

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

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December 19, 2025

Lisa Brinton, Director  
Community Development Department  
City of Salinas  
65 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

SENT VIA EMAIL TO: [lisa.brinton@salinas.gov](mailto:lisa.brinton@salinas.gov)

Dear Lisa Brinton:

**RE: City of Salinas - 342 Front Street and 323 California Street - Surplus Land  
Act Findings Letter**

Thank you for notifying the California Department of Housing and Community Development (HCD) of the City of Salinas' determination of 342 Front Street and 323 California Street, Assessor's Parcel Number 002-213-028-000 (Property), as "exempt surplus land." Your complete documentation was received on November 20, 2025.

HCD reviewed Resolution No. 23341 (Resolution) pursuant to Section 400 of the Surplus Land Act Guidelines. As explained below, HCD finds that the Property qualifies as "exempt surplus land" under Government Code section 54221, subdivision (f)(1)(D).

**Analysis**

As provided in Government Code section 54221, subdivision (f)(1)(D) states "exempt surplus land" includes:

Surplus land that a local agency is transferring to another local, state, or federal agency, or to a third-party intermediary for future dedication for the receiving agency's use, or to a federally recognized California Indian tribe. If the surplus land is transferred to a third-party intermediary, the receiving agency's use must be contained in a legally binding agreement at the time of transfer to the third-party intermediary.

According to the Resolution adopted on September 23, 2025, the Property consists of a building measuring approximately 12,786 square feet and an approximately 6,500 square foot parking lot. The Property is no longer needed for City purposes. The Monterey County Office of Education (MCOE), another local agency, has leased the Property since February 11, 2003, for its Early Learning Program. The City intends to sell the Property to MCOE for its agency's use.

On November 20, 2025, the City confirmed that Government Code section 54221, subdivision (f)(2), does not apply to the Property and, therefore, a written notice of availability for open-space purposes is not required.

### **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)(D). MCOE should be aware that future disposition of the Property, as defined in Government Code section 54221, subdivision (d)(1), would be subject to the Surplus Land Act.

If you have any questions or need additional technical assistance, please contact Sandra Mukasa, Senior Housing Policy Specialist, at [Sandra.Mukasa@hcd.ca.gov](mailto:Sandra.Mukasa@hcd.ca.gov) or submit a request via the [Surplus Land Act Portal](#).

Sincerely,

A handwritten signature in black ink that reads "Lisa Krause". The script is elegant and cursive, with the first letters of "Lisa" and "Krause" being capitalized and prominent.

Lisa Krause  
Section Chief, Surplus Land Act