

[City Letterhead]

Wednesday, November 14, 2023

To All Interested Parties:

RE: Notice of Availability/Offer to Sell Surplus Property

As required by the Surplus Land Act (Government Code Section 54220 et seq.) (the “Act”) of the State of California, the CITY OF FONTANA (the “City”) is providing notification that the City intends to sell or lease the surplus property listed in the accompanying table.

APN	ADDRESS	SIZE (approx.)	ZONING	GENERAL PLAN DESIGNATION	CURRENT USE
0191-121-40	8425 Cypress Ave.	47,000 SF	FBC	P-PF	Vacant Land

APN 0191-121-40 is a vacant parcel consisting of approximately 47,000 square feet. The city envisions development of the property into a use consistent with the current Form Based Code Zoning.

Located on Cypress Avenue, north of Arrow Boulevard, the property’s land encompasses approximately 47,000 square feet. The property is located within the Transitional District of the Form Based Code with the Pacific Electric Trail to the north, multi-family residential to the south and east and a commercial storage facility to the west.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring the above property. However, this offer shall not obligate the City to sell the property to you. Instead, if your notice of interest is compliant with the Act, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no notices of interest are received during the 60-day period or no agreement is reached on sales price and terms, or lease terms, with a submitter of a qualifying notice of interest, the City may market the property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing or leasing the properties, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail.

Notice of your interest in acquiring any of these properties should be delivered to:

City of Fontana
Matt Ballantyne
City Manager
8353 Sierra Avenue
Fontana, CA 92335

Please direct any/all questions regarding this Notice and/or Letters of Interest to Phillip Burum - at pburum@fontanaca.gov or by calling 909-350-6727.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).