

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 7, 2024

Suzanne Thorsen, Community Development Director
City of Benicia
250 East L Street
Benicia, CA 94510

SENT VIA EMAIL TO: SThorsen@ci.benicia.ca.us

Dear Suzanne Thorsen:

**RE: HCD's Review of the City of Benicia's Determination of the Property
Located at East 4th Street and East L Street (APN 0088-124-130) as "Exempt
Surplus Land"**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Benicia's (City) determination of the property located at East 4th Street and East L Street with Assessor's Parcel Number (APN) 0088-124-130 (Property), as "exempt surplus land."

HCD reviewed the notice and supporting responses (Documentation) pursuant to Section 400 of the Surplus Land Act (SLA) Guidelines. As explained below, HCD finds that the subject Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(B).

Analysis

According to the Documentation, the Property consists of an approximately 18,750 square-foot parcel that "is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes." In accordance with Government Code section 54221, subdivision (b)(4), the City identified the Property as "exempt surplus land" in a notice that was published online and sent by certified mail and by email to the entities identified in subdivision (a) of Government Code section 54222, for a 30-day comment period beginning on August 21, 2024, and on November 1, 2024. No public comments were received. On October 15, 2024, the City further confirmed that none of the characteristics listed in Government Code Section 54221, subdivision (f)(2) apply to the Property.

Conclusion

If the submitted documentation and assertions by the City are complete and accurate, HCD finds that the Property qualifies as “exempt surplus land” under Government Code section 54221, subdivision (f)(1)(B).

If you have any questions or need additional technical assistance, please contact Linda Ly, Senior Housing Policy Specialist, at Linda.Ly@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Laura Nunn". The signature is written in a cursive, flowing style.

Laura Nunn
Senior Manager, Housing Accountability Unit
Housing Policy Development