

Date: May 13, 2026

**NOTICE OF AVAILABILITY OF SURPLUS LAND PURSUANT TO THE  
CALIFORNIA SURPLUS LAND ACT (Gov. Code §§ 54220–54234)**

**To:** Eligible Entities under Gov. Code § 54222, interested parties, and the public

**Purpose of Notice.** Tehachapi Valley Healthcare District (“Agency”), a local agency under the Surplus Land Act, hereby provides this Notice of Availability of surplus land pursuant to Government Code sections 54220–54234. This notice commences the statutory process for the disposition of surplus land, including the right of first opportunity to negotiate afforded to eligible entities for affordable housing, open-space, and school purposes.

**Identification and Description of Surplus Land.**

1. Property Name: TVHD Old Hospital Site and Parking Lot
2. Street Address: 115 West E Street, Tehachapi, CA 93561 (old hospital site) and 125 West E Street, Tehachapi, CA 93561 (parking lot)
3. Assessor’s Parcel Number(s): APN (old hospital site) 040-130-13; APN (parking Lot) 040-130-14
4. Site Area: Approximately .55 acres and 24,000square feet (old hospital site) and 0.34 acres and 15,000 square feet (parking lot) per assessor records/survey.
5. General Location: [Brief geographic description, cross streets, or map reference] Parking Lot: The site is a corner parcel located in the downtown area of Tehachapi on West E Street at South Curry Street. West E Street is a local roadway with light traffic and South Curry Street is two-lane roadway with moderate traffic. There is an alley that runs along the north property line. Surrounding uses include a mix of retail, office, general commercial, and residential. The site was used as a parking lot for the area hospital prior to demolition.  
  
Old Hospital Site: The site is an interior parcel located in the downtown area of Tehachapi along West E Street. West E Street is a local roadway with light traffic. There is an alley that runs along the north property line. Surround uses include a mix of retail, office, general commercial, and residential. The site was previously improved with the area hospital prior to its demolition.
6. Current Zoning/General Plan: Old Hospital Site: T-4.5 neighborhood center zone. Parking Lot: T-4.5 Neighborhood Center Zone

7. Existing Use/Improvements: Old Hospital Site: vacant with no structure; Parking Lot: Asphalt used for parking.
8. Environmental Status: Unknown for old hospital site and parking lot (to be determined during due diligence)
9. Title Conditions/Easements: Unknown for old hospital site and parking [Known easements/encumbrances, if any] [to be confirmed in escrow].
10. Utilities/Access: Unknown
11. Maps/Attachments: Site map and APN map attached and available upon request from the Agency.
12. Old hospital site appraisal from September 26, 2024 - \$187,000; parking lot appraisal from September 26, 2024 - \$159,000

**Declaration of Surplus Status.** On November 18, 2025, the Agency's governing body declared the above-referenced property to be "surplus land" pursuant to Government Code § 54221(b), following compliance with applicable noticing and public meeting requirements. The property is "exempt surplus land" under § 54221(f); however, this notice is provided out of an abundance of caution and to invite proposals consistent with applicable law. The Agency is the fee owner or has legal authority to dispose of the property.

**Eligible Entities Invited to Submit Notices of Interest.** Pursuant to Government Code § 54222:

Housing: Any housing sponsor or developer eligible under § 54222(a)(1), including developers of affordable housing, housing authorities, and other entities authorized to develop housing, may submit a written notice of interest for the purpose of developing not less than 25% of the total number of units as affordable to lower income households, at affordable rents or affordable housing costs, for at least the minimum statutory affordability term.

Parks and Open Space: Park and recreational districts and regional park authorities may submit a notice of interest for park and recreational open-space purposes (§ 54222(a)(2)).

Schools: County offices of education and school districts may submit a notice of interest for use as a school facility (§ 54222(a)(3)).

Other Eligible Public Uses: Entities specified by statute may submit notices of interest for open-space or other public uses as provided in § 54222.

### **Deadline to Submit Notice of Interest**

1. Due Date: Written notices of interest must be received by the Agency no later than 90 days from date of this notice at 5:00 p.m. Pacific Time. If the due date falls on a weekend or holiday, the deadline shall be the next business day.
2. Delivery: Notices of interest may be submitted by:
  - Email: pmendiburu@tvhd.orgm (PDF format, with “Notice of Interest – TVHD Old Hospital Site and Parking Lot; and
  - Hard Copy: Tehachapi Valley Healthcare District Attn: Peggy Mendiburu, CEO, PO Box 669, Tehachapi, CA 93581
3. Contents: Notices should identify the eligible entity, statutory basis for eligibility, proposed use, ability to meet statutory affordability/open-space/school requirements, development experience, preliminary financing approach, and contact information.

