



Date: June 24, 2025

Honorable Mayor and Council Members:

Author and title: Yumie Dahn, Principal Planner

Title: **Village at Gray's Crossing Minor Street Vacation and Public Service Easements Vacations for Portions of Edwin Way, Right-of-Way Dedication, and Lot Line Adjustment (Planning Application 2024-00000118)**

Jen Callaway, Town Manager

Recommended Action: That the Council approve Resolution 2025-49 taking the following actions:

- 1) Determine the project exempt from the California Environmental Quality Act per Section 15061(b)(3);
- 2) Approve a Minor Street Vacation and Public Service Easements Vacations, which include a drainage easement abandonment and a public utility easement abandonment, for a 1,047 s.f. portion of Edwin Way located on the east of side of 10162 Edwin Way (APN 043-060-011);
- 3) Authorize the Town Manager to sign the Indemnity, Hold Harmless, and Defense Agreement between the Town of Truckee and Gray's Crossing Land Holdings LLC regarding APN 043-060-011;
- 4) Authorize the Town Manager to quitclaim the abandoned portion of the Edwin Way right-of-way and easements; and
- 5) Approve a Lot Line Adjustment to incorporate the vacated portion of Edwin Way into APN 043-060-011 (11760 Henness Road).

Discussion:

Project Location

The project sites are located along Edwin Way and Henness Way of the Village at Gray's Crossing. The right-of-way and public service easement vacations, which include a drainage easement abandonment and public utility easement abandonment, are located on Edwin Road, to the east of APN 043-060-011 (10162 Edwin Way), which is the site of the approved but unconstructed Scout Hotel (also called the Village at Gray's Crossing hotel). The right-of-way dedication is located on 043-070-044 (11760 Henness Way), on the north side of Henness Way, across the street from the Henness Flats Apartments. See Figure 1

