

DRAFT

May \_\_\_\_, 2022

**RE: Notice of Availability/Offer to Sell Surplus Property**

To All Interested Parties:

As required by Government Code Section 54220 of the State of California, the City of Santa Clara is providing notification that the City intends to sell the surplus property known as Loyaltan Ranch (the "Property"). The Property is approximately 10,273.95 acres within both Sierra County and Lassen County and is further identified in Attachment A hereto.

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 the Property to you. Instead, the City 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, 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 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:

Manuel Pineda, Assistant City Manager/Chief Electric Utility Officer  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, CA 95050

You may also direct your questions to [mpineda@santaclaraca.gov](mailto:mpineda@santaclaraca.gov) or by calling Manuel Pineda at 408-615-2217.

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).

**ATTACHMENT A**  
**LOYALTON RANCH PROPERTY DESCRIPTION**

Property Location: East of Loyalton and West of Cold Springs in Sierra and  
Lassen Counties

Latitude & Longitude: 39.67918, -120.130868

Assessor Parcel Numbers: 147-040-02, 174-050-02, 147-050-03, 147-050-19, 147-050-20,  
147-070-04, 147-070-05, 147-080-01, 147-080-03, 147-080-11,  
147-080-14, 147-080-15, 016-070-012, 016-080-007,  
016-080-008, 016-090-011, 016-090-059, 016-100-001,  
016-100-004, 016-100-005, 016-100-006, 021-010-003,  
021-010-006, 021-010-012, 021-010-013 and 021-020-001.

Property Owner: City of Santa Clara

Site Information:

Zoning: General Forest, Mixed-industrial, Open Space (GF,MI,OS)

FEMA Flood Map No. 06091 C0250C (02/02/2012)

Flood Zone: Zone X, Not a Designated Flood Prone Area

Gross Land Area: 10,273.950 acres

Usable Land Area: 10,273.950 acres

Sierra County Acres: 6,371.460 acres

Lassen County Acres: 3,902.490 acres

Total Land Area: 10,273.950 acres