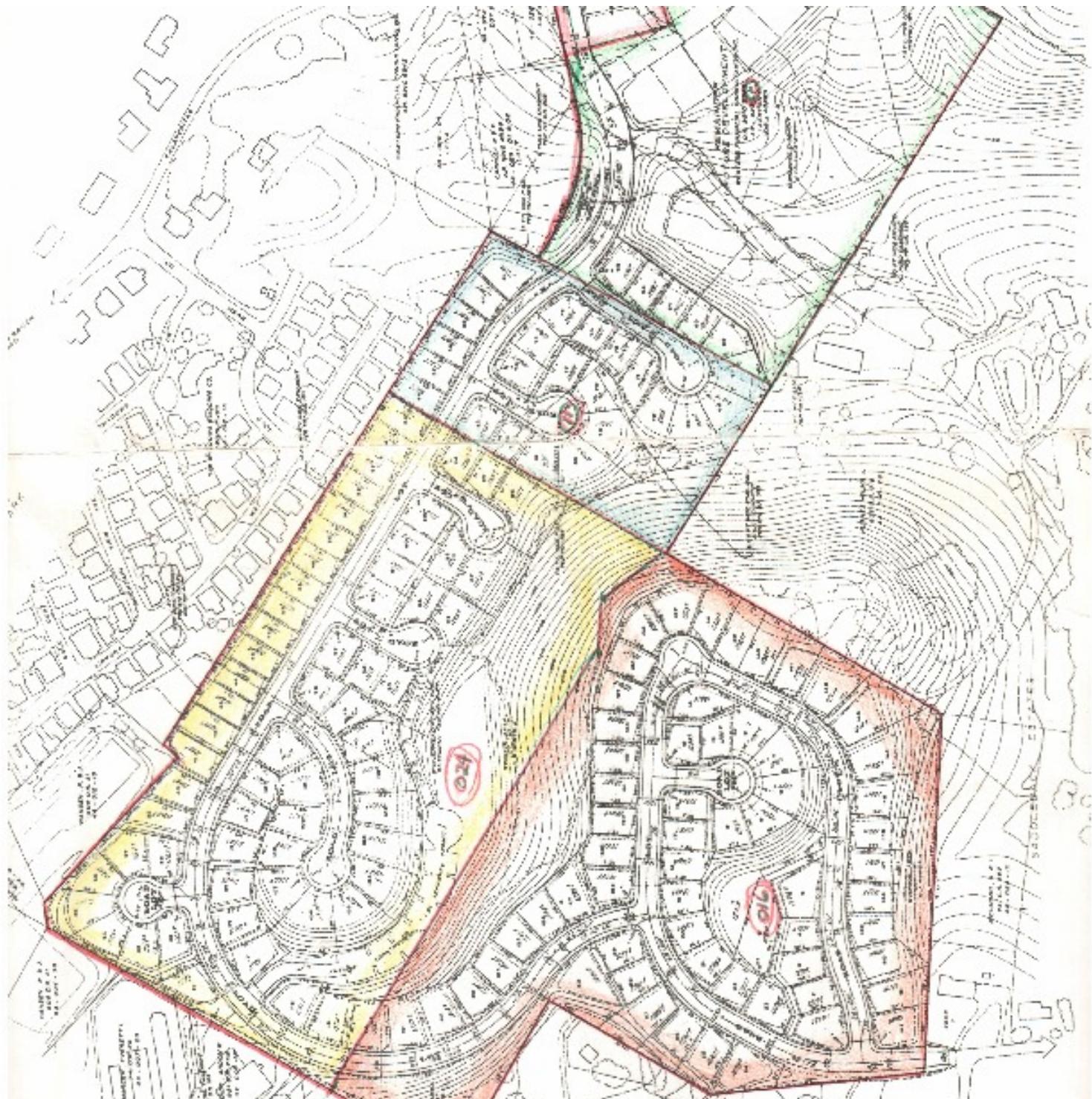
# Vacancy Trends-Urban Vs Affordable Country Living



## 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.

## Site Plan Oak Shadows Land Development



(NOT TO SCALE)



COMMITTED TO EXCELLENCE

## 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 manager. 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  
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Keller Williams SCV ID 0210517  
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Buyer to do Due Diligence. The information provided is believed to be true, but not verified by broker nor sellers

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?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is property within District boundary?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has capacity been allocated to existing property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Has Permit Application Fee been paid? Amount: _____ Date: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is property current on SASD service charges? Delinquent Amount: _____ Penalty/Interest: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there adequate capacity on downstream collection system?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is there an existing District line immediately accessible to property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will service require extension of District line? Service connection to District line: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
Grease/oil trap required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
On-site pretreatment required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Customer's Account Number: _____	

# SAN ANDREAS SANITARY DISTRICT PERMIT APPLICATION

**Instructions:** Select the type of service needed and your applicant type from the dropdown boxes below. Residential applicants complete the Residential Applicant and Property Information sections. Business applicants complete Business Applicant and Property Information sections. All applicants complete Proposed Project Information if applicable. Print, sign and mail application along with required supporting documentation and fees to District office at:

San Andreas Sanitary District  
PO Box 1630  
San Andreas, CA 95249

Type of Service Requested:

Today's Date:

Type of Applicant:

## Residential Applicant Information:

Owner's Name:	
Joint Owner:	
Mailing Address: City, State Zip:	
Contact Phone:	Cell Phone:
Other Phone:	
Email:	

## Business Applicant Information:

Company Name:	
Contact Name:	
Mailing Address: City, State Zip:	
Business Phone:	Contact Phone:
Other Phone:	
Email:	

## Property Information:

Service Address: City, State Zip:		
Assessor Parcel Number: (Attach APN Map to application)		Escrow Closed: Current Zoning:
Property Use:		
Property is:	Owner Occupied	Rental
Multiple Units:	Yes, Number of Units	No

*Note: Service is to remain in the property owners name and address. Renters can contact the District office to get account balance, pay the bill, or request a copy of the bill.*

## Proposed Project:

Proposed Zoning:		
Proposed Use of Property (attach preliminary site plan):		
Type of Use:	Number of Structures:	Total Square Feet:
Number of Bedrooms:	Number of Employees:	Number of Customers:
On-site food preparation?:	Yes	No
On-site use of industrial chemicals or hazardous materials?: Yes No		

## Lot Adkacemt Tp Storge Facility Between Calavritas And Hwy 10



Caption 1