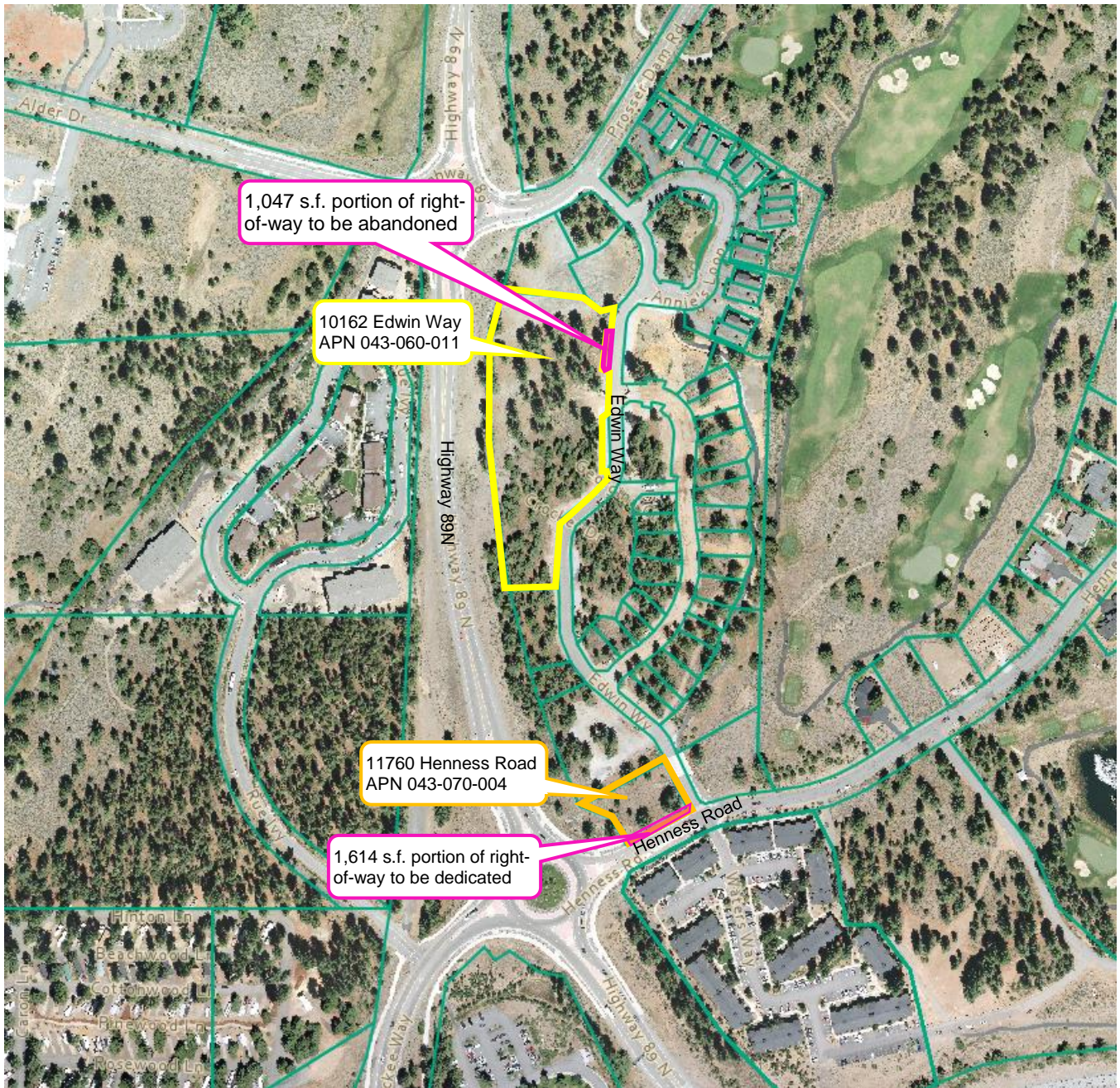


Figure 1: Vicinity Map

The Edwin Way right-of-way was created as part of the original Village at Gray's Crossing Phase 1 Final Map (Final Map No. 02-007) in 2008. Note 1 of the Owner's Statement for the Final Map (Subdivision Book 8 Page 182) dedicated Edwin Way (also called Lot "W") for road right-of-way, drainage, and public utility easement purposes. Edwin Way includes inset areas that were anticipated for on-street parking. See Figure 2.

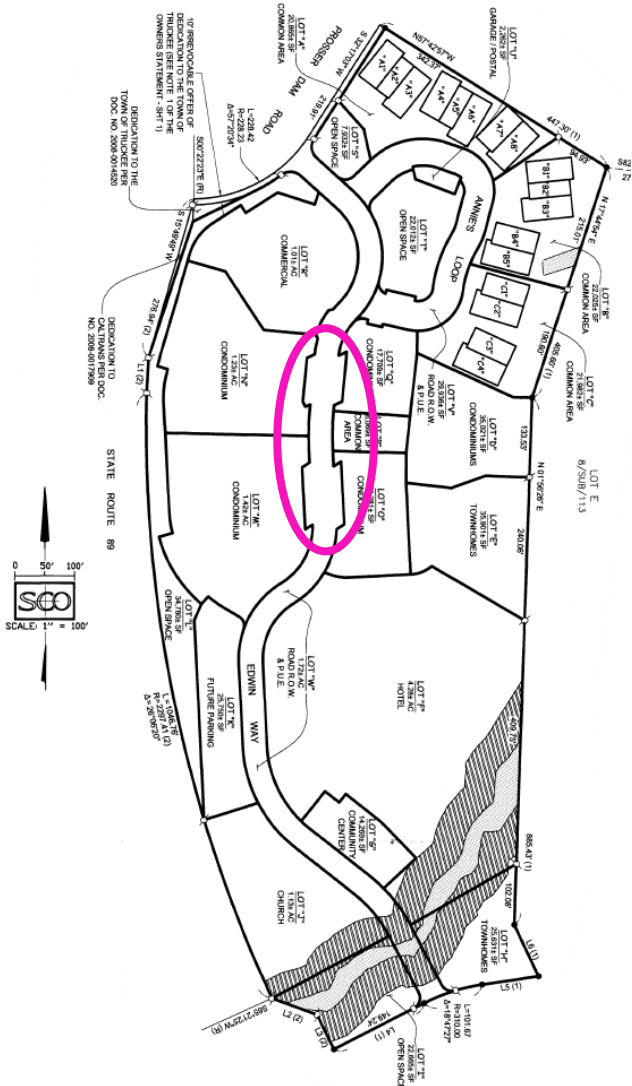


Figure 2: Original Final Map with parking insets circled

As part of the design for the Village at Gray's Crossing Hotel (also known as the Scout Hotel; Planning Application 2023-0000078), which was approved in January 2024 by the Planning Commission, the

applicants proposed private parking in the northwest parking inset (See Figure 3), which is located in the Edwin Way right-of-way and drainage and public utility easements.

