



CITY OF FULLERTON

Community & Economic Development Department

July 17, 2020

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

Subject: 60-day notice for sale of surplus real property located at 3151 North Euclid Street (portion) (APN: 287-081-55)

To Whom It May Concern:

In compliance with Section 2 of AB 1486, and pursuant to Government Code 54220, et seq., notice is hereby served of the City of Fullerton's (City) planned sale of the above-referenced property. Please note that the City has limited funding available for the production of affordable housing units at this time. The City may consider a land value write down, contingent on approval from the City Council, for the development of affordable housing. The Property shown on the enclosed parcel map was declared surplus by Resolution of the City Council on June 16, 2020.

Additional Property Information and Future Development Potential:

The approximately 9.35 acre property is currently zoned Public Land (P-L) with a General Plan land use designation of Government Facilities. The lot is irregular in both shape and topography and is adjacent to City of Fullerton water tank facility that will be retained by the City for Agency Use. Other adjacent uses include the West Coyote Hills nature preserve and single-family residential in the City of La Habra. The site has been previously utilized for the storage of 32,000 cubic yards of sediment from Laguna Lake, and other spoils from road improvements which will be required to be removed as part of any future development.

The property will be required to undergo both a zone change and General Plan Amendment prior to development. The City has secured grant funding (LEAP) to defray the costs associated with the CEQA analysis portion of the entitlement effort and will work with the selected developer on incorporating their proposed project design into that analysis.

It is anticipated that the new zoning of the property will be Specific Plan Development (SPD) and will include both market-rate and affordable housing. The anticipated General Plan land use designation is Medium-Density Residential, which allows a density of up to 28-units per acre or High-Density Residential, which allows a residential density up to 60-units per acre. The irregular shape, steep topography and required area around the adjacent water tanks will result in a net developable area of approximately (4) acres.

If you are interested in this Property, you must respond in writing, within sixty (60) days of receipt of this notice, estimated to be close of business on September 15, 2020. Please send your response by postal mail to:

**Kellee Fritzal
City of Fullerton
303 W. Commonwealth Avenue
Fullerton, CA 92832**

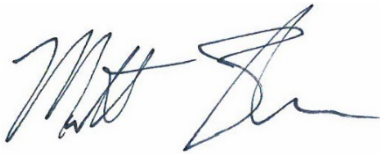
If we do not receive a response from you within 60-days, we will assume that you are not interested in the purchase of the Property and that you will not object to the sale.

THE EDUCATION COMMUNITY

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

Should you desire additional information, please contact Kellee Fritzal at (714) 738-6837 or KFritzal@cityoffullerton.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Foulkes". The signature is stylized and cursive.

Matt Foulkes
Director of Community and Economic Development

cc: Kellee Fritzal, Deputy Director of Community and Economic Development

Attachment 1 - Aerial photo of subject property

Attachment - Aerial Map for 3151 North Euclid Street

