



## Notice of Availability

January 23, 2025

To All Interested Parties:  
(Via Electronic Mail and/or Certified Mail)

### **RE: Notice of Availability/Offer to Dispose of Surplus Property**

As required by Government Code Section 54220 of the State of California, the City of Rancho Cucamonga is providing notification that the City intends to sell or lease on a long-term basis the surplus property listed in the accompanying table (the "Property").

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

The Property is located at 7089 Etiwanda Avenue, is approximately 3.46 acres and is vacant. The Property is adjacent to an approximately .54-acre City-owned property located at 7092 Etiwanda Avenue, which contains the Etiwanda Railway Station structure, a national historic landmark (the "Depot Parcel"). The Depot Parcel has previously been declared surplus land, offered for disposition pursuant to the Surplus Land Act, and is available for sale or lease.

The Property has historically been combined with the Depot Parcel to form a single, unified site. Any future development of the Depot Parcel or the Property will need to preserve the historic Etiwanda Railway Station structure and the surrounding historic resources. The structure is listed on the National Registry of Historical Places, and must be preserved in accordance with, and to the extent required by, federal, state, and local law. The City's General Plan Update, adopted by the City Council in December 2020, includes the following policies related to historic resources:

- RC-4.3 Protected Sites. Require sites with significant cultural resources to be protected.
- RC-4.4 Preservation of Historic Resources. Encourage the preservation of historic resources, buildings and landscapes.
- RC-4.5 Historic Buildings. Encourage the feasible rehabilitation and adaptive reuses of older buildings.

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 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 Property, 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 the Property shall be delivered to Flavio Nuñez, Management Analyst II 10500 Civic Center Drive, Rancho Cucamonga CA, 91070, or via electronic mail at [Flavio.Nunez@cityofrc.us](mailto:Flavio.Nunez@cityofrc.us). Please direct your questions to [Flavio.Nunez@cityofrc.us](mailto:Flavio.Nunez@cityofrc.us).

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).

- Attachments:
1. Notice of Availability Table
  2. Aerial map of the Property
  3. Assessor's Parcel map of the Property

**ATTACHMENT 1  
NOTICE OF AVAILABILITY TABLE**

Surplus Property	
Jurisdiction Name	City of Rancho Cucamonga
Jurisdiction Type	City
Property Address (City, State, Zip)	7089 Etiwanda Ave., Rancho Cucamonga, CA. 91730
County	San Bernardino
Assessor Parcel Number	0227-121-56-0000
Lot Size	3.46 ac.
Lot Width	47.48 at narrow point and 132.31 at widest point
Lot Depth	1321.97
Zoning	VL – Very Low Residential
General Plan Designation	N Traditional Neighborhood / OS Rural Open Space
Minimum Density	N/A
Maximum Density	2du/ac.
Current Use	Vacant
Minimum Sales Price	-----
Last Appraised Value	\$1,130,000.00
Last Appraisal Date	March 31, 2023

## ATTACHMENT 2

### AERIAL MAP OF THE PROPERTY



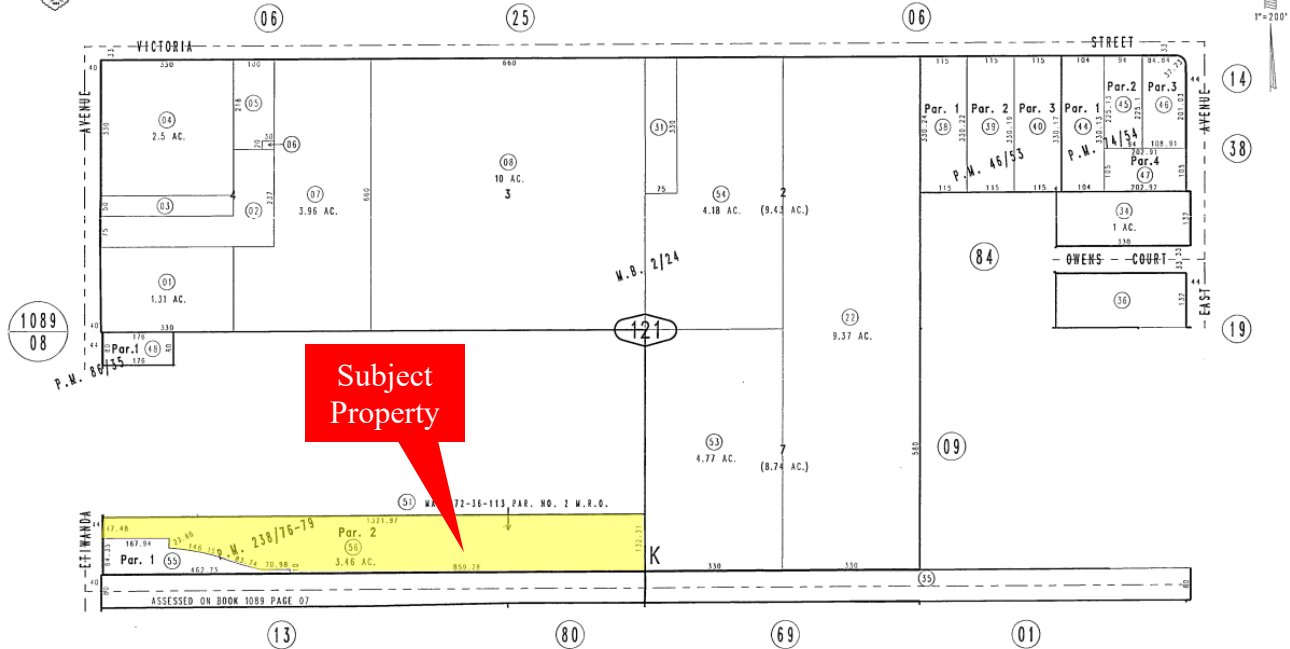
Subject Property outlined in red.

# ATTACHMENT 3 ASSESSOR'S PARCEL MAP OF THE PROPERTY

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.

Ptn. Etiwanda Colony Lands, M.B. 2/24

City of Rancho Cucamonga 0227-12  
Tax Rate Area  
15022



Subject  
Property

Parcel Map No. 19247, P.M. 238/76-79  
Parcel Map No. 5733, P.M. 86/35  
Parcel Map No. 6937, P.M. 74/54  
Ptn. Parcel Map No. 4590, P.M. 46/53

Ptn. S.W.1/4, Sec. 33  
T.1N., R.6W.

Assessor's Map  
Book 0227 Page 12  
San Bernardino County

REVISED  
10/08/13 EM-WC  
08/25/14 EM-WC  
11/07/14 CW

July 2004