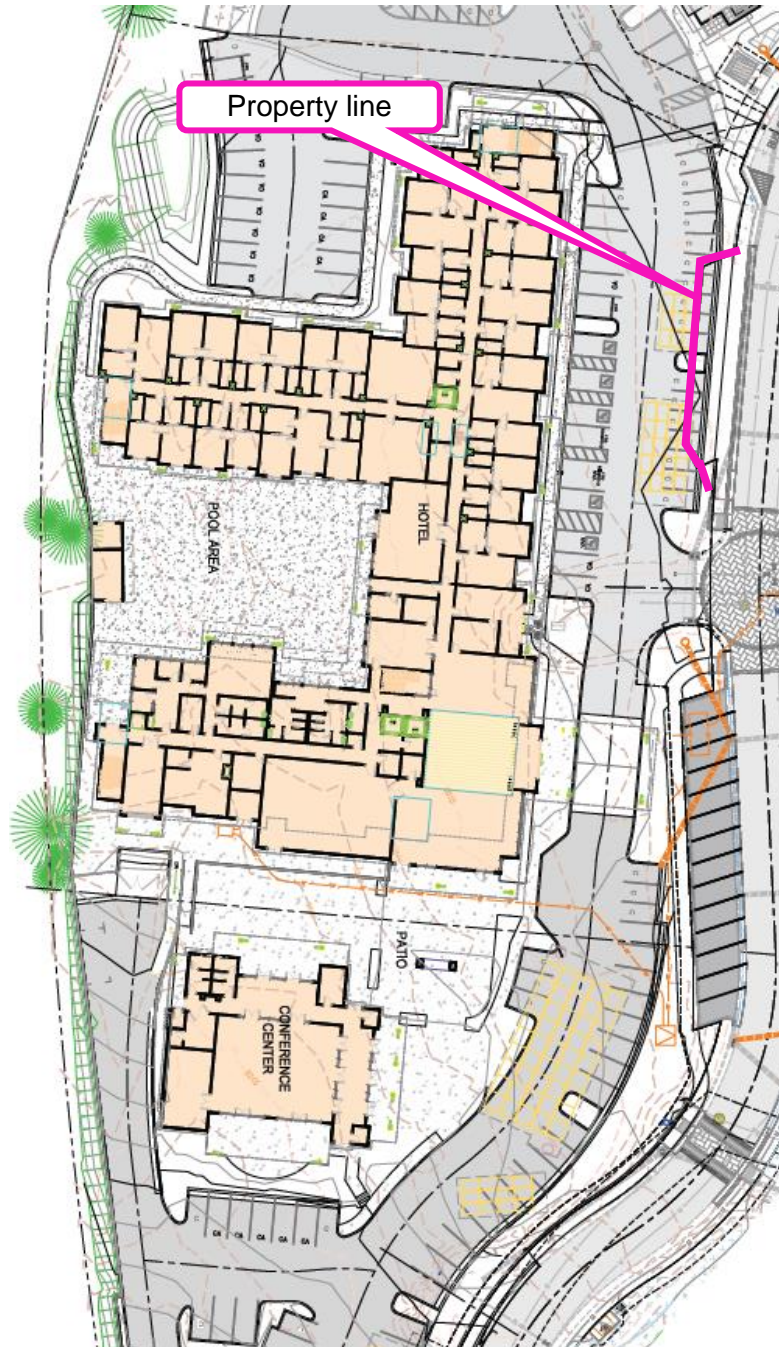


Figure 3: Hotel Site Plan

Edwin Way is not a publicly maintained road and this area under review is not required for public purposes. The project was approved with parking in this area to serve the hotel. Further, any and all public utility agencies, special districts, and Town departments with an interest in the drainage easement and public utility easement have been notified of the proposed right-of-way abandonment and drainage and public utility easements and have either abandoned their respective interests or authorized the Town to do so on their behalf (See Figure 4 for area of right-of-way and easement abandonments).