Late notices of interest may not be considered for the statutory negotiation process.

### **Negotiation Process and Statutory Priorities**

1. Good-Faith Negotiations: If one or more timely notices of interest are received from eligible entities, the Agency will enter into good-faith negotiations for a period of not less than 90 days, consistent with Government Code § 54223. The Agency may negotiate concurrently or sequentially, consistent with statutory priorities.
2. Affordable Housing Priority Terms: For housing proposals, the Agency will prioritize compliance with Government Code §§ 54222.5 and 54233, including:
  - At least 25% of the total residential units in the development affordable to lower income households at affordable rent or affordable housing cost for a minimum of 55 years for rental units and 45 years for ownership units, or such longer period as required by statute or funding sources.
  - Compliance with density, zoning, and development standards applicable to the site, subject to any applicable streamlining or incentives.
3. Open Space/School Uses: For park/open-space or school proposals, the Agency will evaluate consistency with § 54222(a)(2)–(3) and applicable local and state requirements.
4. Failure to Agree: If, after the required negotiation period, the Agency and all eligible entities that submitted timely notices of interest are unable to reach a disposition and development agreement, the Agency may proceed with disposition in accordance with

the Surplus Land Act and other applicable laws, including the statute's right-of-first-refusal and noticing requirements for subsequent dispositions.

**Minimum Deal Terms and Disposition Conditions.** Any disposition will be subject to:

1. Statutory Compliance: All requirements of Gov. Code §§ 54220–54234, including the Department of Housing and Community Development (HCD) reporting obligations and monitoring, as applicable.
2. Affordable Housing Covenant (if applicable): Recordation of regulatory agreements and covenants running with the land to secure affordability requirements, including monitoring, enforcement, and remedies for noncompliance, for not less than 55 years (rental) or 45 years (ownership), or longer if required.
3. Consideration: Purchase price, ground rent, or other consideration to be negotiated; appraisals and valuation to be obtained consistent with applicable law and Agency policies.
4. Entitlements and CEQA: Buyer's responsibility to obtain entitlements; Agency will act as lead agency for CEQA if required, with timing and conditions as provided in the definitive agreements.
5. Closing Conditions: Standard representations, warranties, due diligence periods, title insurance, allocation of closing costs, and indemnities; approval by the Agency's governing body at a duly noticed public meeting.
6. Non-Discrimination: Compliance with all fair housing and anti-discrimination laws.
7. Labor/Prevailing Wage: Compliance with any applicable labor laws, including prevailing wage, skilled and trained workforce, and project labor agreement requirements if required by law or Agency policy.
8. Reporting: Compliance with HCD Surplus Land Act reporting requirements, including submission of required forms and transaction information.

**Reservation of Rights.** The Agency reserves the right to: (a) request additional information from any interested or eligible entity; (b) reject any or all proposals that do not meet statutory requirements or Agency objectives; (c) discontinue or modify the process as permitted by law; and (d) proceed with disposition only upon completion of all required statutory steps and approvals.

**Public Records.** Materials submitted may be subject to disclosure under the California Public Records Act. Mark any proprietary information accordingly; the Agency will evaluate such designations consistent with applicable law.


**Contact Information.** All questions and notices of interest should be directed to:

Peggy Mendiburu, CEO  
Tehachapi Valley Healthcare District  
PO Box 669  
Tehachapi, CA 93581  
Email: pmendiburu@tvhd.org

**Optional Site Visit and Information Session.** None. An optional site visit and information session will be held on [date], at [time], at [location]. RSVP by [date] to [email]. Attendance is not mandatory to submit a notice of interest.

