



August 30, 2023

**NOTICE OF AVAILABILITY OF SURPLUS LAND**

TO: Whom It May Concern (Via Electronic Mail)

RE: **Notice of Availability of Surplus Land in the City of Cudahy, Pursuant to California Government Code Section 54220 et seq.**

Pursuant to the provisions of the Surplus Land Act (California Government Code Section 54220 et seq.) (the “Act”), the Successor Agency to the former Cudahy Redevelopment Agency (“Successor Agency”) hereby notifies those entities designated in Section 54222 of the Act of the availability for lease or purchase of the Successor Agency-owned land identified in Exhibit 1 attached hereto and incorporated herein by reference (the “Development Site”), for the purposes authorized in the Act, which land the Successor Agency has declared surplus by Resolution No. 23-37, dated and executed August 1, 2023, prior to the disposition of the Development Site by the Successor Agency consistent with the Act and the Successor Agency’s policies or procedures.

The Development Site is located at the southeast corner of Atlantic Avenue and Santa Ana Street within the City of Cudahy and consists of five (5) parcels totaling approximately 1.02 acres. Table 1 below summarizes the Development Site:

**Table 1. Surplus Parcels**

APN	Address	Lot Size	Existing Use
6224-018-912	8100 Atlantic Avenue	6,305 SF	Tire Shop
6224-018-915	8110 Atlantic Avenue	11,674 SF	Vacant
6224-018-913	4720 Santa Ana Street	16,866 SF	Vacant
6224-018-914	-	1,304 SF	Vacant
6224-018-911	4734 Santa Ana Street	7,754 SF	Vacant

All parcels are zoned Entertainment. The Successor Agency desires a fair market value sale (as determined by an appraisal) of the Development Site.

In accordance with Government Code Section 54222, if interested in purchasing the property for an authorized purpose under the Act, you must notify the Successor Agency in writing of your interest in purchasing the property within **60 days** of the date of this Notice of Availability. All inquiries to purchase the Development Site shall address ability of the developer/housing sponsor to: (1) acquire the Development Site for fair market value; (2) pay for and process relocation of existing tenant(s); and (3) address any environmental conditions (i.e., soil contamination) that may exist.

Any offers received shall not obligate the Successor Agency to sell the property to you. Instead, the Successor Agency would enter into a minimum ninety (90) day of negotiation period pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, the Successor Agency may market the property to the general public. As required by Government Code Section 54227, if the Successor Agency receives more than one letter of interest during this sixty (60) day period, it will give first priority to entities proposing to develop housing where at

least twenty-five percent (25%) 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.

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

If you have any questions regarding the Development Site, you may contact the Successor Agency's representative, Juan Arauz, Community Development Director, at the telephone number or email address listed below or by responding to the cover email accompanying this transmittal.

For relevant information on the Development Site, you can access the City's website at <https://www.cityofcudahy.com/454/3699/Notice-of-Availability-of-Surplus-Land>.

Written notices of interest must be sent, if at all, to, and must be received by, October 29, 2023, within said sixty (60) day period at the following address. The receipt of an email or notice by certified mail by way of the United States Postal Service is acceptable. If by certified mail, we suggest that you send it via certified mail with return receipt requested.

Please send written notices of interest to:  
Juan Arauz, AICP  
Community Development Director  
City of Cudahy  
5220 Santa Ana St., Cudahy, CA 90201  
(323) 773-5143 ext. 224 [jarauz@cityofcudahyca.gov](mailto:jarauz@cityofcudahyca.gov)

**Figure 1. Aerial View**