Pursuant to Development Code Section 18.88.030.A (Minor Street Vacation), a request for the vacation of a street may be approved, with or without conditions, by the Town Council, by resolution without public

hearing or notice only if the conformity of the request with the General Plan has been considered and one of the following findings can be made:

1. The street has been superseded by relocation of the street and utilities; the relocation of the street would not cut off all access to a person's property which, prior to relocation, adjoined the street; and the street is not necessary for present or prospective public use;
2. The street has been impassable for vehicular traffic for a period of five consecutive years, no public money was expended for maintenance on the street during such period, there are no in-place public utility facilities that are in use or would be affected by the vacation and the street is not necessary for present or prospective public use; or
3. The excess right-of-way of the street is not required for street purposes, there are no in-place public utility facilities that are in use or would be affected by the vacation and the excess right-of-way is not necessary for present or prospective public use.

Staff recommends approval of the proposed Minor Street Vacation based on Finding No. 3. The Engineering Division has identified that this portion of Edwin Way is not required for street purposes and there are no in-place public utility facilities that are in use in this area. If the Council approves the Minor Street Vacation, staff recommends authorizing the Town Manager to proceed with quitclaiming that portion of property to release the area of the Town's interest. Once the interest is quitclaimed to the adjacent property owner, the vacated right-of-way can be incorporated into the adjacent hotel property through the Lot Line Adjustment. Staff believes all of the findings for a Lot Line Adjustment, typically a ministerial review, can be made for this project. The findings for the Lot Line Adjustment can be found in Exhibit B of Resolution 2025-49

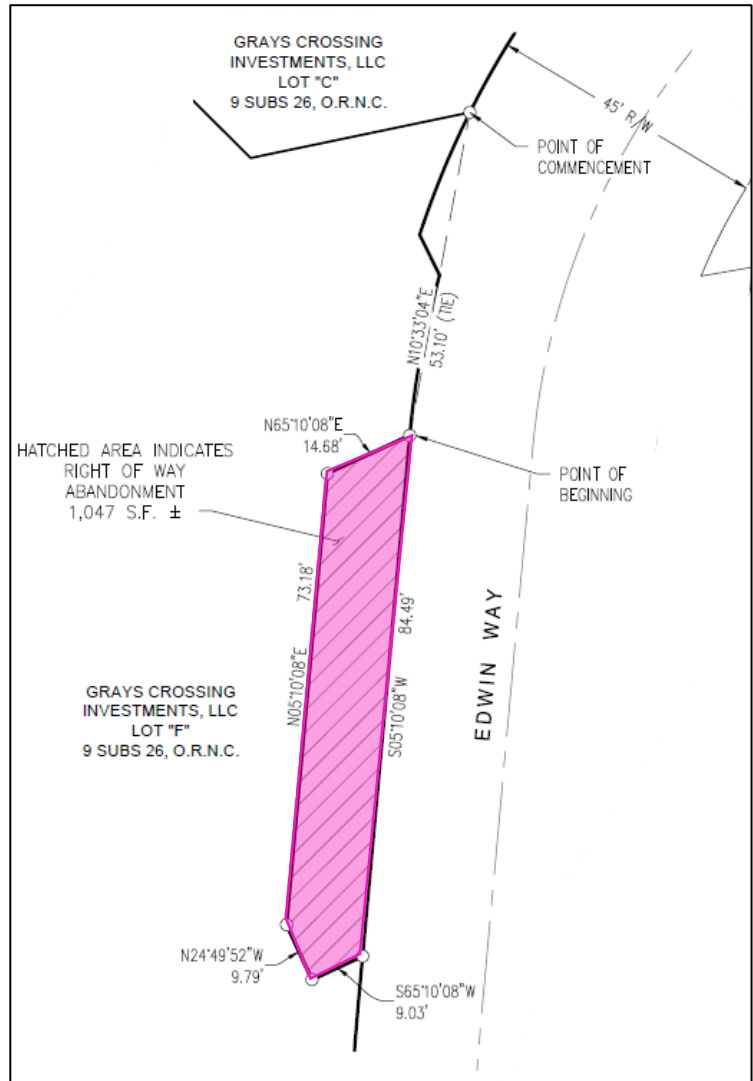


Figure 4: Proposed Right-of-Way and Easement Abandonment Location

Pursuant to Development Code Section 18.88.030.B (Minor Public Service Easement Vacation), a request for the vacation of public service easements may be approved with or without conditions by the Town Council, if any of the of the following findings can be made.

1. The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the requested vacation and the easement is not necessary for present or prospective public use.