**Attachments**

1. Site map and APN map.

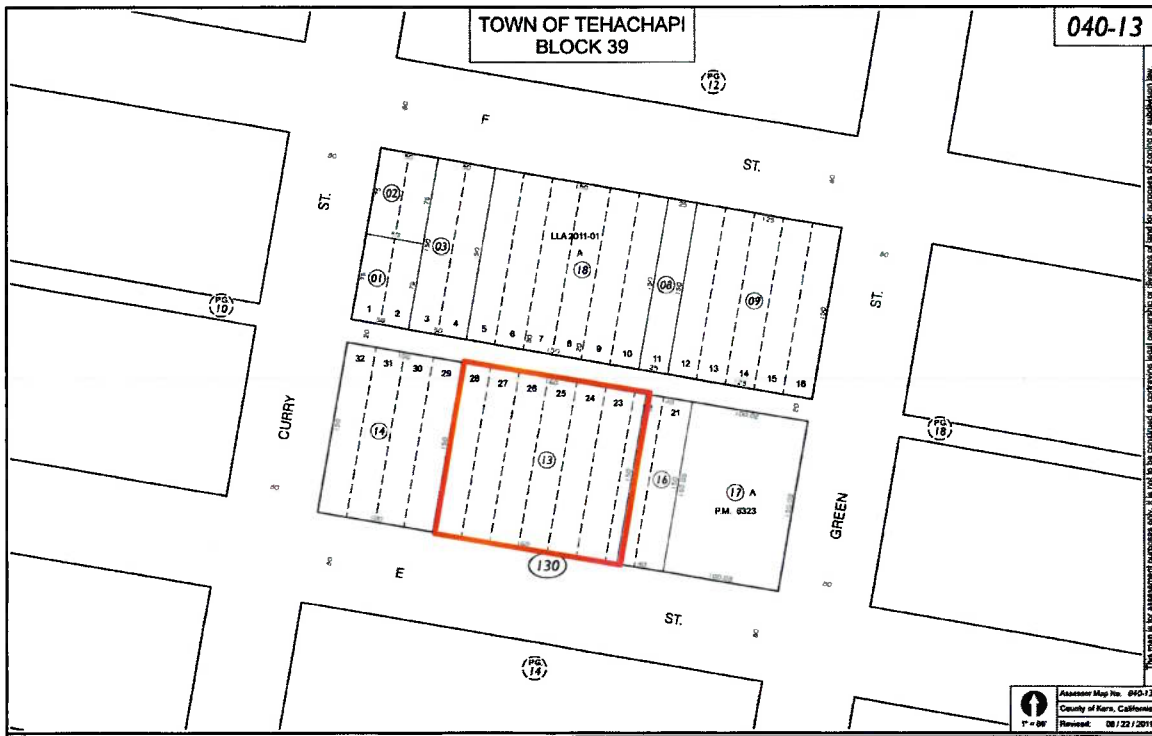
By:   
Peggy Mendiburu, CEO  
Tehachapi Valley Healthcare District

Proof of Publication/Distribution: This Notice has been distributed to entities identified in Government Code § 54222 and posted on the Agency's website on May 13, 2026.

