

## Josh Kinkade

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**From:** Mukasa, Sandra@HCD <Sandra.Mukasa@hcd.ca.gov>  
**Sent:** Monday, April 28, 2025 4:27 PM  
**To:** Josh Kinkade; Dept. of Housing & Community Development  
**Subject:** RE: SLA Case (SLA0001736)

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Hi Josh,

Thank you for the confirmation regarding these Gov Code section 54221(f)(2) characteristics. Since the document you submitted is a draft, I recommend that you include a line referencing that none of those characteristics apply and thus the property is eligible for the exemption.

I have completed my review and have concluded that the Property complies with and qualifies for Government Code Section 54221(f)(1)(C). I will now close out this technical assistance ticket. (FYI: For internal workflow and data tracking purposes, we process draft exemption reviews separately from local agency approved formal actions that require a formal HCD findings letter.)

Please submit the approved city council resolution via a new SLA Portal ticket and we will process the formal findings letter. When submitting the adopted resolution, you may note in the new ticket that I previously reviewed a draft under case number 1736 so that it can be assigned to me for swift processing.

*(When responding to me, please be sure to reply-all to include both my direct HCD email and the service-now email so that our correspondence is saved to the correct case file)*

Thank you,



**Sandra Mukasa**

Senior Housing Policy Specialist  
Housing Accountability Unit  
Housing Policy Development Division  
Phone: (916) 233-6926

**Final Updated Surplus Land Act Guidelines:** On August 1, 2024, HCD issued the final updated [Surplus Land Act Guidelines](#).

**Surplus Land Dashboard:** [View data here](#) regarding homes "unlocked" via compliance with the SLA pathway.

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**From:** Josh Kinkade <jkinkade@folsom.ca.us>  
**Sent:** Monday, April 28, 2025 4:15 PM  
**To:** Dept. of Housing & Community Development <calhcd@service-now.com>  
**Cc:** Mukasa, Sandra@HCD <Sandra.Mukasa@hcd.ca.gov>  
**Subject:** RE: SLA Case (SLA0001736)

Sandra,

Thanks for getting back to me so quickly. I can confirm that the land does not meet any of the A-D criteria you provided. And you are correct that no formal action has been taken. The resolution provided to you is a draft, and we would take a version of it forward to City Council soon once we have a preliminary ruling from HCD regarding the exemption status.

Thanks,



**Josh Kinkade**

*Associate Planner*

**City of Folsom**

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**From:** Dept. of Housing & Community Development <[calhcd@service-now.com](mailto:calhcd@service-now.com)>

**Sent:** Monday, April 28, 2025 3:49 PM

**To:** Josh Kinkade <[jkinkade@folsom.ca.us](mailto:jkinkade@folsom.ca.us)>

**Cc:** [Sandra.Mukasa@hcd.ca.gov](mailto:Sandra.Mukasa@hcd.ca.gov)

**Subject:** SLA Case (SLA0001736)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Hello, Josh Kinkade,

Thank you for submitting documentation of behalf of the City of Folsom in regard to a portion of property located at APN: 071-0190-076-0000 (Property). In general, the Property would be eligible for an exemption if certain characteristics don't apply to the property. Can you please confirm whether or not any of the characteristics listed under GC §, 54221(f)(2) apply to the Property (copied below)?

(2) Notwithstanding paragraph (1), a written notice of the availability of surplus land for open-space purposes shall be sent to the entities described in subdivision (b) of Section 54222 prior to disposing of the surplus land, provided the land does not meet the criteria in subparagraph (H) of paragraph (1), if the land is any of the following:

- (A). Within a coastal zone.
- (B). Adjacent to a historical unit of the State Parks System.
- (C). Listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places.
- (D). Within the Lake Tahoe region as defined in Section 66905.5.

Furthermore, it's my understanding from the provided draft documentation that the City's governing body has yet to take a formal action in declaring the land exempt surplus. Is that correct?

(When responding to me, please be sure to reply-all to include both my direct HCD email and the service-now email so that our correspondence is saved to the correct case file)

Thank you,



**Sandra Mukasa** (she/her)

Senior Housing Policy Specialist, Housing Accountability Unit

Housing Policy Development Division

Housing & Community Development (HCD)

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