2. The date of dedication or acquisition of the easement is less than five years and more than one year, immediately preceding the requested vacation, the easement was not used continuously since that date and the easement is not necessary for present or prospective public use; or
3. The easement has been superseded by relocation, there are no other public facilities located within the easement and the easement is not necessary for present or prospective public use.

Staff recommends approval of the drainage and public utility easement abandonments based on Finding #1. All public utility agencies, special districts, and departments with an interest in these easements have been notified and all have taken action to abandon their interest in the easement, have provided authorization for the Town to abandon the interest on their behalf, or have not filed objections to the abandonment. Staff believes that the easements are no longer necessary.

Additionally, in order to ensure that the abandonment is not considered a gift from the Town, the applicant has worked with the Engineering Division to propose an equal or greater dedication of land for right-of-way purposes to the Town. The applicant is proposing dedication of a greater area of land (1,614 s.f. of dedication versus 1,047 s.f. of abandonment) on the south side of the area known as the Village at Gray's Crossing, at the northeast corner of Henness Road and State Highway 89N, on Henness Road (11760 Henness Road, APN 043-070-004, Lot "I" of the Village at Gray's Crossing Phase 1 Final Map – Subdivision Book 8, Page 182; See Figure 5). Attachment 2 includes the draft irrevocable offer of dedication of the Henness Way Right-of-Way.

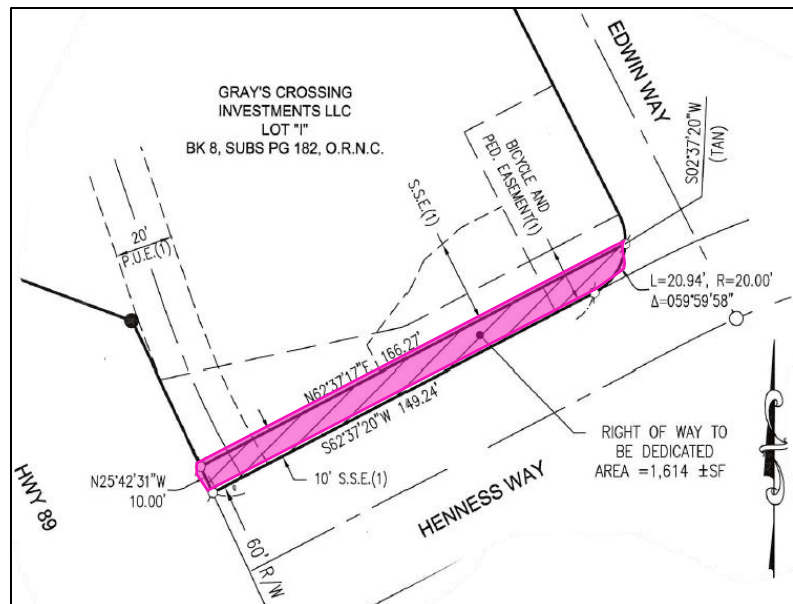


Figure 5: Proposed dedication area

The Town Council's role is to review the requested abandonments and determine if the request is consistent with the required findings. The Town Engineer is authorized to review offers of dedication without Council's review. The offer of dedication would be signed by the Town Manager if the requested abandonments are approved by the Town Council.

Priority:

- | | | |
|--|---|--|
| <input type="checkbox"/> Enhanced Communication | <input type="checkbox"/> Climate and Greenhouse Gas Reduction | <input type="checkbox"/> Housing |
| <input type="checkbox"/> Infrastructure Investment | <input type="checkbox"/> Emergency and Wildfire Preparedness | <input checked="" type="checkbox"/> Core Service |

Fiscal Impact: The cost of processing this application is borne by the project applicant.

Public Communication: No additional noticing beyond the standard noticing of this agenda.

Attachments:

1. Resolution 2025-49 for a Minor Street Vacation, Public Service Easement Vacations (Drainage Easement and Public Utility Easement), and Lot Line Adjustment for a Portion of Edwin Way

- Exhibit A: Exhibit and Legal Description of Right-of-Way Abandonment and Minor Public Service Vacations (Drainage and Public Utility Easement Abandonments)
 - Exhibit B: Draft Lot Line Adjustment Exhibits
 - Exhibit C: Findings
 - Exhibit D: Draft Indemnity, Hold Harmless and Defense Agreement
- Attachment 2: Draft Irrevocable Offer of Dedication for a Portion of the Henness Way Right-of-Way