



CITY OF FULLERTON

Community & Economic Development Department

September 27, 2023

To All Interested Parties:

Transmitted via e-mail to HCD List of Affordable Housing Developers and Housing Authority Developers List

Subject: 60-Day Notice of Availability/Offer to Sell Surplus Real Property Located at 799 Rolling Hills Dr (293-154-37)

As required by Government Code Section 54220 of the State of California, the City of Fullerton is providing notification that the City of Fullerton intends to **sell/lease** the surplus property located at **799 Rolling Hills Dr**. The property is zoned R-1-20 which is single family residential with a minimum lot size of 20,000 sq. ft. Permitted uses are found at **FMC 15.17.020** and development standards found at **FMC 15.17.050**.

ADDRESS	APN	ZONING	GENERAL PLAN	SIZE
799 Rolling Hills Drive	293-154-37	R-1-20 Residential 20,000	Low-Density Residential	2.496+/- Acres 108,485 Square Feet

Developers should consider the following factors in their assessment:

- City will require a utility easement along the south and east boundary to access and maintained existing water and sewer mains.

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 Fullerton of your interest in acquiring the property. However, this offer shall not obligate the City of Fullerton to sell the property to you. Instead, the City of Fullerton would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the City of Fullerton may market the property to the general public.

As required by Government Code Section 54227, if the City of Fullerton 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.

THE EDUCATION COMMUNITY

303 West Commonwealth Avenue, Fullerton, California 92832-1775
(714) 738-5377 · Fax (714) 738-3110 · Web Site: www.cityoffullerton.com



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In the event your agency or company is interested in purchasing the property, you must notify the City of Fullerton 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 the property shall be delivered to:

Sunayana Thomas
Director of Community and Economic Development
303 West Commonwealth Avenue
Fullerton CA, 92832

You may also direct your questions to Taylor Samuelson, Senior Administrative Analyst at taylor.samuelson@cityoffullerton.com or by calling 714-738-5381.

If we do not receive a response from you within 60-days, we will assume that you are not interested in the purchase of the property and that you will not object to the sale.

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).

Sincerely,

A handwritten signature in black ink that reads "Sunayana Thomas". The signature is fluid and cursive.

Sunayana Thomas
Director of Community and Economic Development

Cc: Taylor Samuelson, Senior Administrative Analyst

Attachment 1 – Aerial Photography and Parcel Map

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Property Summary	
Assessor's Parcel Number	293-154-37
Zoning	R-1 (20,00)
General Plan	Low-Density Residential
Property Characteristics	<ul style="list-style-type: none"> • 108,485 square feet (2.49 acres) • Vacant • School, cemetery, golf course
Development Considerations	<ul style="list-style-type: none"> • Limited vehicular access • Easement for class 1 bike trail connection • Slope of property • Adjacent to school and SFR neighborhood

Rolling Hills Property (799 Rolling Hills Drive)