### 115 West E Street, Tehachapi

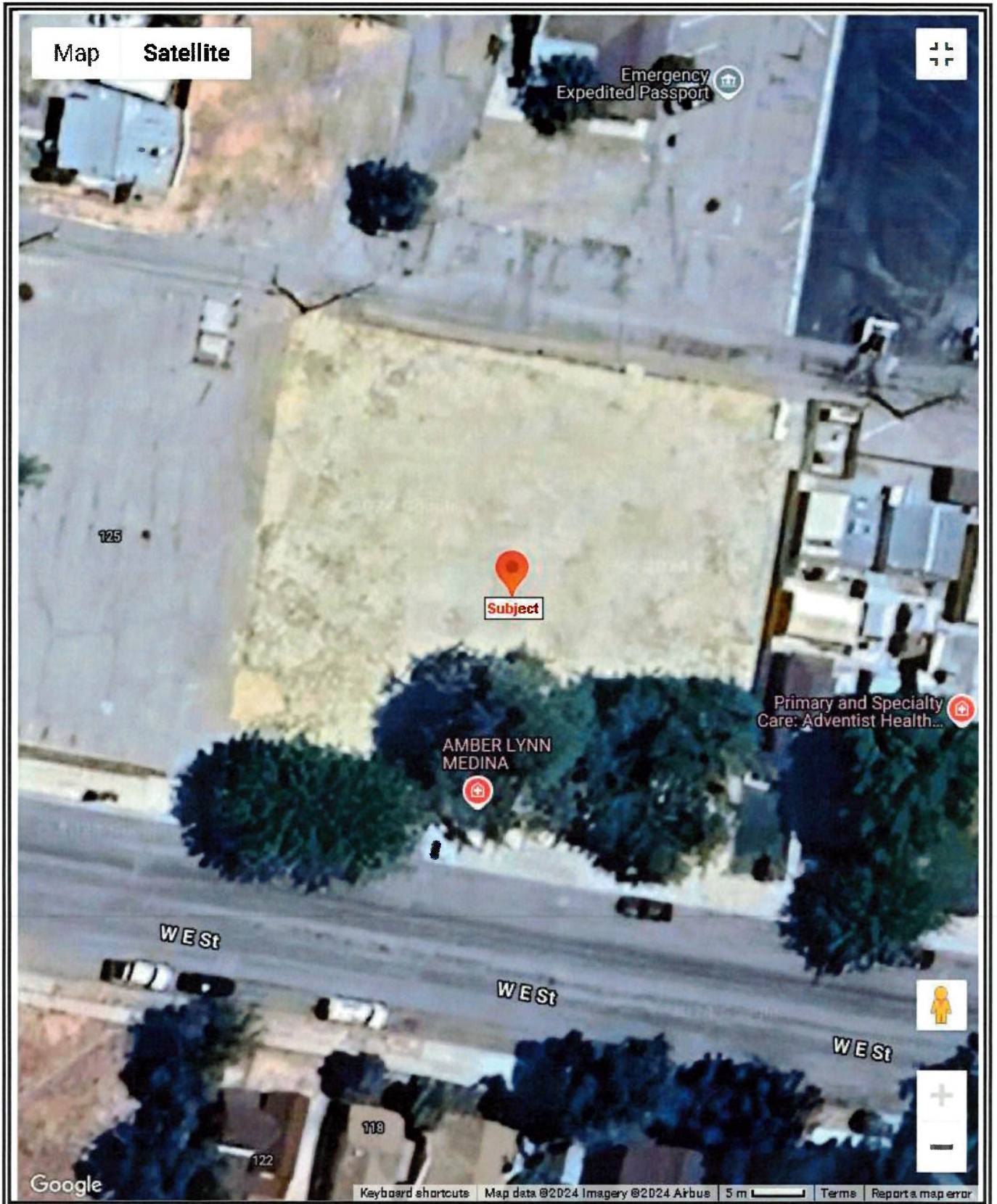


Subject Photo



Plat Map

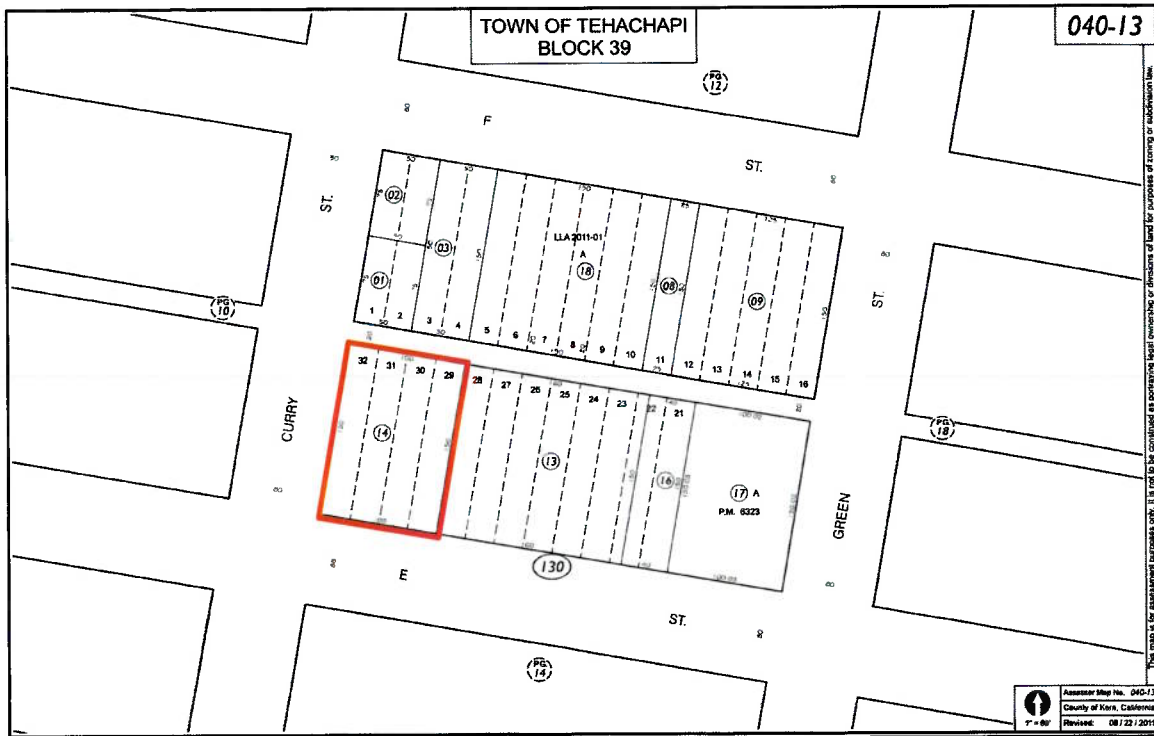
# Aerial View of Subject Property – 115 West E Street



### 125 West E Street, Tehachapi



Subject Photo



Plat Map

# Aerial View of Subject Property – 125 West E Street

