



Date:6/24/25

Honorable Mayor and Council Members:

Author and title: Hilary Hobbs, Assistant to the Town Manager

Title: **Resolution declaring Edmonds Drive parcel Exempt Surplus Land under the Surplus Land Act (APN 018-580-052-000)**

Jen Callaway, Town Manager

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**Recommended Action:** Adopt resolution 2025-45 declaring a 0.32-acre vacant parcel of Town-owned property located on Edmonds Drive as exempt surplus land.

**Discussion:**

On April 17, 2018, the Town of Truckee Planning Commission approved the High-Altitude Fitness Development Permit and Sign Plan and a subsequent project amendment was approved by the Planning Commission on July 17, 2018. To satisfy the workforce housing requirements of the project, the project developer agreed to dedicate a 0.32-acre portion of the project site located on Edmonds Drive (APN, 018-580-052-000; the "Property") to the Town of Truckee for future housing development.

In October 2024, the Town issued a Request for Interest and Qualifications for a design-build team to partner with the Town to develop multi-family affordable/workforce housing on this parcel, with the goal of creating new deed-restricted dwelling units to support the local workforce. On January 28, 2025, Town Council approved the selection of the Paragidm8/Sagemodern development team to partner with the Town on this project. Since that time, Town staff have worked with the development team to refine the deal structure and support the design of a 12-unit workforce housing project on the Property. As part of this deal structure, it is anticipated that the development team will purchase the Property from the Town.

The Surplus Land Act, Government Code sections 54220 et seq. as amended (the "Act"), applies when a local agency disposes of land that it owns in fee simple. The Act exempts certain surplus land from its requirements, including, pursuant to Government Code section 54221(f)(1)(B), land 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. The Property meets this definition of "exempt surplus land" because it is 0.32 acres in size 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.

The California Department of Housing and Community Development ("HCD") has adopted Surplus Land Act Guidelines to clarify the application of the Act. Pursuant to Government Code section 54221(b) and section 400(e) of the Guidelines, the Town Council is required to take formal action to declare the Property exempt surplus land, including making written findings, and to provide a copy of such formal action and written findings to HCD 30 days in advance of making any disposition of the Property. Staff recommends that Town Council adopt Resolution 2025-45 to declare the Property exempt surplus land and to make written findings, as required by the Act.

**Priority:**

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

**Fiscal Impact:** None

**Public Communication:** Agenda posting

**Attachments:**

(1) Resolution 2025-45